

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Addition of Item 5a

Tuesday, November 1, 2022

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

1. **Meeting Called to Order**
2. **Roll Call**
3. **Determination of a Quorum**
4. **Pledge of Allegiance**
5. **Oath of Office for New Board Members**
 - 5.a New Board Member Swearing in: Eric V. Reikenis as Regular Member and Melody Creese as an Alternate Member
Council Chambers
N/A
This is the swearing in of newly appointed regular and alternate Planning and Zoning Board members. [2022-960](#)
6. **Consent Agenda**
 - 6.a Approval of Minutes - October 4, 2022 [2022-936](#)
7. **Consent Agenda**
8. **Public Hearings - Non Quasi-Judicial**
9. **Public Hearing - Quasi-Judicial**
 - 9.a P22-185 FPL Eden - Storage [2022-763](#)
Location: Northeast of the intersection of SE Jennings Rd. and SE Grand Dr.
Legal Description: St Lucie Gardens-Blk 4 - Lots 13 & 14
This is a request for a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment.
 - 9.b P22-226 Jensen MHP, LLC - LMD Conceptual Plan [2022-940](#)
Amendment
Location: The property is located on the west side of SW Port St. Lucie Boulevard and in between North and South Globe Avenue.
Legal Description: Lots 8-12, Block 1449, Port St. Lucie Section 15
This is a request to change the conceptual plan for the 1.17-acre LMD site.

9.c P21-237 Gatlin Pointe Phase II - Special Exception Use [2022-893](#)

Location: Located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle.

Legal Description: Portions of Lots 12, 13, 14, 15, 16, 17 and 27 and all of Lots 28, 29, 30, 31 and 32 - Block 1388 of Port St. Lucie Section 14.

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

9.d P22-296 LTC Ranch Development of Regional Impact (DRI) - [2022-937](#)

Fifth (5th) Amendment to the Development Order

Location: The property is located south of Midway Road, west of I-95 and northeast of Glades Cut-off Road.

Legal Description: A parcel of land lying in Sections 1, 2, 3, 4, 9, 10, 11, 15 and 16, Township 36 South, Range 39 East.

This is a request to amend Condition 17- Transportation (c) regarding the threshold for required intersection improvements to west Midway Road and Arterial A.

10. New Business

11. Old Business

12. Public to be Heard

13. 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

2022-960

Agenda Date: 1/1/3000

Agenda Item No.: 5.a

Placement: New Business

Action Requested: Motion / Vote

New Board Member Swearing in: Eric V. Reikenis as Regular Member and Melody Creese as an Alternate Member

Council Chambers

N/A

This is the swearing in of newly appointed regular and alternate Planning and Zoning Board members.

Submitted By: Mary Savage Dunham, Planning and Zoning Department

Executive Summary: This is the swearing in of newly appointed regular and alternate Planning and Zoning Board members.

Presentation Information: N/A

Staff Recommendation: Move that the Board allow the new members to be sworn in at the start of the meeting.

Alternate Recommendations:

1. Move that the Board amend the recommendation and table the item.
2. Move that the Board table the item and provide staff direction.

Background: The City Council voted to appoint Eric Reikenis as a regular member of the Planning and Zoning Board, and Melody Creese as an alternate member of the Planning and Zoning Board at their meeting of October 28, 2022. Before they can serve they need to be sworn in.

Issues/Analysis: n/a

Special Consideration: n/a

Location of Project: n/a

Attachments:

1. Eric Reikenis application materials.
2. Melody Creese application materials.
3. Copy of Oath of Office.

Eric V. Reikenis

Application Form

Profile

Eric _____ V _____ Reikenis _____
 First Name Middle Initial Last Name

5912 NW Theda Lane _____
 Home Address

Port St Lucie _____ FL _____ 34983 _____
 City State Postal Code

eric@portstluciehomesonline.com _____
 Email Address

What district do you live in? <http://www.cityofpsl.com/districts> *

District 1

Home: (561) 339-1344 _____
 Primary Phone Alternate Phone

Retired?

Yes No

Eric Reikenis, PA _____ Realtor _____ Real Estate _____
 Employer Job Title Occupation

Which Boards would you like to apply for?

Planning & Zoning Board: For Review

Were you nominated or recommended to apply by the Mayor or a Councilmember?

Yes No

If Yes, by whom?

Stephanie Morgan

Please Agree with the Following Statement

I have read and guarantee that I meet all the requirements for board service.

I Agree

Interests & Experiences

Why are you interested in serving on a board or committee?

I'm looking for opportunities to serve my community.

Why do you think you are qualified to serve on this board or committee?

I'm a long-standing resident of Port St Lucie.

Brief description of Education & Experience

I hold an AS degree in physical therapy and an AA general degree. I currently maintain a Physical Therapist Assistant license. I a licensed real estate agent and active Realtor in the community.

[Resume.docx](#)

Upload a Resume

Demographics

Ethnicity

Caucasian/Non-Hispanic

Gender

Male

04/10/1979

Date of Birth

Do you now serve on any City Board, Committee or other Governmental Board or Committee? (NOTE: You cannot serve on more than one Board or Committee within the City of Port St. Lucie during the same time period.)

Yes No

Are you a registered voter?

Yes No

How long have you been a City resident?

11 years

Have you attended the City University classes?

Yes No

Are you a United States Citizen?

Yes No

Are you presently employed by the City of Port St. Lucie?

Yes No

Are you a current or former law enforcement officer, other employee* or the spouse or child of one who is exempt from public records disclosure under FS 119.07?

Yes No

Have you ever been convicted of a crime, pled guilty or no contest to a criminal charge, or entered into an agreement setting forth the terms leading to the reduction or dismissal of the charges?

Yes No

Please Agree with the Following Statement

I agree that all of my answers are truthful and accurate to the best of my ability. I understand that if I have falsified any information my application will be withdrawn and I will not be considered for appointment.

I Agree

ERIC REIKENIS, PTA

3313 SW Foremost Drive Port St Lucie, FL 34953 · 561-339-1344
eric@portstluciehomesonline.com

My career objective is to provide quality, effective, and efficient physical therapy services according to a plan of care prescribed by and under the supervision of a registered physical therapist using evidence-based treatment protocols to help patients attain their personal goals and highest functional level.

EXPERIENCE

2005 - PRESENT

PHYSICAL THERAPIST ASSISTANT, LIBERTY REHAB, LLC

Provided sub-acute, skilled nursing and long-term care physical therapy treatments according to the plan of care prescribed by and under the supervision of a physical therapist.

2010 - 2016

PHYSICAL THERAPIST ASSISTANT, GULF STREAM THERAPEUTICS, LLC

Provided home health physical therapy treatments according to the plan of care prescribed by and under the supervision of a physical therapist.

2009 - 2010

PHYSICAL THERAPIST ASSISTANT, EMERALD HEALTH CARE CENTER

Provided sub-acute, skilled nursing and long-term care physical therapy treatments according to the plan of care prescribed by and under the supervision of a physical therapist.

2005 - 2009

PHYSICAL THERAPIST ASSISTANT, TOTAL THERAPUETIC CONCEPTS, LLC

Provided home health physical therapy treatments according to the plan of care prescribed by and under the supervision of a physical therapist.

2002 - 2015

PHYSICAL THERAPIST ASSISTANT, THE GARDENS COURT

Provided sub-acute, skilled nursing and long-term care physical therapy treatments according to the plan of care prescribed by and under the supervision of a physical therapist.

2004

PHYSICAL THERAPIST ASSISTANT, UNC HEALTHCARE SYSTEMS

Provided sub-acute, inpatient physical therapy treatments according to the plan of care prescribed by and under the supervision of a physical therapist.

2002 - 2004

PHYSICAL THERAPIST ASSISTANT, PALM BEACH ORTHOPAEDIC INSTITUTE

Provided outpatient orthopaedic and sports related physical therapy treatments according to the plan of care prescribed by and under the supervision of a physical therapist.

2001 - 2002

PHYSICAL THERAPIST ASSISTANT, HOPE HEALTH AND WELLNESS

Provided outpatient orthopaedic and sports related physical therapy treatments according to the plan of care prescribed by and under the supervision of a physical therapist.

EDUCATION

2001

ASSOCIATE OF SCIENCE PHYSICAL THERAPIST ASSISTANT, SOUTH UNIVERSITY

Graduated Magna Cum Laude from the Physical Therapist Assistant program.

Melody Creese

Application Form

Profile

Melody

First Name

Creese

Last Name

11918 SW Marigold Lakes Dr

Home Address

Port Saint Lucie

City

FL

State

34987

Postal Code

mscreese@yahoo.com

Email Address

What district do you live in? <http://www.cityofpsl.com/districts> *

District 3

Home: (954) 461-8579

Primary Phone

Alternate Phone

Retired?

Yes No

Retired

Employer

Attorney

Job Title

Attorney

Occupation

Which Boards would you like to apply for?

Planning & Zoning Board: Submitted

Were you nominated or recommended to apply by the Mayor or a Councilmember?

Yes No

If Yes, by whom?

(Former) Mayor Greg Oravec

Please Agree with the Following Statement

I have read and guarantee that I meet all the requirements for board service.

I Agree

Interests & Experiences

Why are you interested in serving on a board or committee?

To whom much is given, much is owed. This has been a commandment of my family; planted into the core of my being at a very early age. An individual's investment to a community reaps exponential dividends for many. As a child I served in church, as a Girl Scout and by my mother's side throughout our community. As a teenager and into adulthood my commitment to community service has not waned. Currently I volunteer in service to many facets of Port St. Lucie. It is my desire to serve within the governmental process as it is the foundation for a stable and thriving community. Additionally, I have a duty to serve as a representative of those who are unable to due to time constraints or one of many life's challenges. Possessing the time, it is imperative that I utilize my talent and passion to serve to the benefit of all reside herein.

Why do you think you are qualified to serve on this board or committee?

I am qualified to serve on the Planning and Zoning Board as a result of my legal training, commitment to increasing my planning and zoning knowledge, dedication to serving the city of Port St. Lucie, and my possession of the skills necessary for teamwork as well as task management. During my legal education, as well as my preparation for California and South Carolina Bar admission, I cultivated a working knowledge of property and contract laws. My legal training also equipped me with ability to easily comprehend government statutes, ordinances and guidelines. Additionally, there are many online resources for planning and zoning to promote greater understanding. To increase my planning and zoning knowledge I have begun, and will continue, to educate myself. Moreover, I seek appointment to this board after significant consideration of where my talents and time could best be utilized. When I moved to Port St. Lucie two years ago I began researching the city's volunteer opportunities. I actively participated in and completed City University (Class #11). Also, prior to his resignation, I spoke with Mayor Greg Oravec on multiple occasions regarding ways to serve. My desire to be a member of this board evolved from realizing the impact planning and zoning has on Riverland – the community wherein I reside. I have spent time visiting the Planning and Zoning Department as well as learning of planning and zoning concerns at various city governmental meetings. With further consideration and research I realize that as a member of the Planning and Zoning Board I have a rare opportunity. Port St. Lucie will experience momentous expansion over the next 5-10 years. Interstate 95 currently borders the western perimeter of Port St. Lucie. With the proposed expansion Interstate 95 will be the demarcation of the city's median. Serving on this board will provide me with the challenge and gratification of shaping the City of Port St. Lucie for the benefit of current residents as well as future generations. Last, but of relevance, is my career and history of volunteerism. The majority of my career encompassed serving people on behalf of local and state government. As an attorney and through my years of community service, I have acquired an abundance of experience with teamwork, consensus building and task management. I am now retired and my children are young adults. As such, I have the time, flexibility, and aforementioned traits at hand to serve as a member of this board. In sum, my professional training has prepared me to be an valuable contributing member of the Planning and Zoning Board. Moreover, to ensure that my decisions reflect the best interest of the community, present and future, I will enhance my knowledge through continuing education. In addition, my drive, desire, and dedication to volunteerism will ensure that I am always prepared to serve the board to the best of my ability and through it the citizens of Port St. Lucie.

Brief description of Education & Experience

BA Degree Legal Studies Juris Doctorate Attorney Judge 30+ years Community Service

[M. Creese CV copy.docx](#)

Upload a Resume

Demographics

Ethnicity

Other

Gender

Female

81/71/963

Date of Birth

Do you now serve on any City Board, Committee or other Governmental Board or Committee? (NOTE: You cannot serve on more than one Board or Committee within the City of Port St. Lucie during the same time period.)

Yes No

Are you a registered voter?

Yes No

How long have you been a City resident?

2 1/2 years

Have you attended the City University classes?

Yes No

Are you a United States Citizen?

Yes No

Are you presently employed by the City of Port St. Lucie?

Yes No

Are you a current or former law enforcement officer, other employee* or the spouse or child of one who is exempt from public records disclosure under FS 119.07?

Yes No

Have you ever been convicted of a crime, pled guilty or no contest to a criminal charge, or entered into an agreement setting forth the terms leading to the reduction or dismissal of the charges?

Yes No

Please Agree with the Following Statement

I agree that all of my answers are truthful and accurate to the best of my ability. I understand that if I have falsified any information my application will be withdrawn and I will not be considered for appointment.

I Agree

MELODY S. CREESE, ESQ.
POST OFFICE BOX 881929 • PORT SAINT LUCIE, FL 34988
mscreese@yahoo.com

BAR MEMBERSHIP

South Carolina Bar - Admitted 2000
State Bar of California - Admitted 1999

EDUCATION

Juris Doctor - 1996

University of California, Hastings College of the Law - San Francisco, CA

Bachelor of Arts, Legal Studies - 1992

University of California, Berkeley - Berkeley, CA

EXPERIENCE

Judge

FLORENCE MUNICIPAL COURT - Florence, SC 2003 - 2005

Assistant Solicitor

OFFICE OF THE SOLICITOR, 12TH JUDICIAL CIRCUIT - Florence, SC 2000 - 2003

- Conducted jury and bench trials
- Represented State at Magistrate's Appeals hearings
- Managed all first offence DUI cases and other misdemeanor matters
- Organized and conducted presentations for law enforcement officers

Paralegal

CAROLINA REGIONAL LEGAL SERVICES - Florence, SC 1998 - 1999

- Drafted Complaints, Answers, Motions for the Court
- Researched and analyzed housing and bankruptcy matters
- Screened and advised clients regarding housing and bankruptcy matters

Judicial Extern

HONORABLE SAUNDRA BROWN-ARMSTRONG,
U.S. DISTRICT COURT, NORTHERN DISTRICT OF CALIFORNIA - Oakland, CA 1996

- Researched and analyzed Motions to Dismiss, Motions for Summary Judgment
- Motions to Exclude Evidence and Joinder Motions
- Drafted Bench Memorandums with recommendations
- Drafted Orders for Court's signature

Law Clerk

ALAMEDA COUNTY DISTRICT ATTORNEY'S OFFICE - Oakland, CA 1995

- Conducted bench and jury trials
- Represented State before Appellate Panel
- Represented State at preliminary hearings

- Researched and drafted pre-trial motions

Law Clerk

WARUHUI & MUI TE ADVOCATES - Nairobi, Kenya 1994

- Researched, analyzed and drafted reports regarding human rights and constitutional issues

In-take Coordinator

ALAMEDA COUNTY JUVENILE JUSTICE NETWORK PROJECT - Oakland, CA 1991 - 1995

- Screened and matched first-time juvenile offenders with appropriate resources
- Agency representative to probation, social service, and mental health programs
- Consulted with agency officials regarding referral and disposition of juvenile offenders

Office Manager

JAMES E. WOOD, JR., M.D., San Francisco, CA 1984 - 1995

- Managed all insurance and patient billing
- Collected delinquent accounts
- Represented practice at various medical billing courses
- Coordinated all aspects of practice management

MILITARY

Certified Aeromedical Technician

UNITED STATES AIR FORCE, Travis AFB, Fairfield, CA 1983 - 1989

- Provided medical care to airlifted military personnel

COMMUNITY SERVICE

- The Links Incorporated – Treasure Coast Chapter
- Alpha Kappa Alpha Sorority Incorporated
- League of Women Voters, St. Lucie County
- Junior League of Martin County
- Score Academy, Boca Raton FL
- Saint Andrew’s School Board - Boca Raton, FL
- Memorial Hospital and JDCH Foundation Board - Hollywood, FL
- YMCA Board – Florence, SC
- United Way Board – Florence, SC
- Rotary Club - Florence SC
- Junior League - Florence, SC
- Donald P. McCullum Youth Court - Oakland, CA
- Court Appointed Special Advocate Program (CASA) - Oakland, CA
- Law & Government Academy – Oakland, CA



"A City for All Ages"

City of Port St. Lucie

OATH OF OFFICE

DO YOU SOLEMNLY SWEAR THAT I WILL SUPPORT, PROTECT, AND DEFEND THE CONSTITUTION AND GOVERNMENT OF THE UNITED STATES AND THE STATE OF FLORIDA, AND THAT I WILL BEAR TRUE FAITH, LOYALTY, AND ALLEGIANCE TO THE SAME; AND THAT I AM ENTITLED TO HOLD OFFICE UNDER THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA; AND THAT I WILL FAITHFULLY PERFORM ALL THE DUTIES OF A MEMBER OF THE:

PLANNING AND ZONING BOARD

OF THE CITY OF PORT ST. LUCIE, FLORIDA, SO HELP ME GOD.

MELODY CREESE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was sworn to (or affirmed) and acknowledged before me by means of physical presence or online notarization, this 1st day of November, 2022 by Melody Creese, who is personally known to me.

Notary Public Signature: _____



"A City for All Ages"

City of Port St. Lucie

OATH OF OFFICE

DO YOU SOLEMNLY SWEAR THAT I WILL SUPPORT, PROTECT, AND DEFEND THE CONSTITUTION AND GOVERNMENT OF THE UNITED STATES AND THE STATE OF FLORIDA, AND THAT I WILL BEAR TRUE FAITH, LOYALTY, AND ALLEGIANCE TO THE SAME; AND THAT I AM ENTITLED TO HOLD OFFICE UNDER THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA; AND THAT I WILL FAITHFULLY PERFORM ALL THE DUTIES OF A MEMBER OF THE:

PLANNING AND ZONING BOARD

OF THE CITY OF PORT ST. LUCIE, FLORIDA, SO HELP ME GOD.

ERIC REIKENIS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was sworn to (or affirmed) and acknowledged before me by means of physical presence or online notarization, this 1st day of November, 2022 by Eric Reikenis, who is personally known to me.

Notary Public Signature: _____



Agenda Summary
2022-936

Agenda Date: 11/1/2022

Agenda Item No.: 6.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - October 4, 2022

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

Executive Summary: October 4, 2022 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

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

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: October 4, 2022 minutes.

City of Port St. Lucie
Planning and Zoning Board
Meeting Minutes

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

Tuesday, October 4, 2022

6:00 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Regular (Virtual) Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Beutel at 6:02 p.m., on October 4, 2022, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Deborah Beutel, Chair

Alfreda Wooten

Peter Previte

Joseph Piechocki

Carol Taylor-Moore

Roberta Briney (arrived at 6:03 p.m.)

Others Present:

Mary Savage-Dunham, Planning & Zoning Director

Elizabeth Hertz, Deputy City Attorney

Jasmin De Freese, Deputy City Clerk

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - September 6, 2022

[2022-860](#)

There being no corrections, Vice Chair Wooten moved to approve the minutes. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

There was nothing to be heard under this item.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8a through 8f, and the Deputy City Clerk swore in staff and applicants.

8.a P14-095-A1 Midway Business Park Master Sign Program [2022-826](#)

Amendment

Location: South of Midway Road and just east of Interstate 95

Legal Description: Parcels of land lying within Sections 1, 2, and 11, Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request from Trea Midway Road LLC to amend the Master Sign Program for Midway Business Center. The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, Planner, presented to the Board and stated that the project was previously approved with conditions, but there had been updates to the program with small changes, and that the proposed amendment to the program was to provide updated criteria that would allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area. Liam Sargent, Kimley-Horn, represented the applicant and stated that he was present for any questions and had been sworn in.

Chair Beutel opened the Public Hearing and resident Steve Carroll spoke briefly and stated that he did not think a sign was needed. There being no further public to be heard, Chair Beutel closed the Public Hearing.

There being no discussion, Mr. Previte moved to approve P14-095-A1 Midway Business Park Master Sign Program Amendment to the City Council. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

8.b P22-131 John M. & Arlene Wangle - Variance [2022-467](#)

Location: 140 SE Rio Angelica

Legal Description: Tesoro Plat No. 4, Lot 107

This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.

Chair Beutel inquired if there was any ex-parte communication, to which the Ms. Briney, Chair Beutel, Vice Chair Wooten, Secretary Taylor-Moore, and Mr. Previte responded in the negative, and Mr. Piechocki responded in the affirmative.

(Clerk's Note: Planner Bianca Lee appeared via Zoom.)

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Bianca Lee, Planner, stated that this was originally brought before the Board in June, but it was tabled to August, and after that the applicant requested it be tabled. She stated that the request was for a variance to allow for a 0.31-foot setback from the rear property line for a pool deck and screen enclosure.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Nicholas Gieseler, attorney for Bartlett, Loeb, Hinds, & Thompson PLLC, presented to the Board and gave a history of the structure and request. He provided standards as for why the Board would be compelled to grant the variance which were: Special Conditions & Circumstances, Not a Result of Actions by the Applicant, No Special Privileges for the Applicant, Undue Hardship, Minimum Variance, Not Injurious to Area, Compliance With Conditions. Attorney Geisler then had the property owner, John Wangler, authenticate the photos that were presented.

Mr. Piechocki asked if there was a permit issued for the pool, to which Ms. Lee responded in the affirmative. Mr. Piechocki asked if it was the subsequent structure that never had the permit applied for on a timely basis or approved, to which Mr. Wangler replied that the two were together at one time, but were split when the problems arose, stating that his Notice of Commencement had expired which was when he was informed to get a new one for the screen enclosure. Ms. Lee stated that the enclosure permit was currently in a failed status.

Chair Beutel stated that in the beginning of the presentation there was a claim that there was no difference between asking for a variance now or prior to, to which she disagreed since the applicant was claiming undue hardship. Attorney Gieseler stated that it was clear that if the application did not meet the requirements, the structure could be torn down, but that what was being referenced for undue hardship was not that it was already built, but the unique geography of the property which made it so that he needed a screen enclosure even though there was

no room for a pool or enclosure without reaching into the setbacks. Mr. Piechocki asked why the pool was not put back further, to which Attorney Gieseler replied that he did not think it could be done as the pool was already designed to minimize space.

Mr. Previte asked if a permit was applied for before the structure was built, to which Ms. Lee replied that it would have been submitted to the Building Department, but the only reason it came before them was because the Planner realized that it was in violation of the Tesoro PUD, so they had advised the applicant to seek a variance.

Chair Beutel opened the Public Hearing. Albert Moore, attorney for Tesoro POA, stated that statements made by Attorney Gieseler had been inaccurate and he discussed items from the previous meeting as well spoke on the statements of the presentations.

Resident Joseph Calabria spoke to the Board in support of approval for the variance. Resident Steve Carroll stated that he did not see the harm in approving the variance. (Clerk's Note: The clerk swore in resident Anthony Mickle at this time. Mr. Mickle appeared via Zoom.) Mr. Mickle expressed his support of the variance.

There being no further public to be heard, Chair Beutel closed the Public Hearing. There being no further discussion, Mr. Piechocki moved to deny P22-131 John M. & Arlene Wangle - Variance. Mr. Previte seconded the motion, which failed by roll call vote with Mr. Piechocki, Mr. Previte, Ms. Briney, and Vice Chair Wooten in favor of the denying the variance, and Chair Buetel and Secretary Taylor-Moore in opposition of denying the variance. Therefore, the item failed.

8.c P22-178 Up On Top Volleyball - Variance [2022-545](#)

Location: The property is located at the southeast corner of NW East Torino Parkway and NW Rabbit Run.

Legal Description: Winterlakes Tract F Replat, Tract F1.

This request is to grant a variance to the Citywide Design Standards Section 5.4.1.1 to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

There being no discussion, Mr. Previte moved to table P22-178 Up On Top Volleyball – Variance to an unknown date. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

8.d P22-267 - Reyes, Ismael & Mayerlyn Variance [2022-866](#)

Location: 2707 SW Onaway Ave.

Legal Description: A portion of Lot 16, Block 1814, Port St. Lucie
Section 35

This is a request to grant a variance of 3.82 feet to allow a 6.18-foot setback from the west property line for a proposed single-family residence.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Francis Forman, Planner, presented to the Board and stated that the request was to allow a 6.18-foot setback from the western property line for a future single-family residence, and that if the variance was granted it would be considered the minimum variance that would make the reasonable use of land possible.

Applicant Mayerlyn Reyes stated they also owned the property that the additional footage would be taken from, and that when they had initially separated the properties, they did not know it would negatively impact them. Ismael Reyes stated that they would like this request granted so that they could have it look nice for the community.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Piechocki moved to approve P22-267 Reyes, Ismael & Mayerlyn Variance. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

8.e P22-271 460 Peacock Business Center @ St. Lucie West -
Variance

[2022-864](#)

Location: 460 NW Peacock Boulevard

Legal Description: Lots 1-3, Block 3, St. Lucie West Plat No. 1

The request is for a variance to allow 19 freestanding air conditioning condensing and compressor units to be located along the front of the building, facing NW Peacock Boulevard.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Stephen Mayer, Planner, stated that he was sworn in and 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 presented to the Board and stated that the request was to allow 19 freestanding air conditioning condensing and compressor units to be located along the

front of building #2 of the Peacock Business Center.

Chair Beutel asked how they had updated the City Code before to allow A/C locations to be in the front with maintaining proper screening in light industrial, to which Mr. Mayer replied that they had provided a recommendation to the Planning & Zoning Board, who then provided the recommendation to City Council, but it was denied and made to leave the code as status quo. Ms. Savage-Dunham stated that it was determined that each case was different, so it was left as-is to be able to be heard on a case-by-case basis.

Brad Currie, EDC, stated that all 3 of the facilities of the owner were built the same way, and after looking at the buildings it was determined that the front was the best place for the A/C Units. He also stated that Port St. Lucie projects had 3 layers of landscaping. Mr. Piechocki clarified that the landscaping would be planted at 24 inches and grow to 36 inches, to which Mr. Currie responded in the affirmative.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. The Board and Attorney Hertz discussed if they would need a condition for the landscaping requirement, and Mr. Currie stated that the 3-layer landscaping that was previously outlined was code required. Ms. Savage-Dunham stated that if the Board wished to have the shrubs maintained and at no more than 36 inches in height, they would want to condition that.

There being no further discussion, Vice Chair Wooten moved to approve P22-271 460 Peacock Business Center @ St. Lucie West – Variance with the condition that the shrubbery is installed at 36 inches to cover the A/C unit. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote.

8.f P22-272 Katz Residence at Vizcaya Falls - Pool Variance

[2022-865](#)

Location: 1831 NW Cataluna Circle

Legal Description: Vizcaya Falls Plat 2, Block C, Lot 15

This is a request to grant a variance of two (2) feet to allow a rear yard setback of five (5) feet for the pool edge of water of a proposed pool.

The Villa Vizcaya PUD requires a rear yard setback of seven (7) feet to the pool edge of water.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)

Stephen Mayer, Planner, stated that he was sworn in and 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 stated that the request was to reduce the rear setback to the pool edge of the water by 2 feet, going from 7 feet to 5 feet, and that the proposed pool would not have a screen enclosure which normally had a setback of 5 feet. He stated that there were no special conditions and circumstances that existed with the residential lot, however, the rear of the lot bordered a Vizcaya Falls Master HOA open space tract which separated the lot from the community entrance, and that the open space tract would not be developed as it served as a buffer and would create a unique circumstance to the rear of the subject lot. He also informed that all residential lots within the Vizcaya Falls PUD were required to provide a minimum setback of 7 feet from the edge of water of a pool to the rear property line.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Dan Sorrow, Coteleur & Hearing, presented to the Board and provided site data as well as elaborated on the request. He clarified that if the variance were to be granted, and the applicant wished to add a screen enclosure in the future, they would not need to request a new variance.

Chair Beutel opened the Public Hearing. Steve Carroll asked what the difference was between this project and the project heard earlier of similar nature. There being no further public to be heard, Chair Beutel closed the Public Hearing. Chair Beutel stated that the difference was that the HOA would amend their application if it was economically feasible, but it was not in this case, so it was easier to request it in this manner.

There being no further discussion, Mr. Previte moved to approve P22-272 Katz Residence at Vizcaya Falls - Pool Variance. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

9. New Business

Mr. Piechocki stated that Site Plan Review Committee only met once in September due to City Hall being closed for Hurricane Ian, so he would reserve reporting on the September and October projects until the December Planning & Zoning meeting.

10. Old Business

Chair Beutel stated that a comment had been made at the previous meeting that stated that the transmission substation for FPL was unlocked and unsafe, and Vice

Chair Wooten stated that she visited the location after that meeting to check and the site was locked.

Mr. Piechocki asked if next time staff could give a brief presentation on how they benchmark against/compared to the studies in terms of each project and its eventual congestion contribution to Port St. Lucie and asked if it was reviewed periodically or updated with the Comprehensive Master Plan. Ms. Savage-Dunham stated that she could gather information, and that the Engineering Department did review the traffic studies that come in and reports were provided with the projects. Mr. Piechocki asked if the City eventually aggregated/benchmarked against a higher level plan when the Traffic Engineer does a site specific study, to which Ms. Savage-Dunham replied that she would ask Public Works.

Chair Beutel stated that at the last meeting they were told that applicants send out the notices, to which Ms. Cox clarified that it was Staff that sends them out, not the applicants. Chair Beutel asked how it was made sure that the notices were being sent out. (Clerk's Note: the reply was inaudible.) Chair Beutel asked if they could approve the code at some point, to which Ms. Savage-Dunham replied that they could always revise the code, and that they could do things to facilitate the notices. She also stated that there were different tools to implement outreach, but that it was not in the code and not required. Chair Beutel asked if notices were resent if the item was delayed, to which Ms. Savage-Dunham replied that they are made aware that the items are on the agenda, and that they were not required to re-notice, but they made it a practice to re-notice so that interested parties could come in. Mr. Previte discussed potentially using a text message system or other additional forms of outreach.

11. Public to be Heard

Mr. Carroll discussed traffic and traffic studies and announced that he had submitted a study to the Attorney General for fraud.

12. Adjourn

There being no further business, the meeting adjourned at 7:47 p.m.

Carol Taylor-Moore, Secretary

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2022-763

Agenda Date: 11/1/2022

Agenda Item No.: 9.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-185 FPL Eden - Storage

Location: Northeast of the intersection of SE Jennings Rd. and SE Grand Dr.

Legal Description: St Lucie Gardens-Blk 4 - Lots 13 & 14

This is a request for a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment.

Submitted By: Bianca Lee, Planner I

Executive Summary: The proposed special exception use will allow development of the remaining areas of the site adjacent to the existing FPL Eden Substation. Section 158.124(C)(3) of the Zoning Code lists a semi-public facility or use as a special exception use.

Presentation Information: Bianca Lee, Planner I

Staff Recommendation: See attached memo to table until the December 6, 2022, meeting.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: 3733 SE Jennings Rd.

Attachments: Memo to table and staff report



MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Bianca Lee, Planner I

DATE: October 18, 2022

RE: Special Exception Use – FPL-Eden - Storage
Request to Table Application (P22-185)

- The applicant is requesting to **table this application to the December 6, 2022, Planning and Zoning Board meeting.**
- The Planning and Zoning Department advertised this application for the September 6, 2022, board hearing where the item was heard. The board requested that the item be tabled until the November 1, 2022, Planning & Zoning Board meeting.
- This application will be continued at the December 6, 2022, board hearing.



**FPL-Eden - Storage
 Special Exception Use
 P22-185**



Project Aerial Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a semi-public facility or use for the storage of vehicles and equipment in the General Commercial (CG) Zoning District as per Section 158.124(C)(3) of the Zoning Code.
Applicant:	Florida Power and Light Company
Agent:	Leo Giangrande
Property Owner:	Florida Power and Light Company
Location:	Located northeast of the intersection of SE Jennings Rd. and SE Grand Dr.
Address:	3733 SE Jennings Rd.
Project Planner:	Bianca Lee, Planner I

Project Description

The applicant is requesting a special exception use to allow a semi-public facility or use for the storage of vehicles and equipment, as per Section 158.124(C)(3) of the General Commercial (CG) zoning district (see the attachment, project narrative, a description for the proposed use of the site prepared by the applicant). The proposed special exception use will develop the remaining areas of the site adjacent to the existing FPL Eden Substation. The purpose of this request is to allow on site storage for a semi-public use. Section 158.124(C)(3) of the Zoning Code lists a semi-public facility or use as a special exception use that may be permitted only following the review and specific approval thereof by the City Council.

Background

The FPL Eden site plan (P22-145) was submitted for review on 4/20/2022. The applicant was advised that an SEU for the proposed use must be approved by the City Council prior to site plan approval.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on August 25, 2022, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

Parcel Number:	3414-501-3813-250-8
Property Size:	9.50 acres
Legal Description:	St Lucie Gardens-Blk 4 – Lots 13 & 14
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Partially Vacant/FPL Eden Substation

Surrounding Uses

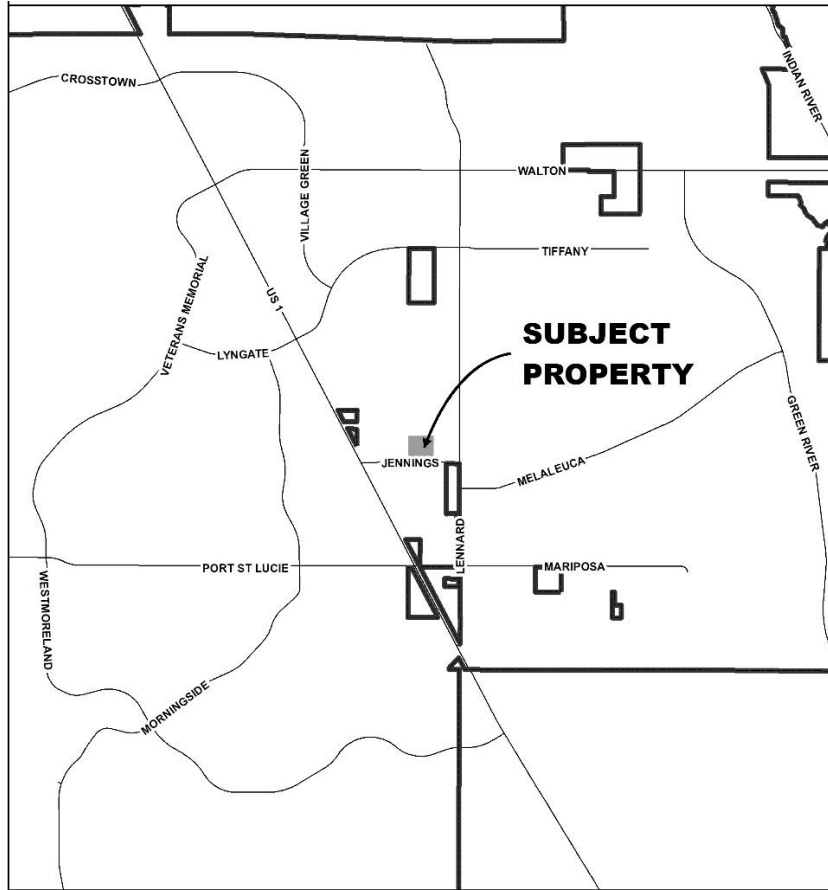
Direction	Future Land Use	Zoning	Existing Use
North	RM	PUD	Single-Family Home
South	CG	CG	Self-Storage Facility/Shopping Center
East	RM	PUD	Single-Family Home
West	CG	PUD	Nursing Home/ALF

Future Land Use

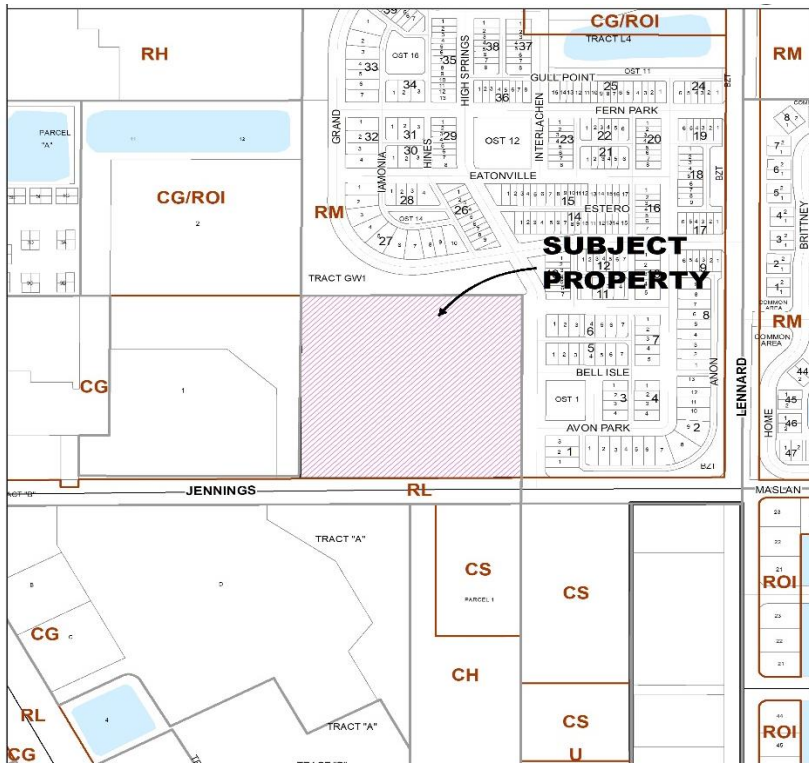
RM – Residential Medium and CG – General Commercial

Zoning District

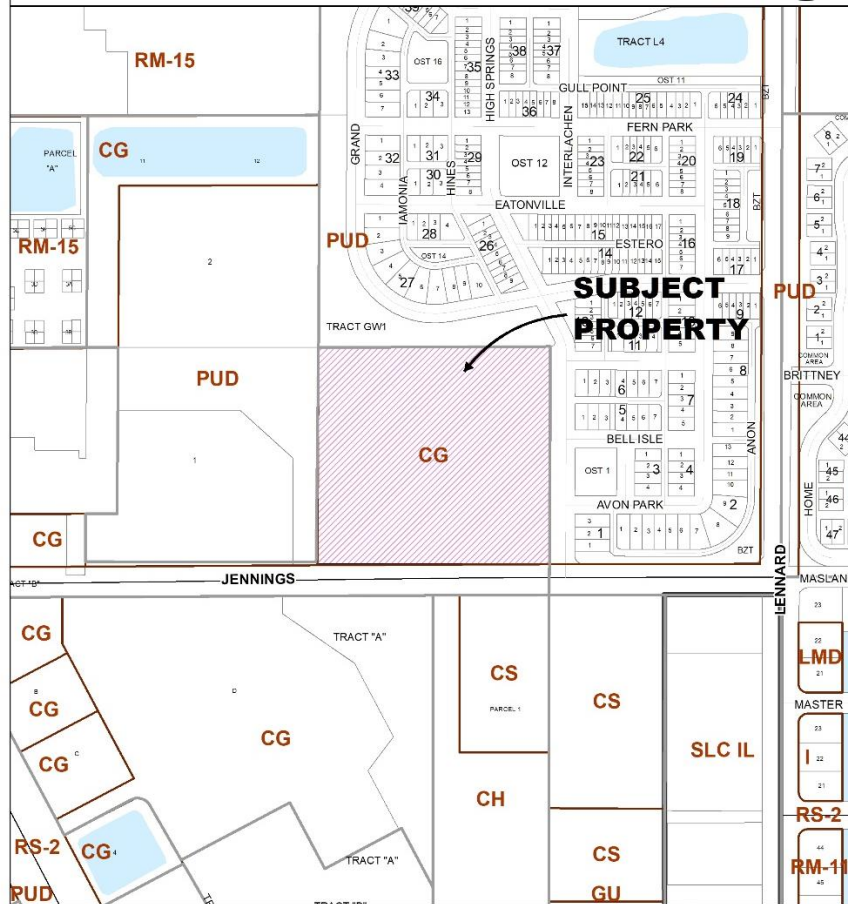
PUD– Planned Unit Development and CG – General Commercial



Location Map



Land Use Map



Zoning Map

PROJECT ANALYSIS

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

Evaluation of Special Exception Criteria (Section 158.260)

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

- **Staff findings:** The conceptual site plan demonstrates that the site has adequate ingress and egress for vehicles, the existing sidewalk along Jennings Rd. will allow for pedestrian circulation. The property is located on SE Jennings Rd and has two access points, both on SE Jennings Rd.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Staff findings:** Off-street parking and loading areas are not proposed for this use.

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

- Staff findings: Adequate utilities are available to service the proposed development.

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

- Staff findings: The proposed site development is an addition to the existing substation for the purpose of storage and semi-public use. The site abuts the residential East Lake Village community to the north and east, an assisted living facility to the west, a shopping center with mixed use and a self-storage facility, to the south. There is an existing 6-foot architectural wall with landscaping located along the east and north sides of the existing FPL Eden Substation. The applicant proposes to continue the 6-foot architectural wall with landscaping along the north side and install an 8-foot architectural wall and landscaping along the west and south sides of the property adjacent to the proposed storage yard. An 8-foot opaque chain-link fence with landscaping is proposed to separate the electrical substation and proposed storage yard within the FPL Eden parcel. The driveway access, off of Jennings Road will be gated with an opaque gate. The proposed buffering is shown on the attached conceptual plan and renderings. The installation of the 6-foot wall on the north, and 8-foot wall along the west and south sides of the property will allow for the conformity of design features and adequate buffering of the site. The buffer will allow the storage yard to be appropriately screened from the roadway and surrounding sites.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Staff findings: Outdoor lighting will be required to comply with the requirements of City Zoning Code Section 158.221.

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

- Staff findings: Yard setbacks and open space 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.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(3) - CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

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

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

- Staff findings: The paved storage lot is not expected to generate noise that would constitute a nuisance or create safety hazards for persons or surrounding developments. The normal hours of operation will be from 8am-5pm. The applicant has expressed that the site will not be accessed daily, instead it will be used only during certain times, while being utilized for the storage needs of FPL or their affiliates. The applicant has also noted that the site is expected to generate less than 100 ADT trips per day.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: The proposed use is not expected to adversely impact surrounding properties with the installation of adequate buffering (see section D above). The site fronts on a heavily traveled roadway that would benefit from the buffering which the applicant proposes.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

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

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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



Agenda Summary
2022-940

Agenda Date: 11/1/2022

Agenda Item No.: 9.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-226 Jensen MHP, LLC - LMD Conceptual Plan Amendment

Location: The property is located on the west side of SW Port St. Lucie Boulevard and in between North and South Globe Avenue.

Legal Description: Lots 8-12, Block 1449, Port St. Lucie Section 15

This is a request to change the conceptual plan for the 1.17-acre LMD site.

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

Executive Summary: The Applicant, Jensen MHP, LLC, is requesting a to change the Limited Mixed Use (LMD) conceptual plan of a 1.17-acre site. The existing LMD conceptual plan is for a 10,000 square foot office/retail building and the proposed change is for a 2,500 square foot restaurant with outdoor seating.

Presentation Information: Staff will provide a brief presentation.

Staff Recommendation: Move that the Board recommend approval to the City Council.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval to the City Council with modifications.
2. Move that the Board recommend denial to the City Council.

Background: See staff report.

Issues/Analysis: See staff report.

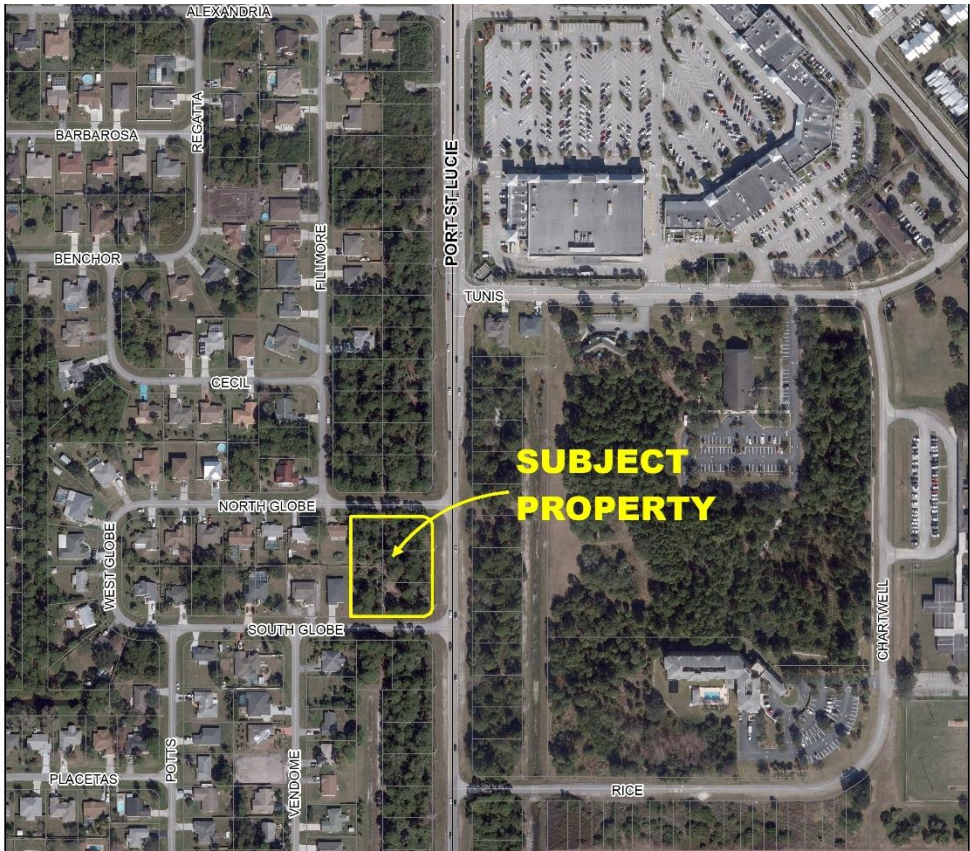
Special Consideration: N/A

Location of Project: 913 SW South Globe Avenue

Attachments: Staff Report, Conceptual Site Plan, Conceptual Landscape Plan, Conceptual Floor Plan, Conceptual Elevation Plan, and Staff Presentation.



**Jensen MHP, LLC
 LMD Conceptual Plan Amendment
 P22-226**



Project Location Map

SUMMARY

Applicant's Request:	An application is to change the conceptual plan of the 1.17-acre site.
Applicant:	Kim Little, The MilCor Group
Property Owner:	Jensen MHP, LLC
Location:	The property is located on the west side of SW Port St. Lucie Boulevard and in between North and South Globe Avenue.
Address:	913 SW South Globe Avenue
Project Planner:	Francis Forman, Planner II

Project Description

The Applicant, Jensen MHP, LLC, is requesting to change the conceptual plan of a 1.17-acre site. Section 158.155(P) of the Zoning Code requires the plans be brought back through the public hearing process with any proposed changes. The existing conceptual plan is for a 10,000 square foot office/retail building with the retail use not to exceed 50% of the building. The proposed conceptual plan is for a 2,500 square foot restaurant with outdoor seating.

The property has a future land use classification of Residential, Office and Institutional (ROI), which is compatible with the current Limited Mixed Use (LMD) zoning of the site.

Previous Actions and Prior Reviews

P03-374 – Globe Center (St. Lucie Realty) – The zoning for this property was changed from Single-Family Residential (RS-2) to LMD in 2003.

The Site Plan Review Committee recommended approval of the LMD conceptual plan at a meeting of the Site Plan Review Committee on August 24, 2022.

Location and Site Information

Parcel Number:	3420-570-0276-000-6
Property Size:	1.17 acres, more or less
Legal Description:	Lots 8-12, Block 1449, Port St. Lucie Section 15
Future Land Use:	ROI (Residential, Office and Institutional)
Existing Zoning:	LMD (Limited Mixed Use)
Existing Use:	Vacant land

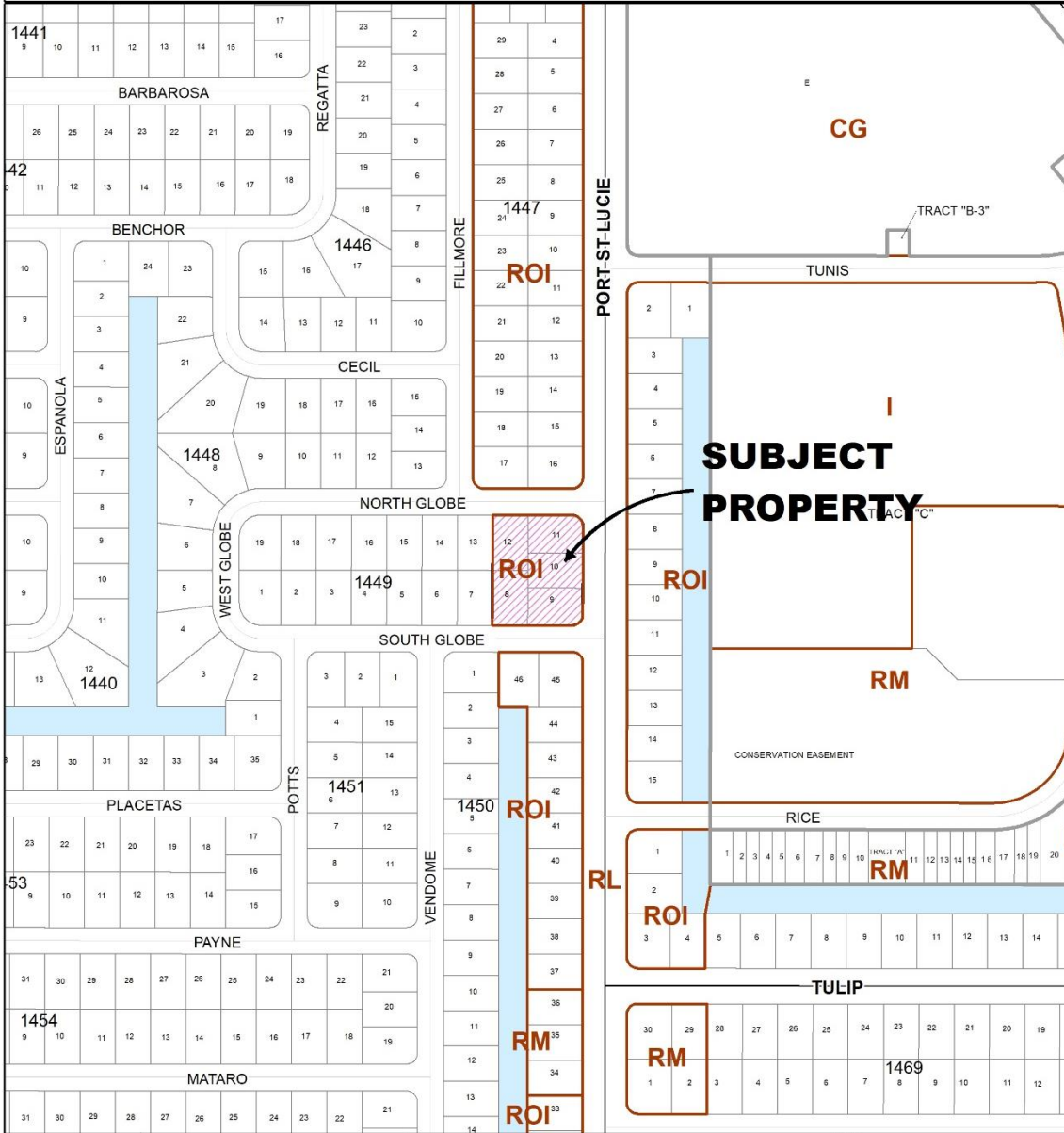
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Vacant and existing single-family residents
East	ROI	RS-2	Vacant
West	RL	RS-2	Existing single-family residents

ROI – Residential, Office and Institutional
LMD – Limited Mixed Use

RL – Low Residential
RS-2 – Single-Family Residential

FUTURE LAND USE

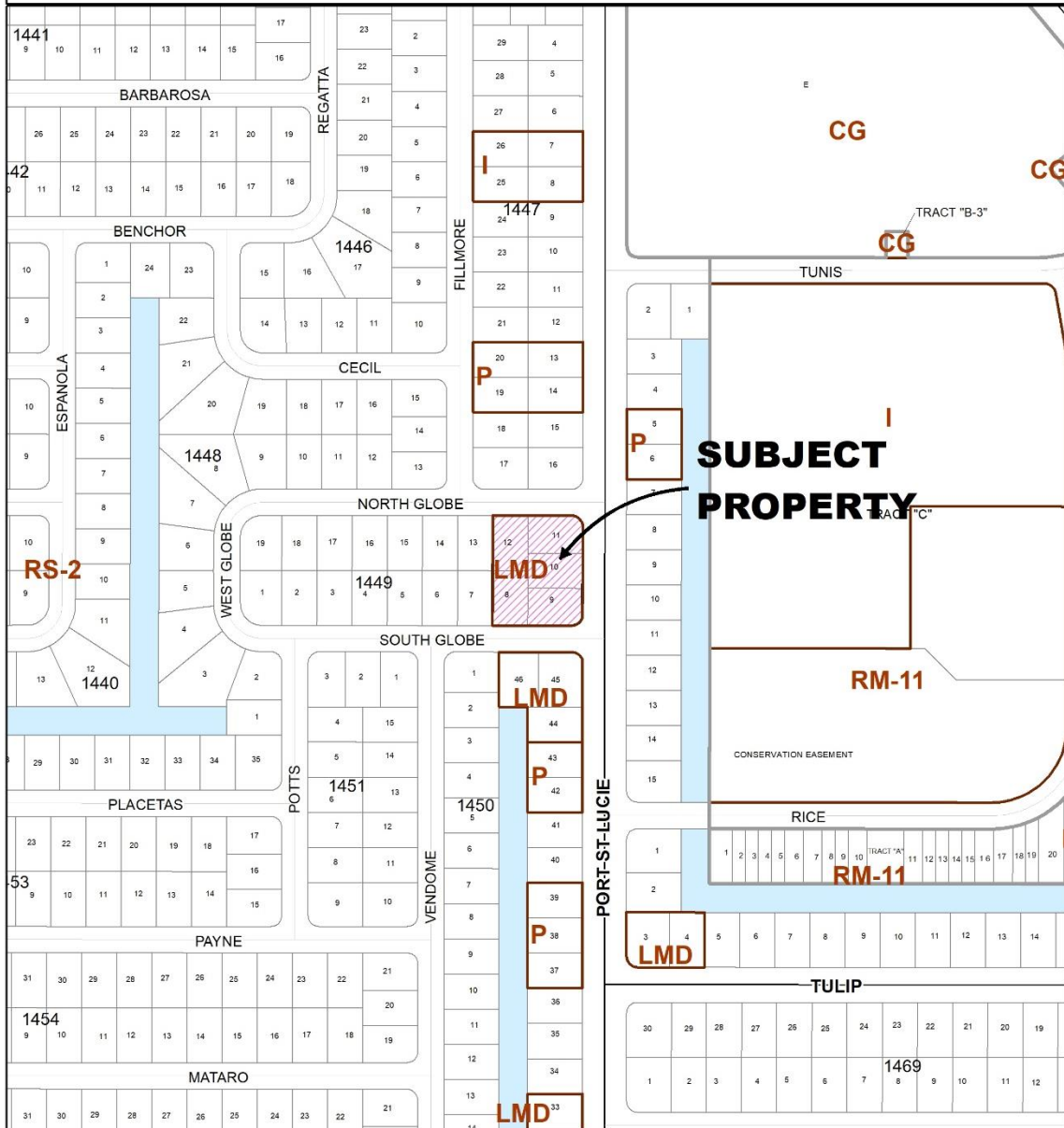



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
GLOBE AVENUE RESTAURANT
SECTION 15 BLOCK 1449 LOTS 8-12

DATE:	8/16/2022
APPLICATION NUMBER:	P22-226
USER:	patricias
DATE:	

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	REZONING	DATE: 8/16/2022
		GLOBE AVENUE RESTAURANT	APPLICATION NUMBER: P22-226
		SECTION 15, BLOCK 1110, LOT 20-12	USER: patricias
		(Empty)	(Empty)

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

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

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

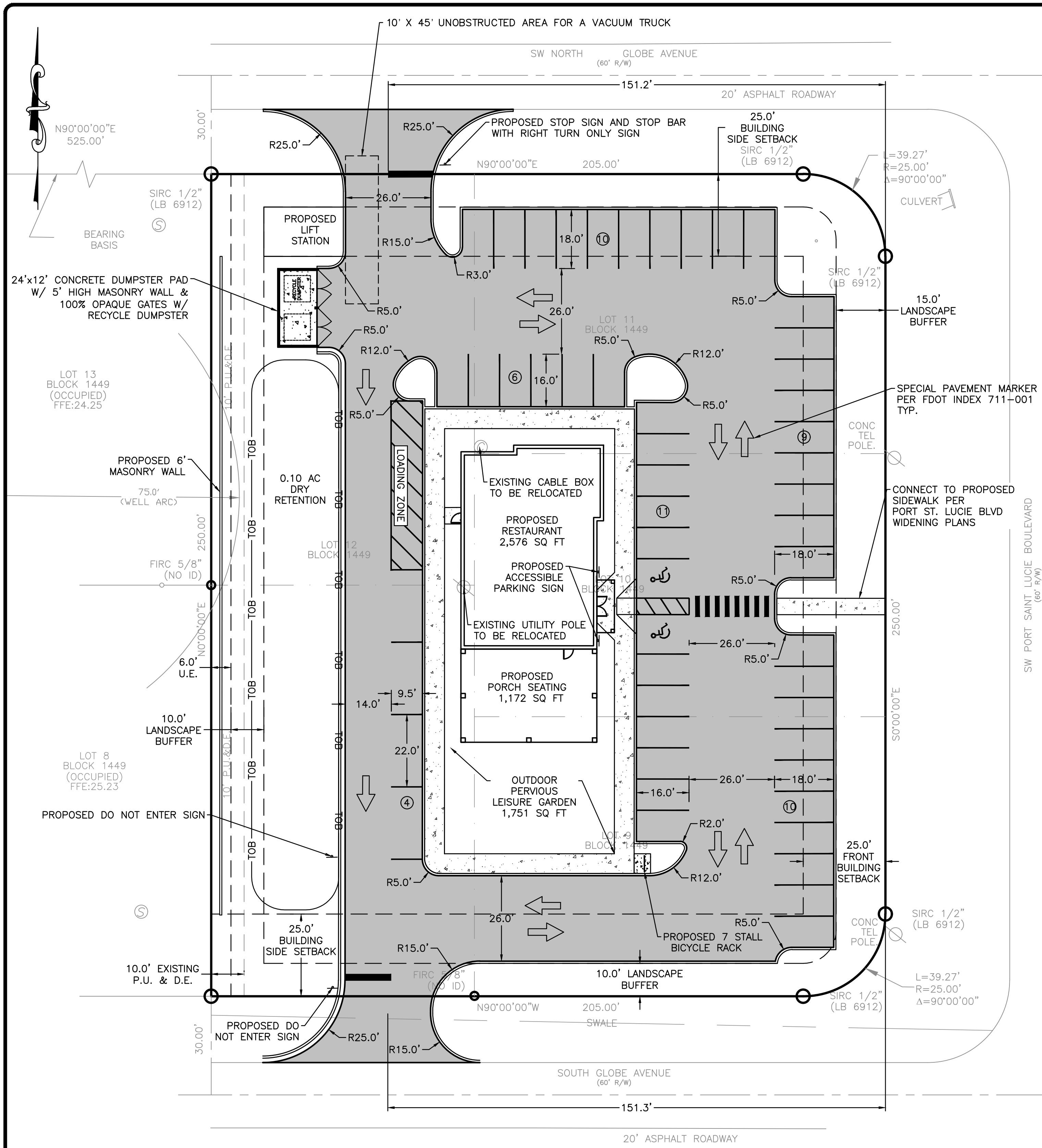
ZONING REVIEW

Applicant's Justification Statement: The existing conceptual plan for the site is no longer viable and will need to be reconfigured. Once the revised conceptual plan is approved a site plan for a restaurant will be submitted for approval.

Staff Analysis: The applicant's proposal to reconfigure the subject property's conceptual plan is within the direction and intent of the City of Port St. Lucie Comprehensive Plan and Zoning Code. Per Section 158.155(P), any changes to the conceptual plan and/or changes to the proposed uses, is subject to the hearing requirements for rezoning as designated in the Zoning Code. The proposed use of a restaurant with less than 5,000 square feet is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(4). Please note that the applicant will be required to provide fully detailed plans, survey and corresponding documentation such as, landscape plans and elevations prior to site plan approval.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at the SPRC meeting on August 24, 2022 and recommended approval.



SITE DATA

SECTION 19, TOWNSHIP 37S, RANGE 40E
 PARCEL ID #: 3420-570-0276-000-6
 SITE ADDRESS: 913 SW SOUTH GLOBE AVENUE, PORT ST. LUCIE, FL 34953

FUTURE LAND USE: RESIDENTIAL - OFFICE - INSTITUTIONAL
 EXISTING ZONING DESIGNATION: COMMERCIAL GENERAL
 PROPOSED ZONING DESIGNATION: ZONE X, PER FIRM PANEL No. 12111C0400J DATED: FEBRUARY 15, 2012
 RESTAURANT

	SQ. FT.	AC	%
Total Site Area	50,982	1.17	100%
Building	2,576	0.06	5.05%
Porch	1,172	0.03	2.30%
Sidewalk	2,558	0.06	5.02%
Bike Rack	30	0.00	0.06%
Dumpster Pad	288	0.01	0.56%
Lift Station	363	0.01	0.71%
Pavement	25,166	0.58	49.36%
Total Impervious	32,153	0.74	63.07%
Dry Retention	4,338	0.10	8.51%
Leisure Garden	1,751	0.04	3.43%
Green Space	12,739	0.29	24.99%
Total Pervious	18,829	0.43	36.93%

PROPOSED PARKING CALCULATIONS
 RESTAURANT = 1 SPACE PER 75 SF OF FLOOR AREA
 3,748 SQ FT / 75 = 49.9 SPACES

PROPOSED PARKING PROVIDED
 PROPOSED REQUIRED PARKING: 50
 PROPOSED TOTAL PARKING PROVIDED: 50

ADA PARKING REQUIREMENTS:
 2 DISABLED SPACES REQUIRED
 2 DISABLED SPACES PROVIDED

- NOTES:**
- ALL EXOTIC VEGETATION TO BE REMOVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THERE IS TO BE AN IRRIGATION SYSTEM INSTALLED TO ENSURE CONTINUED GROWTH OF ALL PLANTING AREAS OR XERISCAPE MATERIAL TO BE UTILIZED AND WATERED IN BY HAND UNTIL ESTABLISHED.
 - THE APPLICANT WILL NOTIFY THE PLANNING & DEVELOPMENT FOR A FIELD INSPECTION BY STAFF TO DETERMINE IF BARRICADES HAVE BEEN PROPERLY PLACED PRIOR TO ANY LAND CLEARING.
 - BARRICADES (NOT INCLUDING TURBIDITY SCREENS) WILL BE HIGH-VISIBILITY ORANGE SAFETY FENCE EXTENDING FROM THE GROUND TO A HEIGHT OF AT LEAST 4 FEET. BARRICADES WILL NOT BE ATTACHED TO VEGETATION. ALL BARRICADES AND TURBIDITY SCREENS WILL BE UPRIGHT AND MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION. DURING CONSTRUCTION ACTIVITIES, EXISTING NATIVE VEGETATION SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USES, AND TO MINIMIZE NUISANCE DUST AND NOISE.
 - BARRICADES SHALL BE USED ON SITE TO PRESERVE THE VEGETATION TO BE RETAINED FOR THIS PURPOSE.
 - ALL BARRICADES MUST BE MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION.
 - STORAGE OF CONSTRUCTION MATERIALS IN PRESERVE AREAS IS NOT PERMITTED.
 - FILL IS NOT ALLOWED TO ENCRUSH INTO PRESERVE AREAS.
 - PRESERVE BARRICADES WILL BE PLACED ON THE PRESERVE AREA PERIMETER LINE. EROSION CONTROL DEVICES (E.G. SILT FENCES) SHALL BE CONSTRUCTED 5 FT. OUTSIDE THE PERIMETER OF PRESERVE AREAS TO PREVENT ENCROACHMENT INTO THE MANDATORY CONSTRUCTION SETBACK AREA.
 - INDIVIDUAL TREES OR GROUPS OF VEGETATION THAT ARE TO BE SAVED FOR LANDSCAPE CREDIT REQUIREMENTS ARE TO BE BARRICADED.
 - ADVISORY OR WARNING SIGNS MUST BE PROVIDED ACCORDING TO THE GUIDELINES.
 - NO ALTERATION OF WETLAND PRESERVE, UPLAND PRESERVE, OR TRANSITION ZONES IS PERMITTED EXCEPT IN COMPLIANCE WITH A PRESERVE AREA MANAGEMENT PLAN APPROVED BY VILLAGE OF INDIANTOWN.
 - THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE TPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
 - FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
 - NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS TWO (2) FEET FROM POWER LINES.
 - THE PROPOSED DEVELOPMENT RATES AS LOW HAZARD ACCORDING TO THE WILDLAND FIRE RISK AND HAZARD SEVERITY ASSESSMENT FORM PROVIDED BY FLORIDA FIREWISE COMMUNITIES.
 - IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.
 - ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
 - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH SECTION 711 OF THE FDOT STANDARD SPECIFICATIONS.

LEGAL DESCRIPTION

LOT(S) 8, 9, 10, 11 AND 12, BLOCK 1449, PORT ST. LUCIE SECTION FIFTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 6, 6A THROUGH 6E, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DEVELOPMENT TEAM

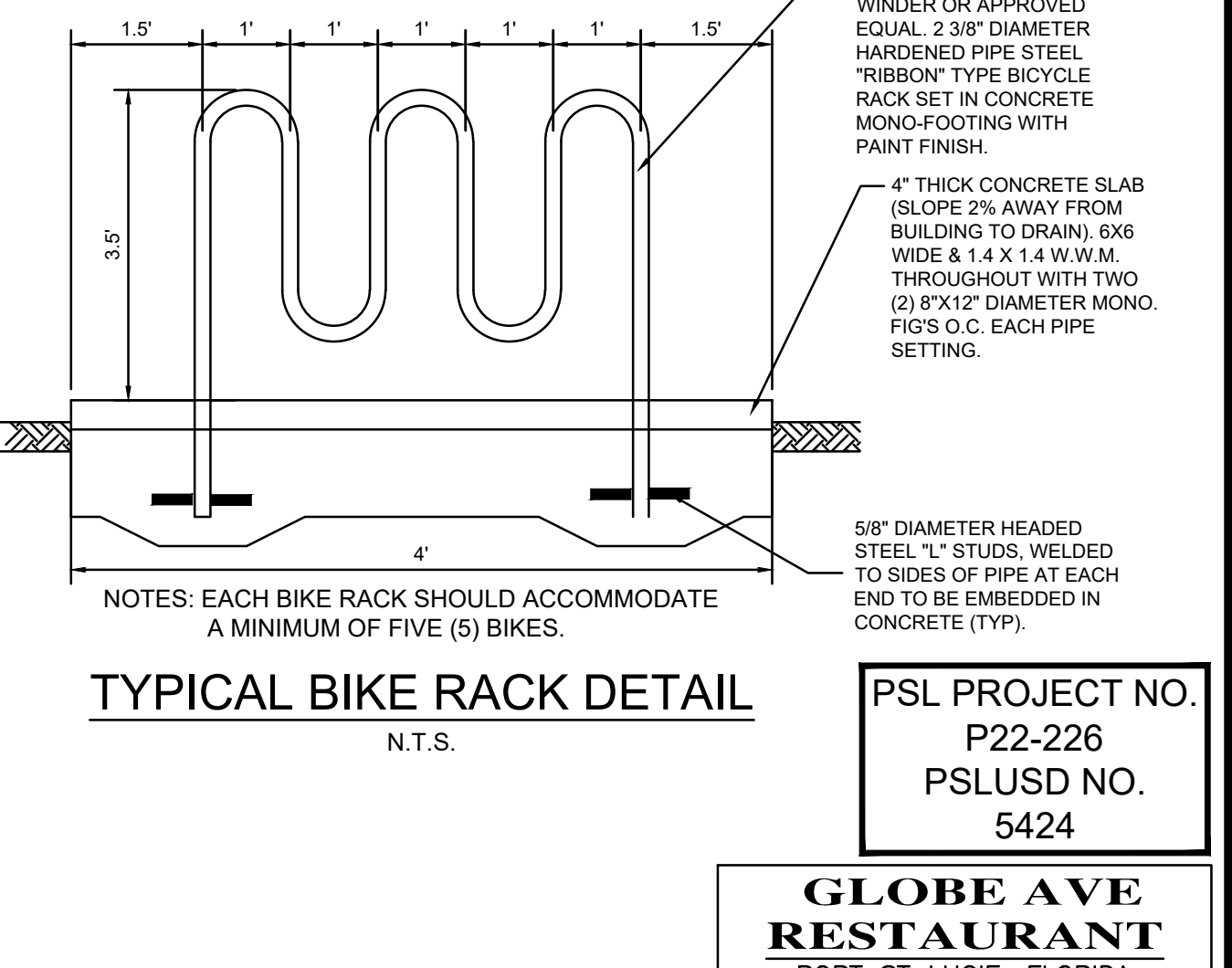
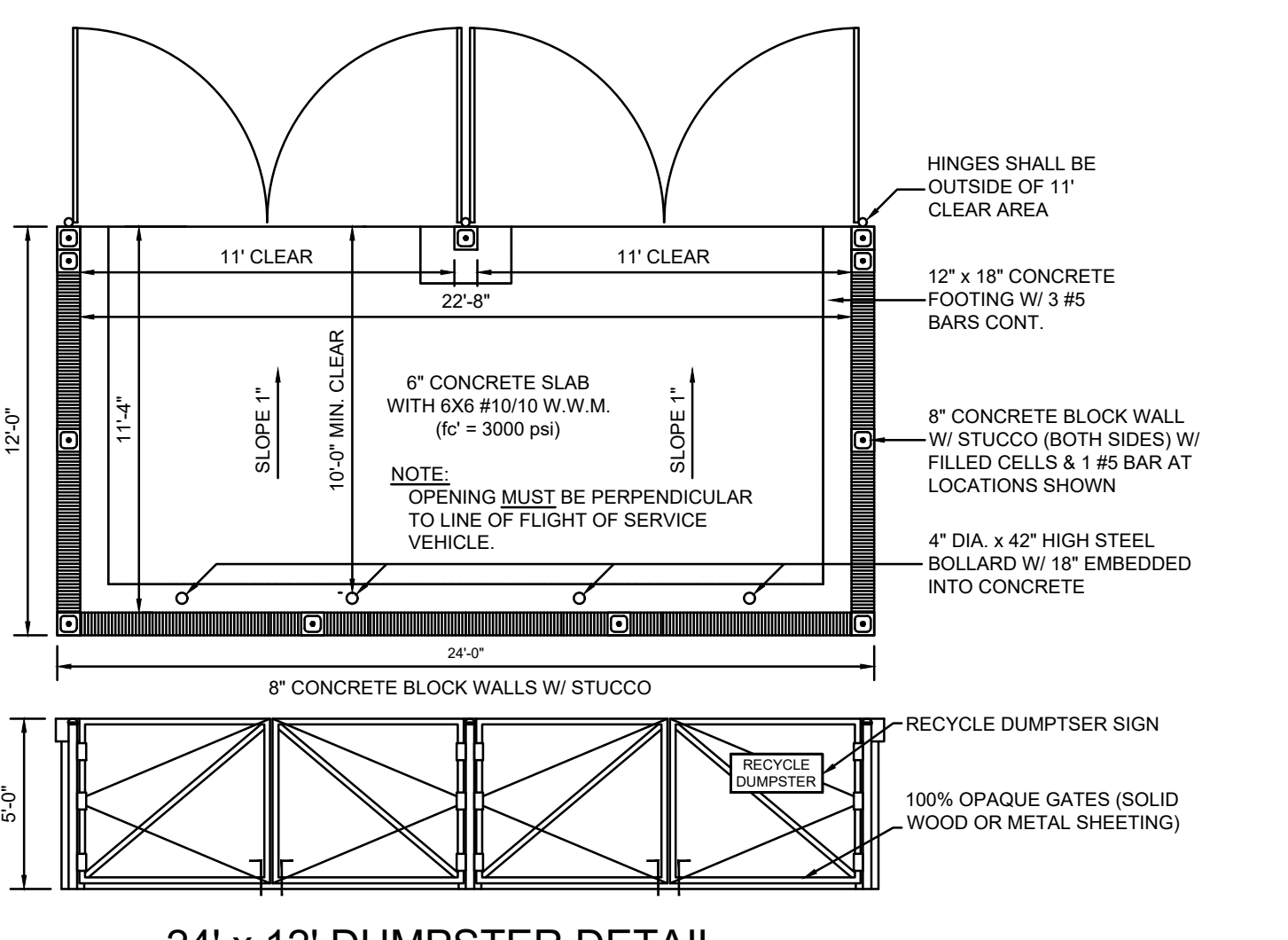
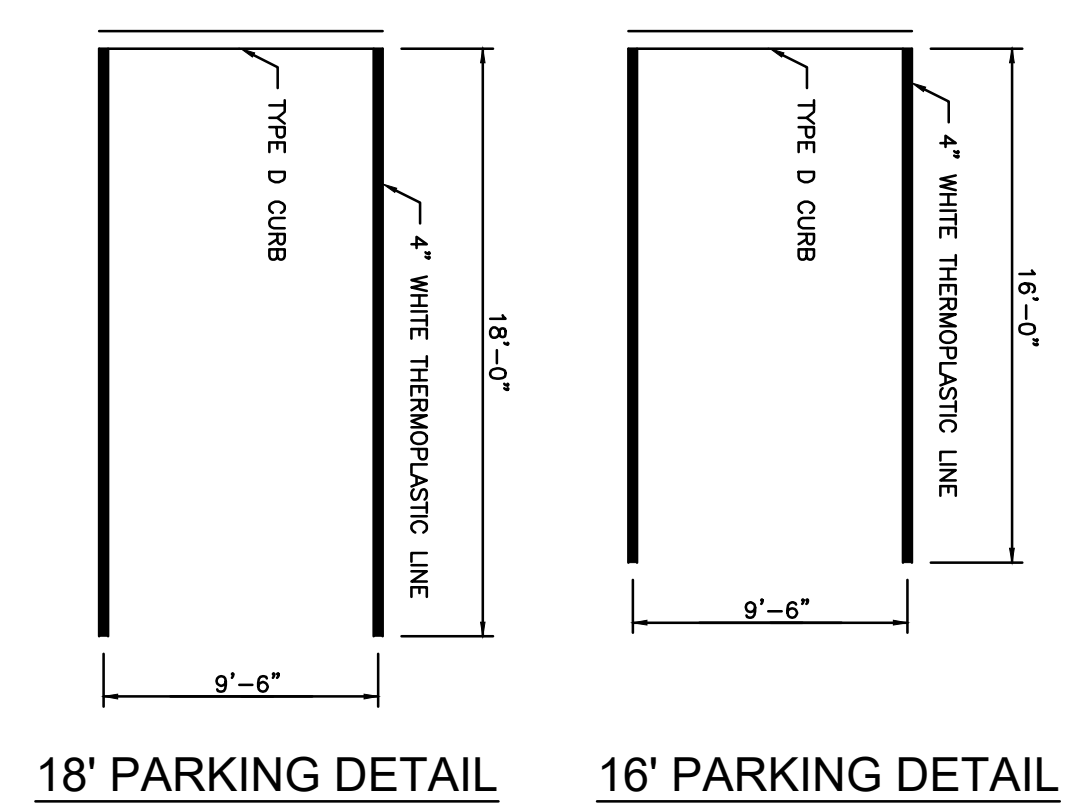
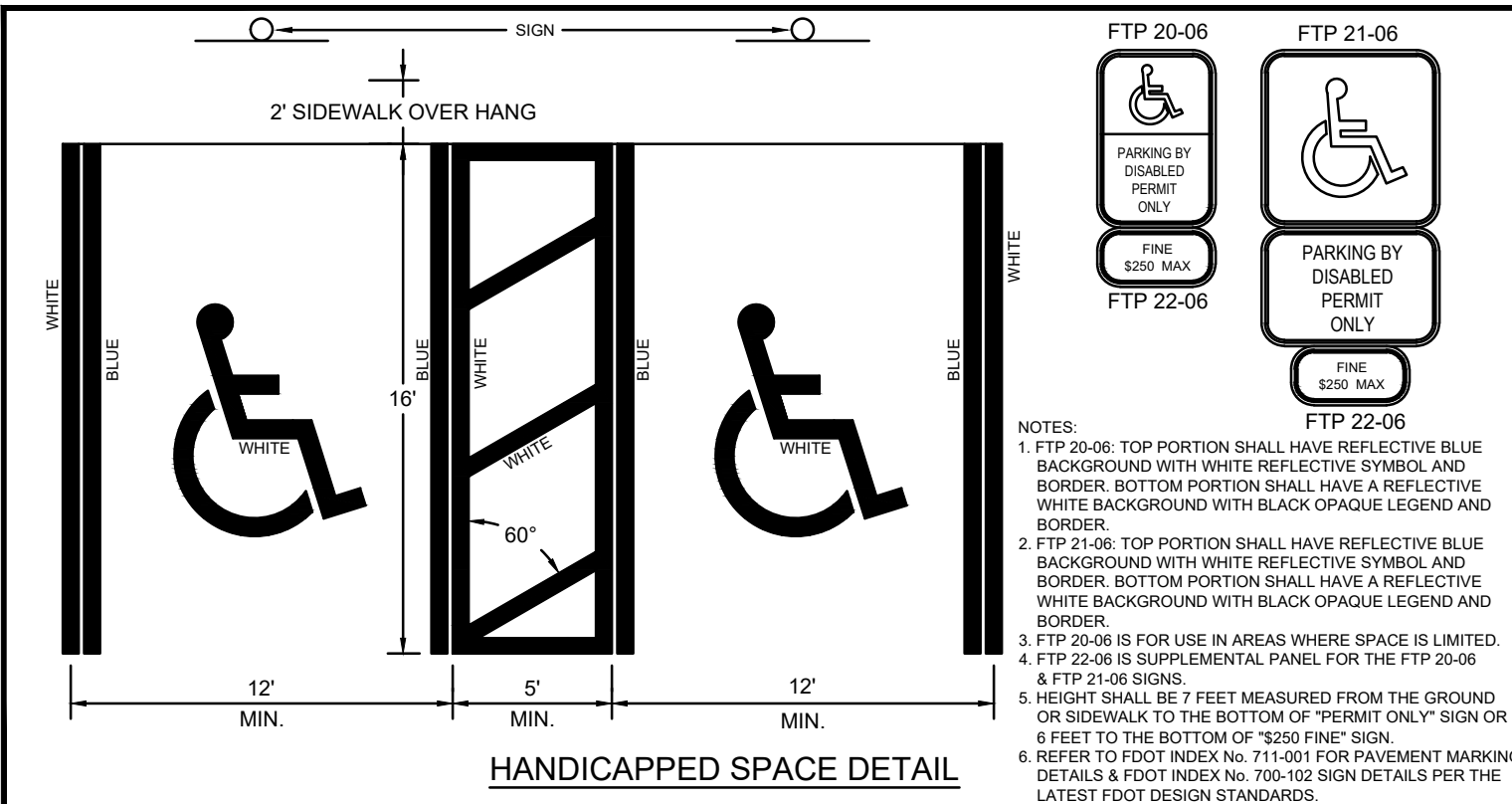
OWNER:
 JENSEN MHP, LLC
 JOHN WELCH
 5454 QUAIL HOLLOW
 PALM CITY, FL 34990

CIVIL ENGINEER/PLANNER:
 THE MILCOR GROUP, INC.
 MELISSA G. CORBETT P.E.
 10975 SE FEDERAL HIGHWAY
 HOBE SOUND, FL 33455
 (772) 223-8850

CONTRACTOR:
 TRM CONSTRUCTION
 PAUL J. PAYNE
 1512 SE VILLAGE GREEN DR
 PORT ST. LUCIE, FL 34952
 772-905-2727

SURVEYOR:
 KNOW IT NOW, INC
 PROFESSIONAL SURVEYING AND MAPPING
 5220 US HIGHWAY 1, #104
 VERO BEACH, FL 32967
 888-396-7770

LANDSCAPE:
 PAUL GOULAS
 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE JOY HAVEN STREET
 PORT ST. LUCIE, FL 34983
 772-631-8400



PSL PROJECT NO. P22-226
 PSLUD NO. 5424

GLOBE AVE RESTAURANT
 PORT ST. LUCIE, FLORIDA

CONCEPTUAL SITE PLAN

GLOBE AVE RESTAURANT

PORT ST. LUCIE, FLORIDA

THE MILCOR GROUP, INC.

CIVIL ENGINEERS
 10975 SE FEDERAL HIGHWAY
 HOBE SOUND, FL 33455
 725 SE PORT ST. LUCIE BLVD
 UNIT 104
 PORT ST. LUCIE, FL 34984
 PH: (772) 223-8850
 FAX: (772) 223-8851
 WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION:
 28246

SHEET NO. 1

ARCHITECTURAL ELEMENTS

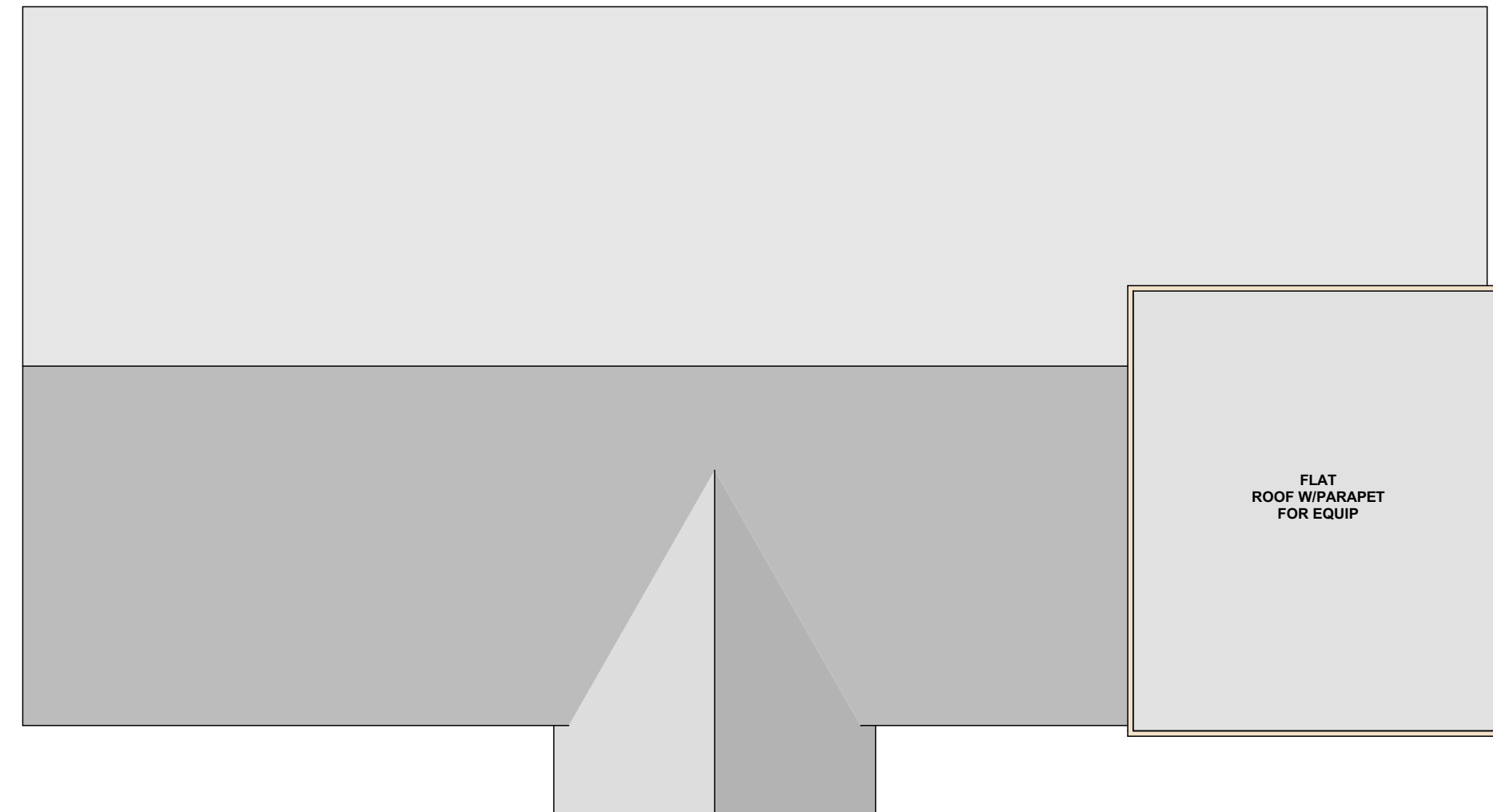
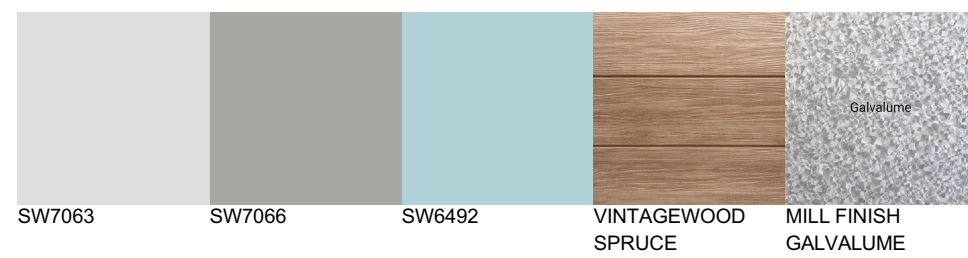
- SLOPED PRIMARY ROOF WITH AN OVERHANG
- SS METAL ROOF FOR 75% OF ROOF AREA
- VERTICAL, RECTANGULAR WINDOWS - AT LEAST 50% OF THE WINDOW AREA ON FRONT BUILDING FACE
- PORCH / PORTICO
- SQUARE COLUMNS SPACED NO GREATER THAN 1.5 THE HEIGHT OF THE COLUMN
- HORIZONTAL WOOD SIDING OR STUCCO WITH HORIZONTAL GROOVE LINE PATTERN BETWEEN 4" AND 12" OR STACKED STONE. MUST COVER AT LEAST 5% OF THE FRONT BUILDING FACE AREA
- USABLE OPEN SPACE - PEDESTRIAN COURTYARD, PLAZA, OR GREEN SPACE WITH SEATING OR TABLES WITH SEATING. AT LEAST .5% (.005) OF SITE AREA OR AT LEAST 2,000 SQ. FT., WHICHEVER IS LESS. SITE AREA DOES NOT INCLUDE UPLAND PRESERVE AREAS, LAKES, OR FUTURE PHASES

ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY.

COLORS/MATERIALS

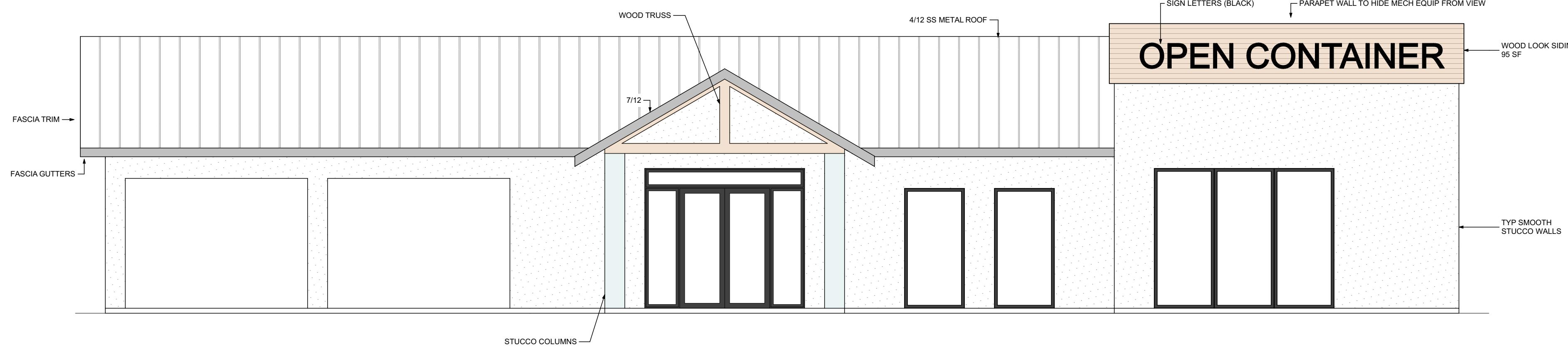
- TYP SLOPED ROOF: MILL FINISH GALVALUME BY DREXEL
 TYP BUILDING FACE: PAINTED STUCCO, SW7063, NEBULOUS WHITE BY SW, 100% ALLOW
 TYP FASCIA: PAINTED WOOD, SW7066, GRAY MATTERS BY SW, 100% ALLOW
 FRONT PORCH COLUMNS: PAINTED STUCCO, SW6492, JETSTREAM BY SW, 100% ALLOW
 FRONT PORCH BEAMS: PAINTED STUCCO, SW6492, JETSTREAM BY SW, 100% ALLOW
 FRONT PORCH TRUSS: NATURAL CEDAR
 FRONT PORCH FASCIA: PAINTED WOOD, SW7069, GRAY MATTERS BY SW, 100% ALLOW
 DINING PORCH COLUMNS: PAINTED STUCCO, SW7063, NEBULOUS WHITE BY SW, 100% ALLOW
 DINING PORCH BEAMS: PAINTED STUCCO, SW7063, NEBULOUS WHITE BY SW, 100% ALLOW
 DINING WOOD TRUSS: NATURAL CEDAR
 WINDOW LOOK SIDING: VINTAGEWOOD SIDING BY NICHHA, COLOR SPRUCE
 WINDOW/DOOR FRAMES: BLACK POWDERCOATED ALUM

BUILDING FACE AREA: 1700sf
 TRANSPARENCY AREA: 198sf (GLASS) / 396sf (FACADE AREA 2'-8") 50%



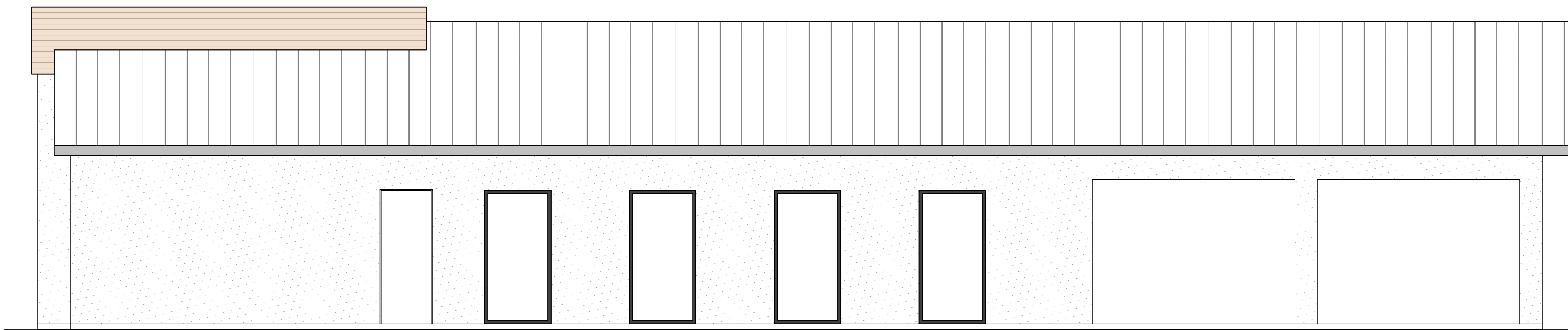
ROOF PLAN

SCALE: NTS



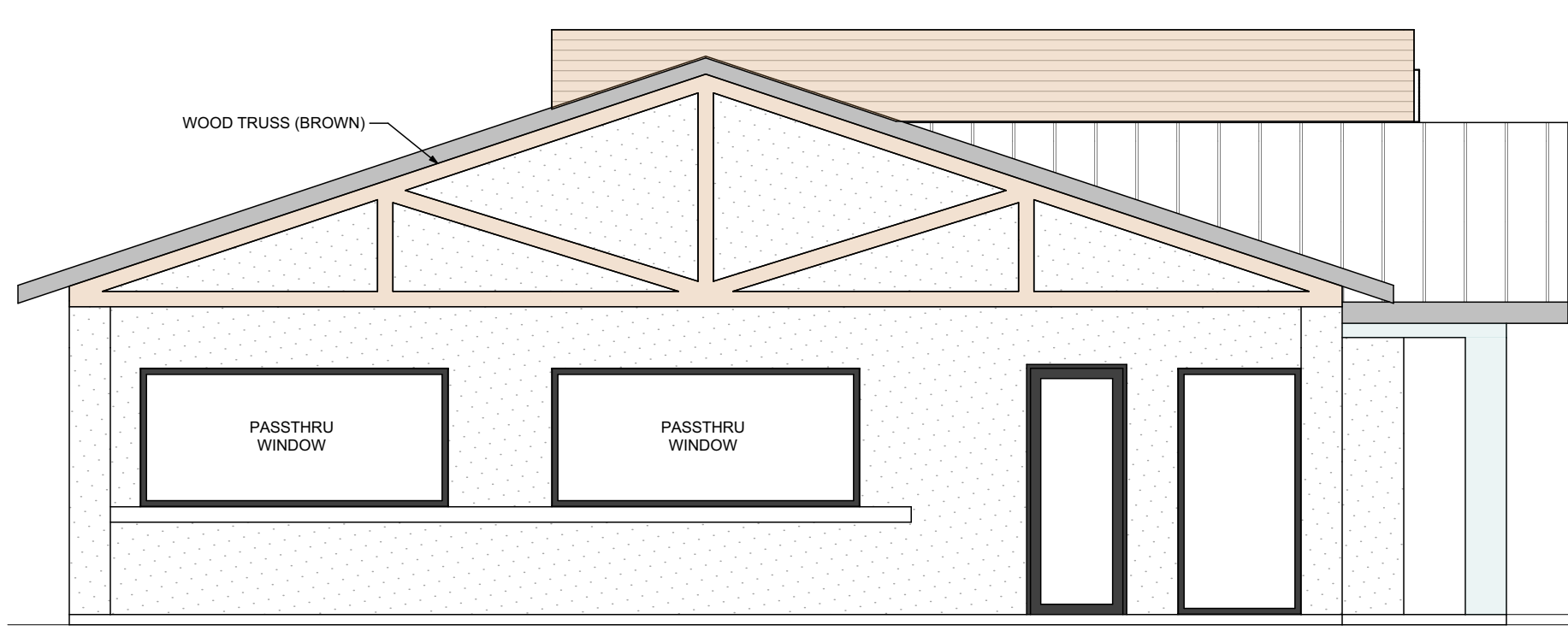
EAST ELEVATION (FRONT)

SCALE: 3/16" = 1'-0"



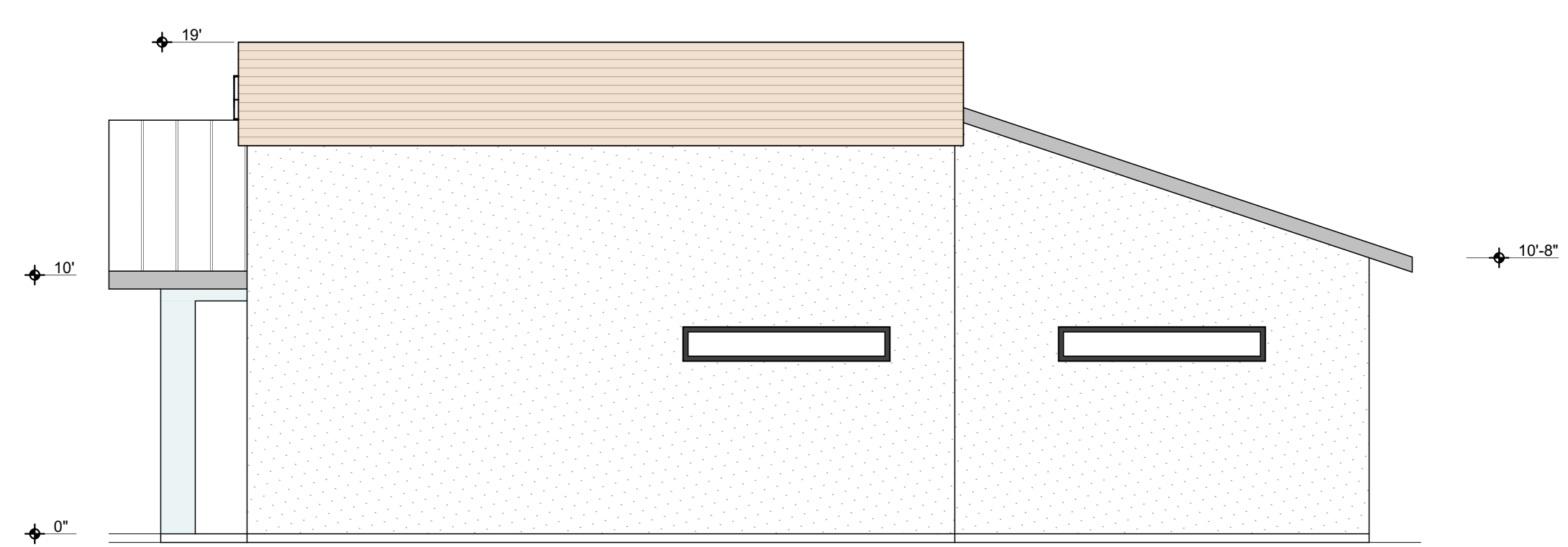
WEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

FL Design Build Inspect
 Construction + Architecture
 Home Inspection
 CRC13311101010101
 772.321.4500
 frank.liebler@gmail.com
 www.FLDesignBuildInspect.com

NEW BAR / RESTAURANT / RETAIL
 913 S Globe Ave, Port St. Lucie, FL 34953

ID	DATE	COMMENT

elevs
 8/30/22

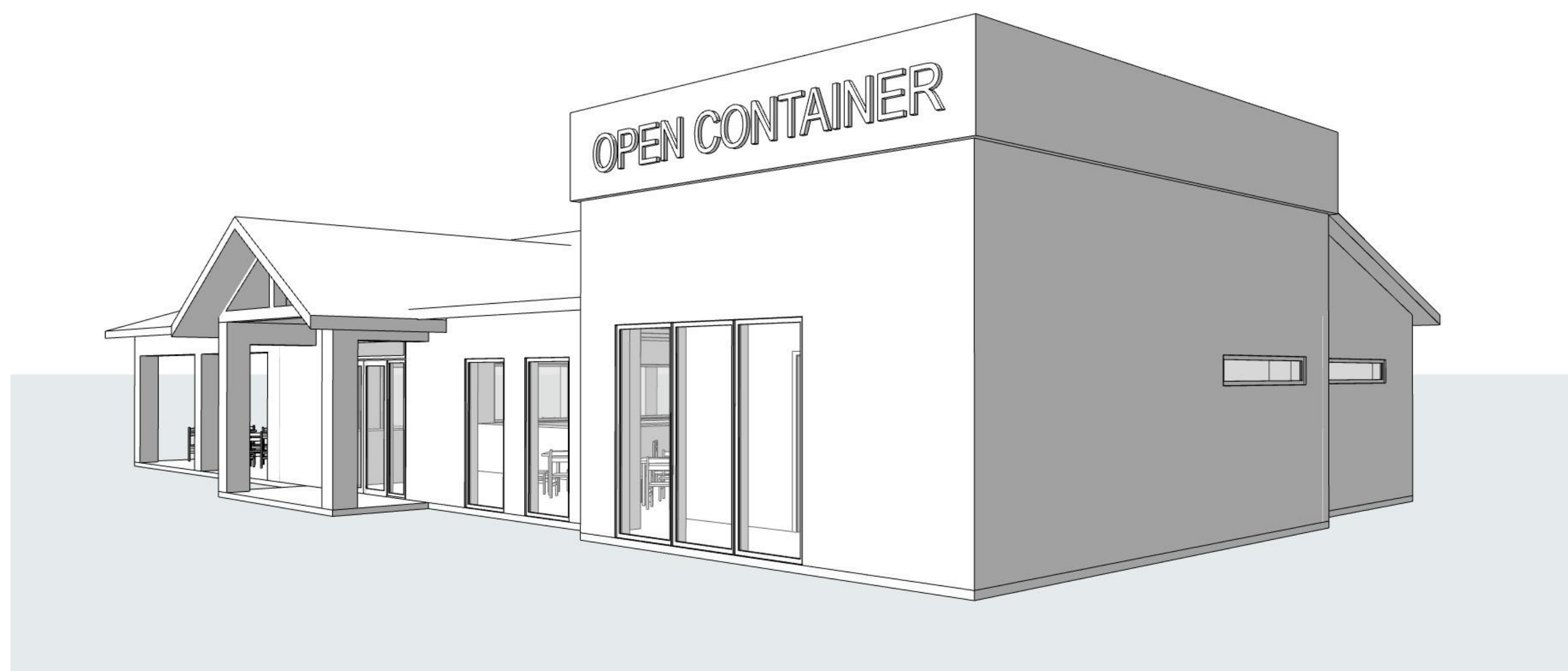
SHEET SD-3



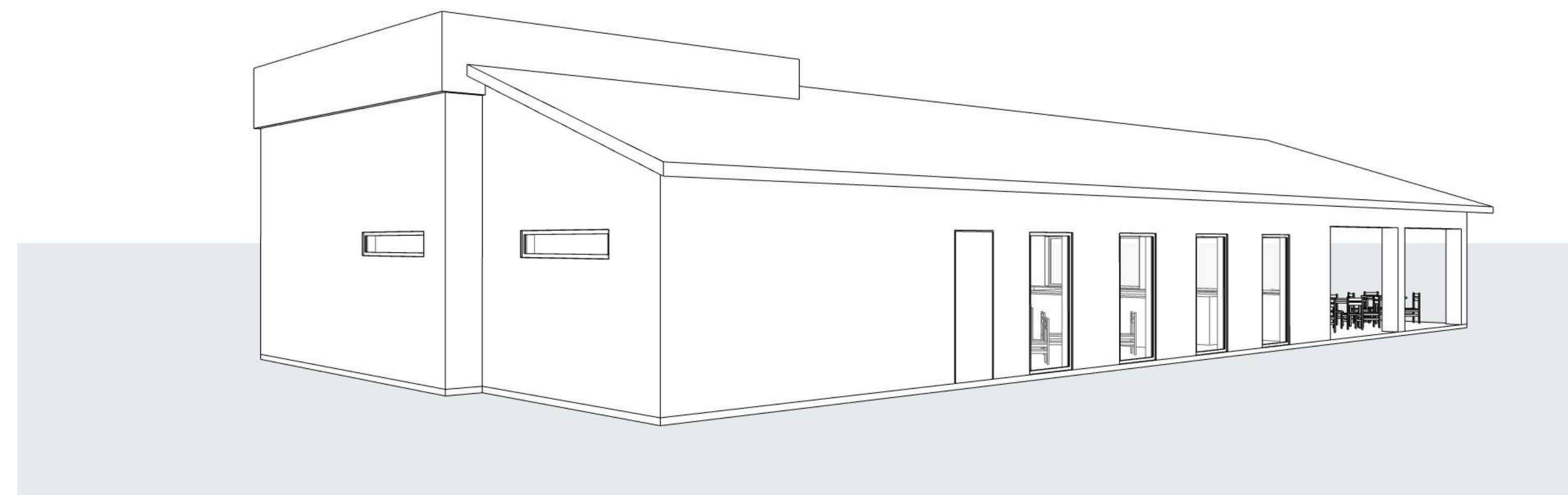
SE PERS



SW PERS



NE PERS



NW PERS

ID	DATE	COMMENT

perspectives

8/30/22

SHEET
SD-4

© ALL IDEAS, DESIGNS, PLANS AND ARRANGEMENTS INDICATED ON THIS SHEET ARE THE PROPERTY OF FL DESIGN BUILD INSPECT, AND WERE CREATED, EVOLVED AND DEVELOPED FOR THIS SPECIFIC PROJECT.

Required Tree Credits:

	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Site Perimeter: (838/30)	28	50%=14			
Building Foundation Perimeter: (244/30)	8	50%=4			
Parking Lot Terminal Islands:	8	75%=6			
Total:	44	24	5	20%=9	50%=23

Provided Tree Credits:

	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	45	38	8	45	9

Required Shrub Credits:

	Native	Drought Tolerant
Site Perimeter: (838/2)	419	50%=210
Building(s) Foundation Perimeter: (244/15)	163	50%=82
Total:	582	292

Provided Shrub Credits:

	Native	Drought Tolerant
Total:	747	747

Required Groundcover Credits:

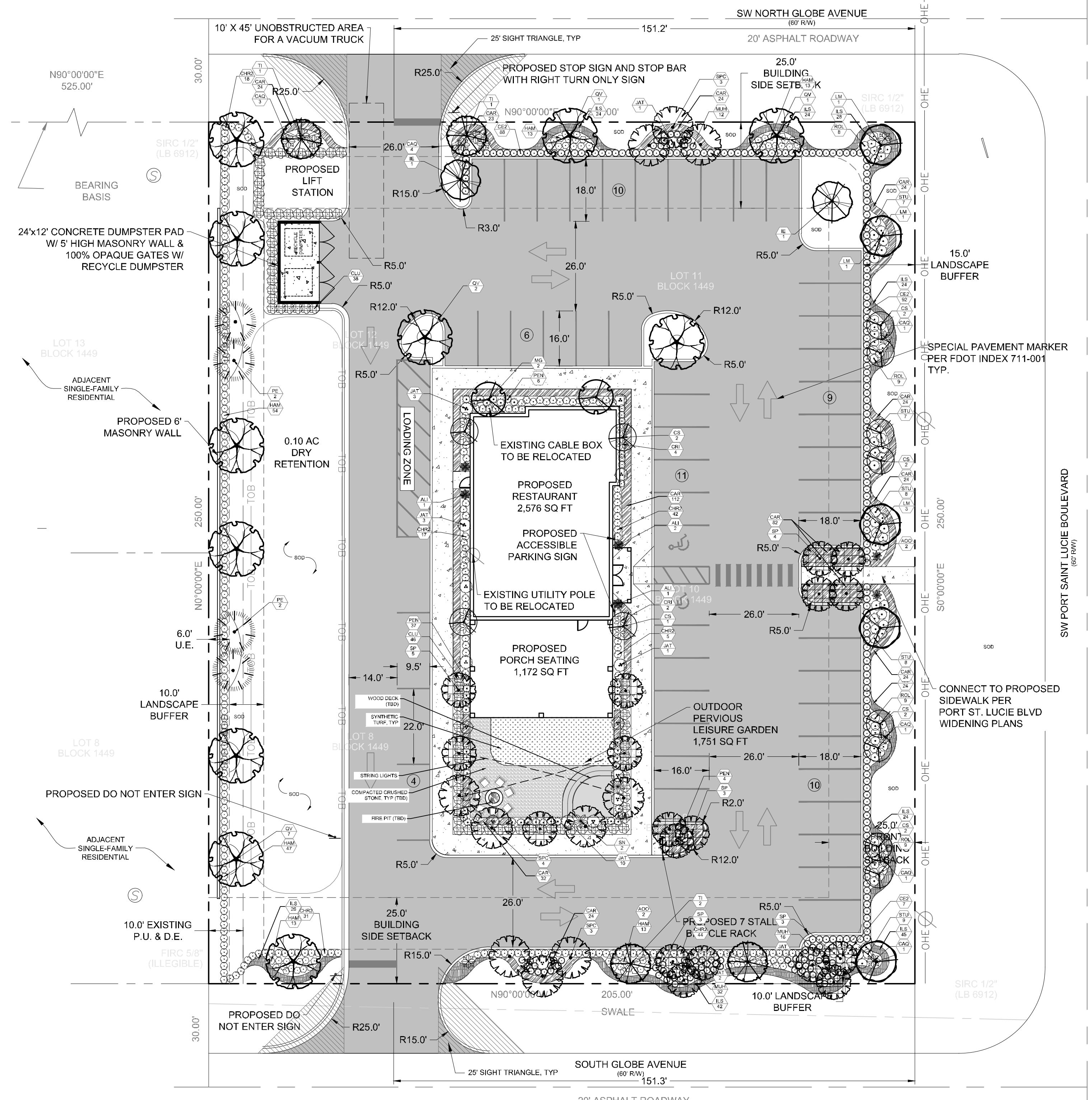
	Native%	Flower%	Drought Tolerant%
Building Foundation & Perimeters: (244'x10'x.25)	610 SF	25%=153 SF	50%=305 SF

Provided Groundcover Credits:

	Native	Flowering	Drought Tolerant
Total:	1,721 SF	617 SF	1,104 SF

Plant Schedule:

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	SPC	10	Sabal palmetto	Curved Sabal Palm	FG	10'-18' CT		SLK, CV TRK, SP	Native	HVY CAL
	SP	18	Sabal palmetto	Sabal Palm	FG	10'-18' CT	10' W	SLK, SP	Native	HVY CAL
CODE MINIMUM	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CS	12	Conocarpus erectus 'Sericeus'	Silver Buttonwood	45G	12' HT	4' SPR	STD, F, SP	Native	2.5' Caliper
	IE	2	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	12' HT	6' W	F, SP	Native	2.5' DBH
	LM	5	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	FG	12' HT	6' SPR	STD, F, SP	Non-native	2.5' Caliper
	MG	2	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	FG	12' HT	5' W	FTB, SP	Native	2.5' DBH
	PE	4	Pinus Elliotti 'Densa'	Slash Pine	FG	12' CT	6' W	F, SP	Native	2.5' DBH
	QV	11	Quercus virginiana	Southern Live Oak	FG	12' HT	16' SPR	F, SP	Native	2.5' DBH
	TI	4	Tabebuia impetiginosa	Purple Tabebuia	FG	12' HT	7' SPR	F, SP	Non-native	2.5' Caliper
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	MUH	81	Muhlenbergia capillaris	Pink Muhly	3G	24" HT	24" W	F	Native	
	PEN	45	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" HT	12" W	F	Native	
CODE MINIMUM SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	ALI	4	Alcantarea imperialis	Imperial Bromeliad	7G	24" HT		SP	Non-native	
	AOO	2	Alcantarea odorata	Giant Silver Bromeliad	7G	24" HT		SP	Non-native	
	CHR2	162	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoltium	3G	24" HT	24" W	F, SP	Native	
	CLU	84	Clusia gulfifera	Small-Leaf Clusia	7G	4' HT	3' W	FTB	Non-native	
	CE2	189	Conocarpus erectus	Buttonwood	3G	24" HT	24" W	FTB, SP	Native	
	CAQ	12	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native	
	CRI	8	Crinum sp.	Green Crinum	7G	24" HT	24" W	F, SP	Non-native	
	HAM	166	Hamelia patens 'Calusa'	Dwarf Firebush	3G	24" HT	24" W	FTB	Native	
	JAT	19	Jatropha integririma	Jatropha	15G	4' HT	3' W	ML, F, SP	Non-native	
	ROL	35	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24" W	FTB, SP	Non-native	
	STU	43	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18" W	F	Native	
	SN	2	Streitzia nicotai	Giant Bird of Paradise	15G	6' HT	3' W	SP, 3 PP	Non-native	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CAR	518	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G	2' HT	2' W	F	Non-native	18" o.c.
	ILS	290	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" HT	12" W	Full	Native	18" o.c.



PSLUSD Notes for Landscape Plans

- All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
- No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any underground infrastructure.
- No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.
- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 153 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

General Landscape Notes

- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of .70.
- All landscaping at intersection and corners complies with Section 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will be maintained at a height of no less than 8' above the road crown.

PSLUSD # 5424

City Project Number: P22-226

Sheet Index:

Landscape Plan, Calculations, & Plant List	LS-1
Detailed Landscape Plan	LS-2
Landscape Details & Specifications	LS-3



Project Team

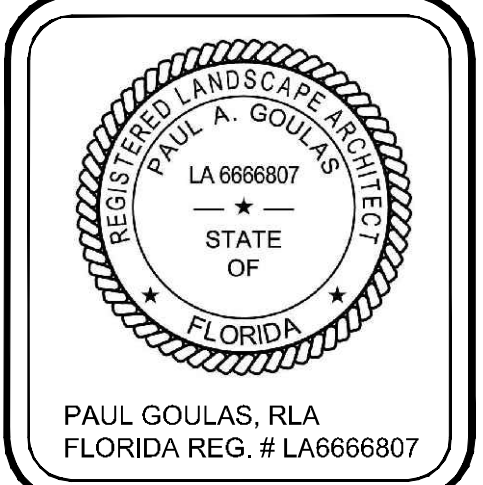
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Brandon White | Owner
 772-834-1357 | brandon@las-fl.com
 Paul Goulas | Owner
 772-631-8400 | paul@las-fl.com
 1708 SE Jay Haven Street
 Port St. Lucie, FL 34983

Civil Engineer:
THE MILCOR GROUP, INC.
 CIVIL ENGINEERS
 10075 SE FEDERAL HIGHWAY
 MOORE SOUND, FL 33456
 725 SE PORT ST. LUCIE BLVD
 SUITE 104
 PORT ST. LUCIE, FL 34984
 PH: (772) 223-8800
 FAX: (772) 223-8801

Globe Ave Restaurant
 913 SW South Globe Avenue, Port St. Lucie, FL 34953
Landscape Plan

Revisions

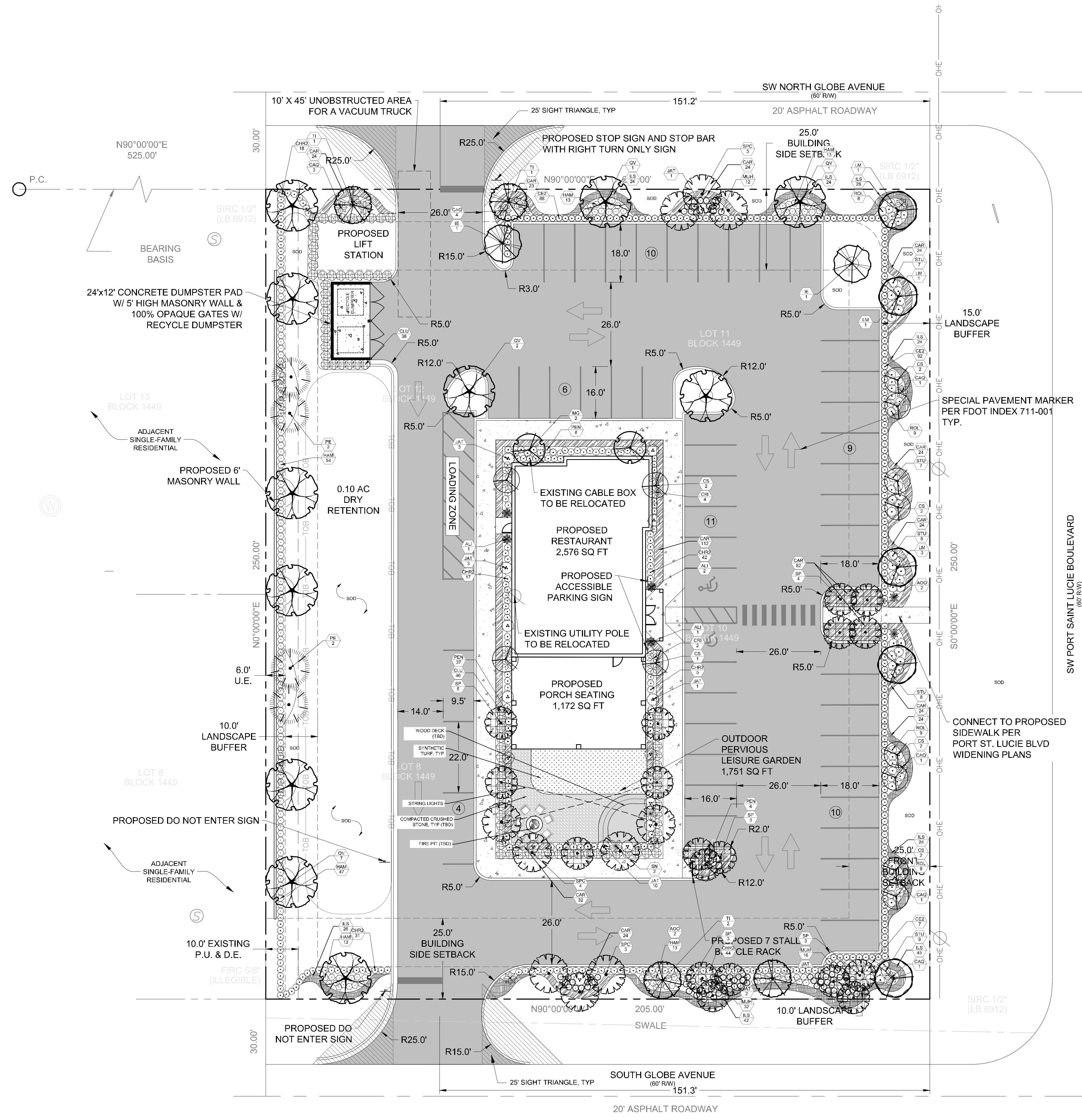
Date	Init.	Description
08.11.22	BW	Conceptual Landscape
08.31.22	BW	Revised per Site Plan



Drawn By: BW
 Checked By: PG
 Municipal Project: P22-226
 Scale:

Scale:

P22-226
LS-1



Project Team

Landscape Architect:

LS LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Jay Haven Street
Port St. Lucie, FL 34983

Civil Engineer:

THE MILCOR GROUP, INC.

CIVIL ENGINEERS
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MOBIE SOUND, FL 33456
725 SE PORT ST. LUCIE BLVD
SUITE 104
PORT ST. LUCIE, FL 34984
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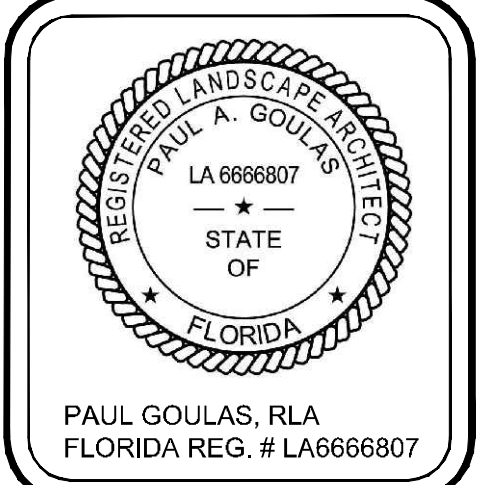
Globe Ave Restaurant

913 SW South Globe Avenue, Port St. Lucie, FL 34953

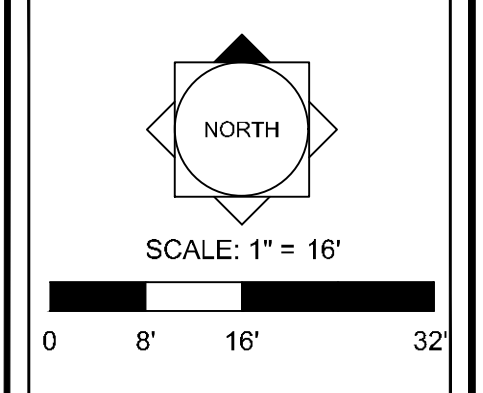
Detailed Landscape Plan

Revisions

Date	Init.	Description
08.11.22	BW	Conceptual Landscape
08.31.22	BW	Revised per Site Plan



Drawn By: BW
Checked By: PG
Municipal Project: P22-226
Scale:



P22-226
LS-2



LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
 - A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
 - A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
 - A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
 - A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
 - B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
 - C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
 - A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
 - B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
 - C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
 - A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
 - A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
 - A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guarantee of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

- 1.09 CARE AND MAINTENANCE:
 - A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
 - B. The Owner agrees to execute the instructions for such care and maintenance.

- 1.10 SAFETY:
 - A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
 - B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

- 1.11 CONTRACTOR QUALIFICATION:
 - A. The Owner may require the applicant contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
 1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

- 1.12 INSURANCE AND BONDING:
 - A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

- 1.13 PERMITS AND CERTIFICATES:
 - A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
 - A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
 - B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
 - C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
 - D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
 - E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
 - F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION:
 - A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
 - A. Balloes and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
 - B. Plants with broken, damaged or insufficient rootballs will be rejected.
 - C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
 - D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04 STORAGE:
 - A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
 - B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or Owner.
 - C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
 - D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

- 2.05 PROTECTION DURING PLANTING:
 - A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
- 2.06 PLANTING SOIL:
 - A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
 - A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

- D. Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
 - A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind erosion. Cypress or Red mulch is prohibited.
 - B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered, or as required by local jurisdiction. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks

PART 3: EXECUTION

- 3.01 DIGGING:
 - A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
 - A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
 - B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
 - A. Planting shall take place during favorable weather conditions.
 - B. The Contractor shall call for utility locations and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
 - C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
 - D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
 - E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
 - F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
 - 1 Gallon material (1 gal.): 12" x 12" x 12" min.
 - 3 Gallon material (3 gal.): 20" x 20" x 18" min.
 - Lerio material (7 gal.): 30" x 30" x 24" min.Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
 - G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
 - H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
 - I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc. shall be removed from sides and top of the ball and removed from hole before filling in.
 - J. All flagging ribbon shall be removed from trees and shrubs before planting.
 - K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
 - L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Sauser areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

- 3.04 PRUNING:
 - A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
 - B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
 - C. Trees shall not be poled or topped.
 - D. Remove all trimmings from site.

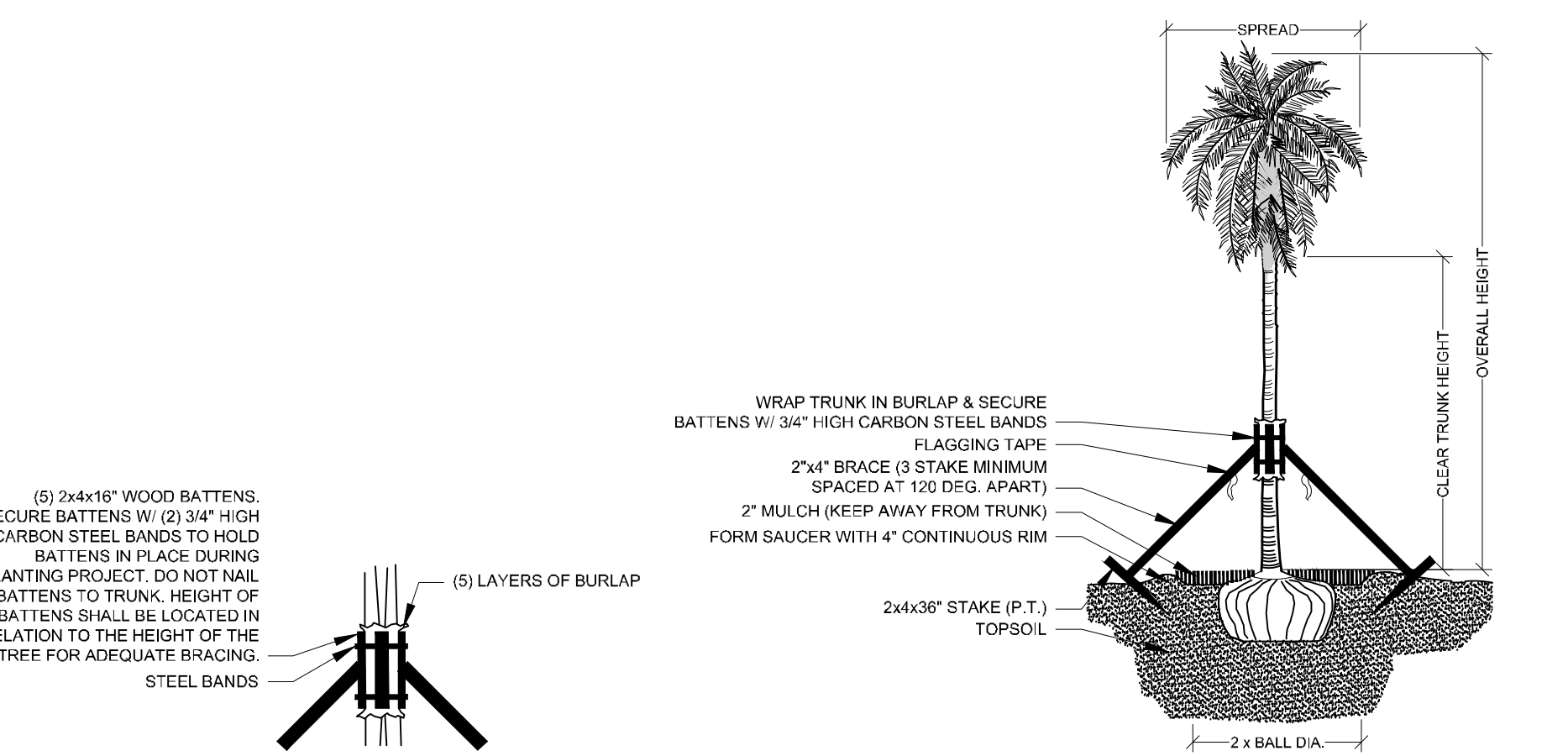
- 3.05 GUYING:
 - A. All trees over six (6) feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
 - B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crooked area.
 - D. Stake & Brace all trees larger than 12" ea. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
 - E. Tumbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
 - A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
 - B. See General Notes of Landscape Plan for water saucers.

- 3.07 SOD:
 - A. The Landscape Contractor shall sod all areas indicated on the drawings.
 - B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
 - C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
 - D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
 - E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
 - F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
 - G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs.
 - H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:
 - A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
 - B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
 - C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
 - D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP:
 - A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE:
 - A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, reseeding plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
 - B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
 - C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.
 - D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
 - E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

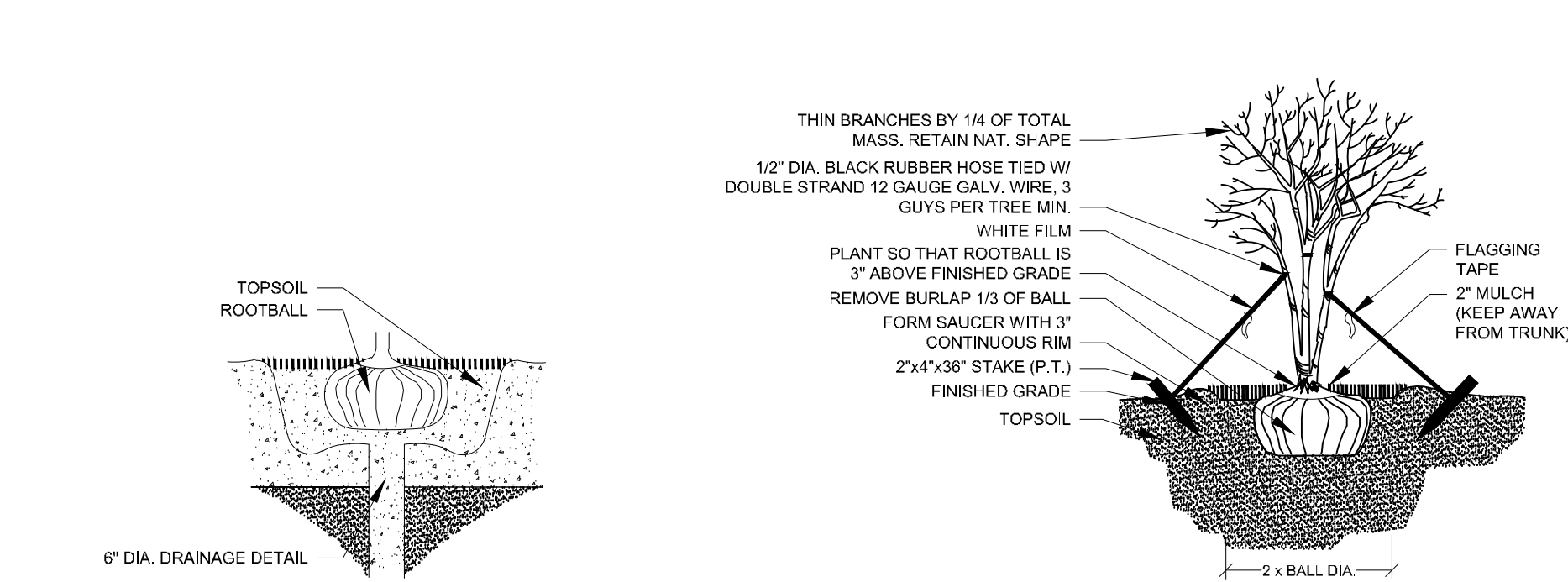
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
 - A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
 - B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
 - C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in those Specifications at the time of final inspection and acceptance.
 - D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

- DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS
- PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:
 - A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
 - B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
 - C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL).
 - D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
 - E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



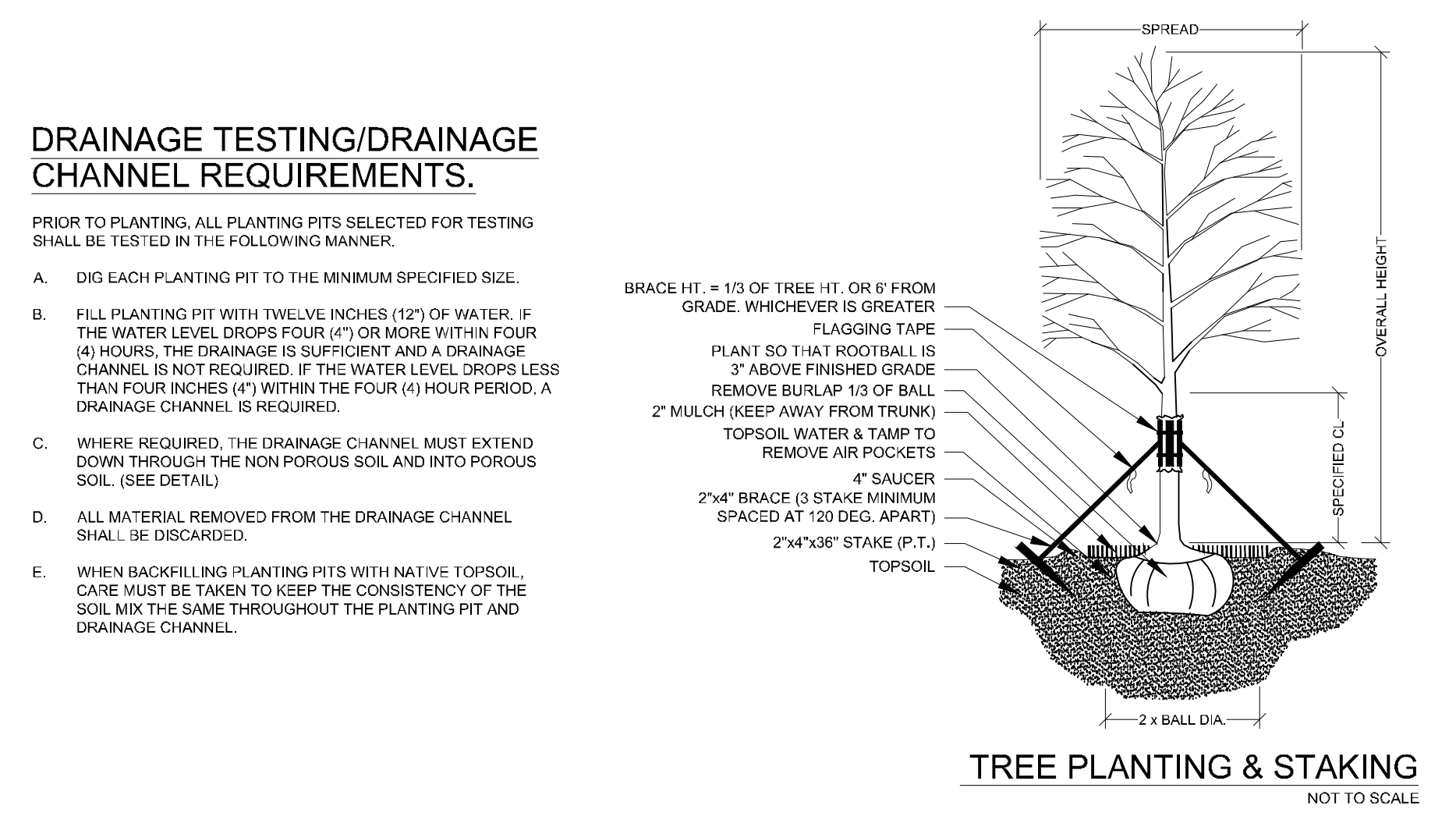
BRACING DETAIL NOT TO SCALE

PALM PLANTING - ANGLE STAKE NOT TO SCALE

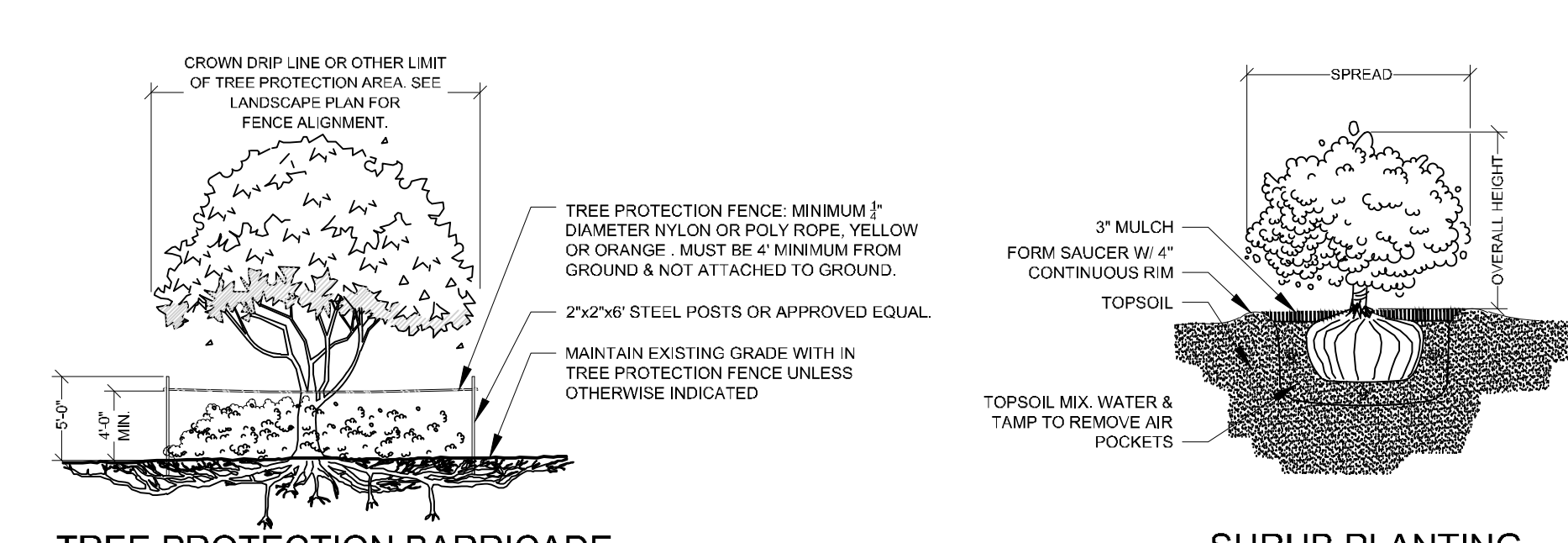


DRAINAGE TESTING DETAIL NOT TO SCALE

MULTI-TRUNK PLANTING & GUYING NOT TO SCALE

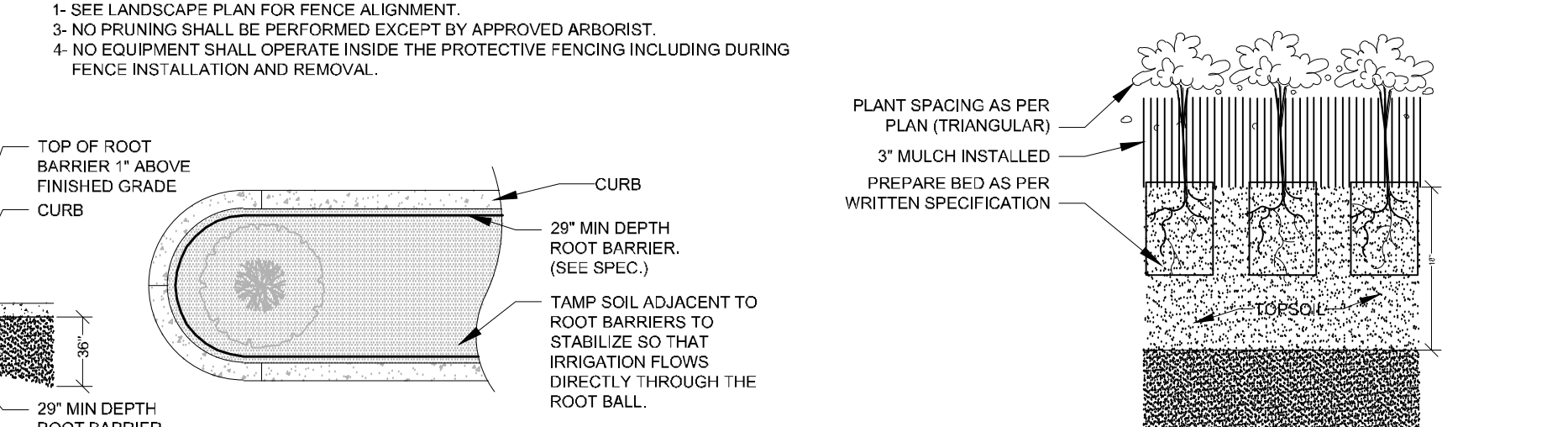


TREE PLANTING & STAKING NOT TO SCALE



TREE PROTECTION BARRICADE NOT TO SCALE

SHRUB PLANTING NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL NOT TO SCALE

GROUND COVER PLANTING DETAIL NOT TO SCALE

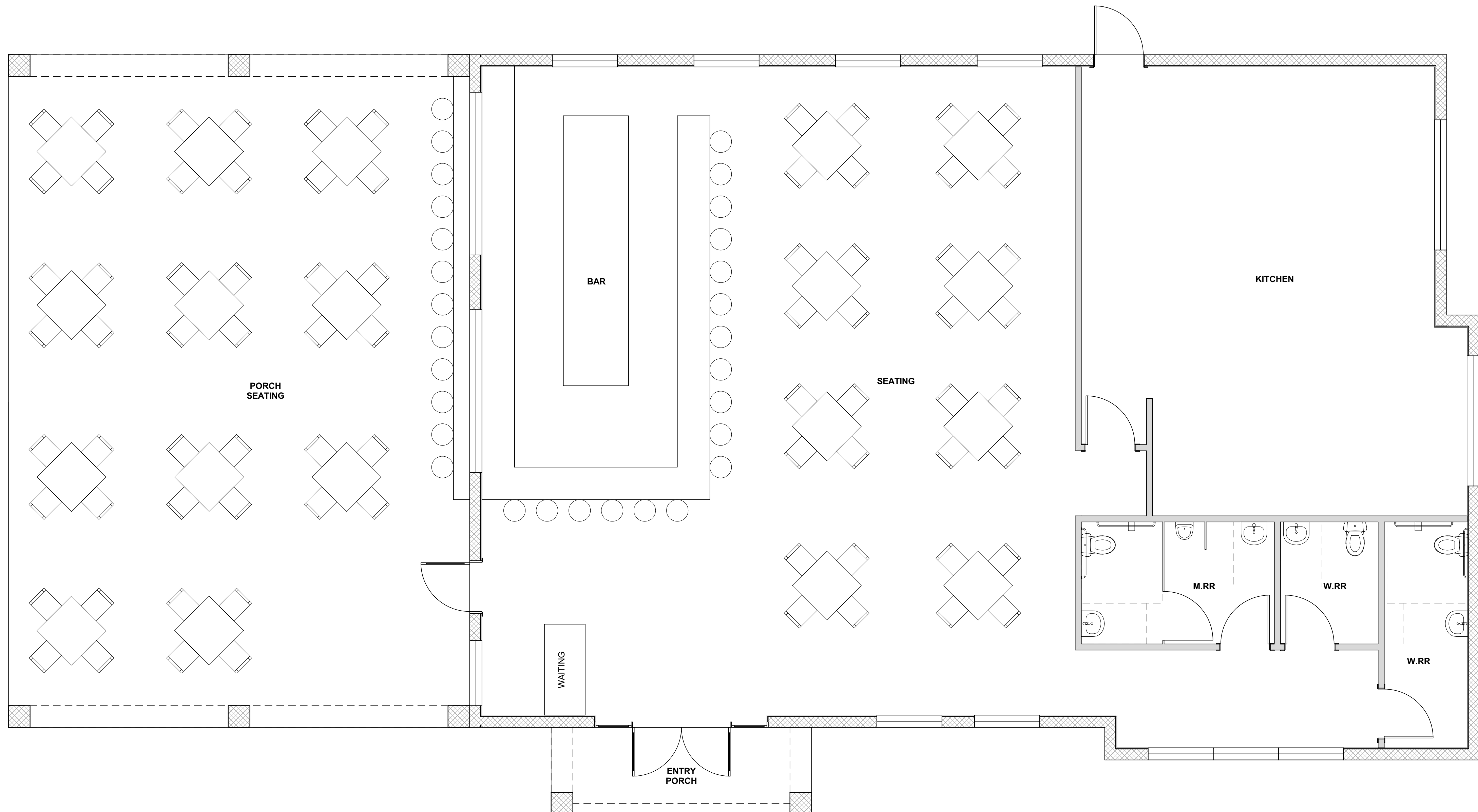
Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Jay Haven Street
Port St. Lucie, FL 34983
Civil Engineer:
THE MILCOR GROUP, INC.
CIVIL ENGINEERS
10751 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
725 SE PORT ST. LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984
PH: (772) 223-8992
FAX: (772) 223-9891

Globe Ave Restaurant
913 SW South Globe Avenue, Port St. Lucie, FL 34953
Details & Specifications

Revisions		
Date	Init.	Description
08.11.22	BW	Conceptual Landscape
08.31.22	BW	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6668807
STATE OF FLORIDA
PAUL GOULAS, RLA
FLORIDA REG. # LA6668807

Drawn By: BW
Checked By: PG
Municipal Project: P22-226
Scale:
NORTH
SCALE: 1" = NTS
P22-226
LS-3



PRELIM CODE CALCS:

Occupancy Calcs	area	ratio	occ
porch	1,171 sf	15	78.1
seating	1,079 sf	15	71.9
bar	372 sf	-	20.0
kitchen	621 sf	200	3.1
		total occupants	173.11

BLDG AREA CALCS:

conditioned interior (gross)	2,577 sf
porch seating (gross)	1,171 sf
total floor area (gross)	3,748 sf
entry porch (gross)	85 sf

PROJECT DESCRIPTION:
NEW BAR AND RESTAURANT

PROPERTY INFO:
parcel id: 3420-570-0276-000-6
Limited Mixed Use (City of PSL)
bldg flood zone: X

UTILITY INFO:
gas: ?
sewage: PUBLIC
potable water: PUBLIC

Plumbing Fixtures req

WC:	see below calcs	FBC P 403.1
Lav:	see below calcs	FBC P 403.1
unisex allowed	no	FBC P 403.2
RR Public Access req	yes	FBC P 403.1
Water Cooler req	no	FBC P 403.1
Drinking Fountain req	no	FBC P 410.2
Service Sink req	yes	FBC P 403.1

Plumbing Fixtures Calcs

	ratio	qty
male lav	200	0.43
female lav	200	0.43
male wc	75	1.15
female wc	75	1.15
drinking fountain	100	0.82

FLOOR PLAN

SCALE: 1/4" = 1'-0"

FL Design Build Inspect
Construction + Architecture
+ Home Inspection
CRC1331844160 HI10776
772.321.4500
frank.liebler@gmail.com
www.FLDesignBuildInspect.com

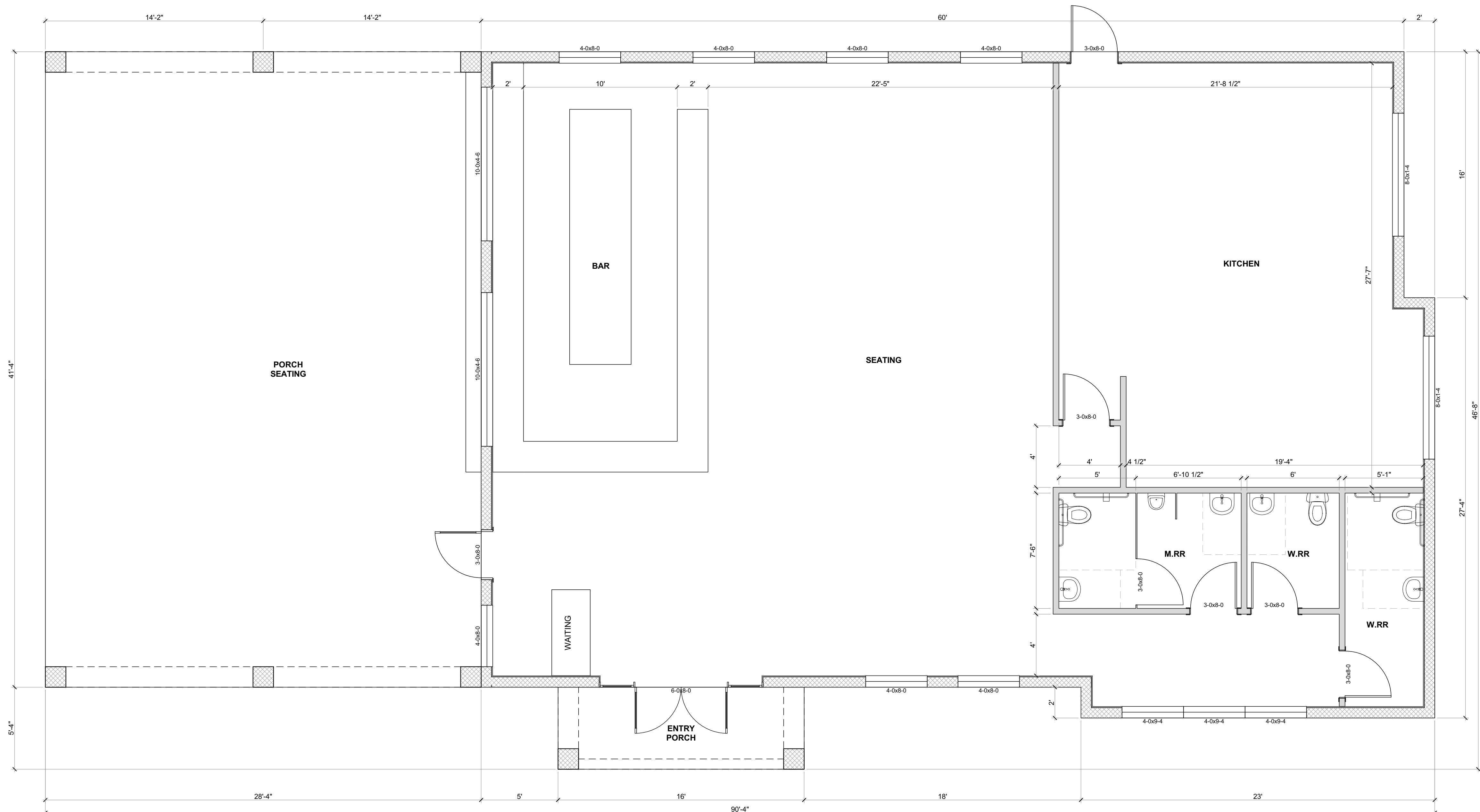
NEW BAR / RESTAURANT / RETAIL
913 S Globe Ave, Port St. Lucie, FL 34953

ID	DATE	COMMENT

floor plan
8/30/22

SHEET
SD-1

© ALL IDEAS, DESIGNS, PLANS AND ARRANGEMENTS INDICATED ON THIS SHEET ARE THE PROPERTY OF FL DESIGN BUILD INSPECT, AND WERE CREATED, EVOLVED AND DEVELOPED FOR THIS SPECIFIC PROJECT.



FLOOR PLAN- DIMENSIONED
SCALE: 1/4"= 1'-0"

ID	DATE	COMMENT

floor plan (1)
8/30/22
SHEET
SD-2

Jensen MHP, LLC LMD Conceptual Plan Amendment (P22-226)

Planning & Zoning Board – November 1, 2022
Francis Forman, Planner II

CityofPSL.com



Request

- The Applicant is requesting approval to reconfigure the 1.17-acre Limited Mixed Use (LMD) site conceptual plan.
- The previously approved conceptual plan for this property was a 10,000 square foot office and retail strip which accompanied the initial rezoning of the property from Single-Family Residential – 2 (RS-2) to Limited Mixed Use (LMD).
- Proposed Project: A 2,500 square foot restaurant with outdoor seating



General Information

- Owners – Jensen MHP, LLC
- Applicant – MilCor Group, Kim Little
- Location – West side of SW Port Saint Lucie Boulevard, between North & South Globe Avenue
- Existing Use – Vacant land



Subject Property



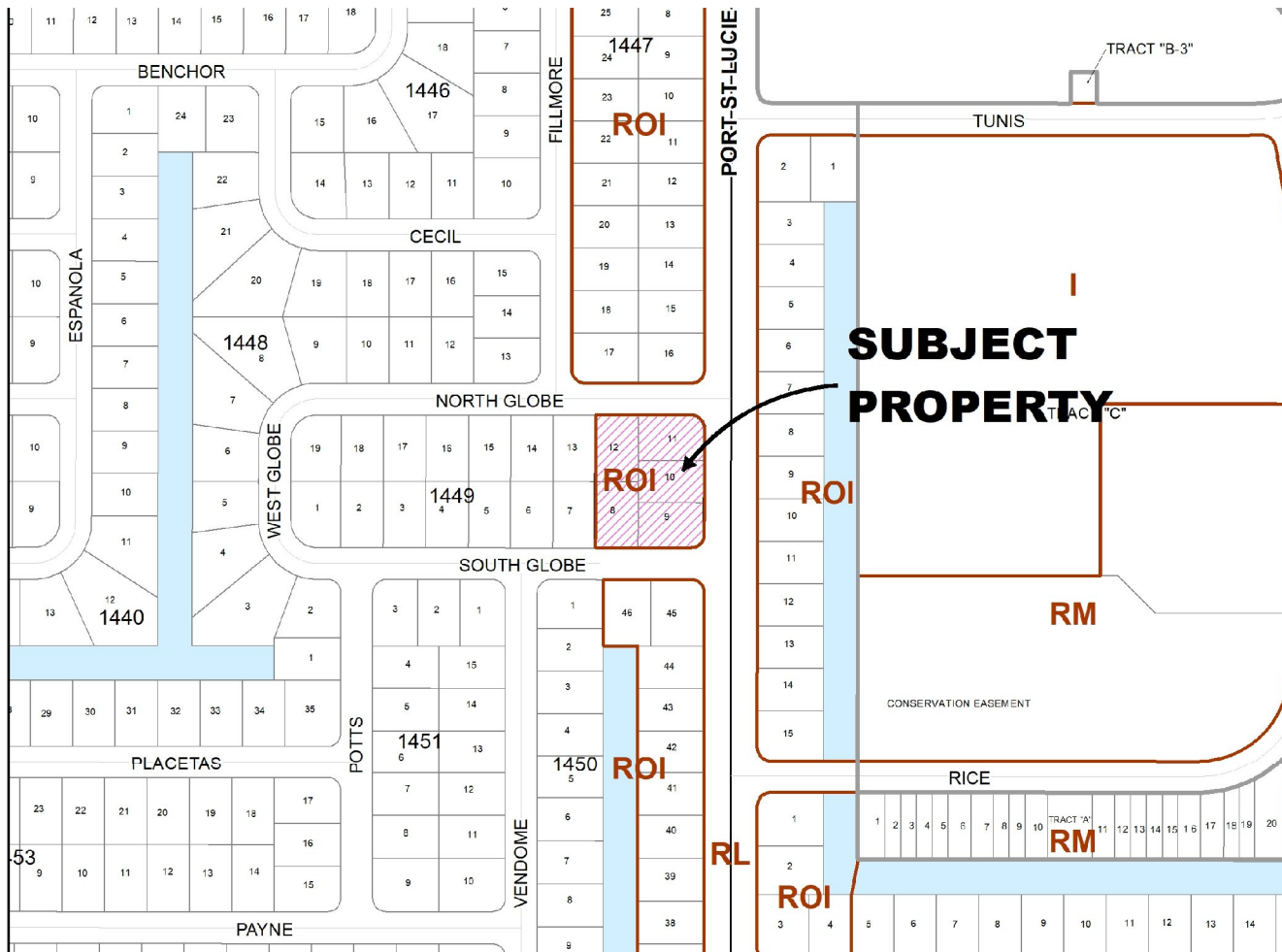


AERIAL



CityofPSL.com



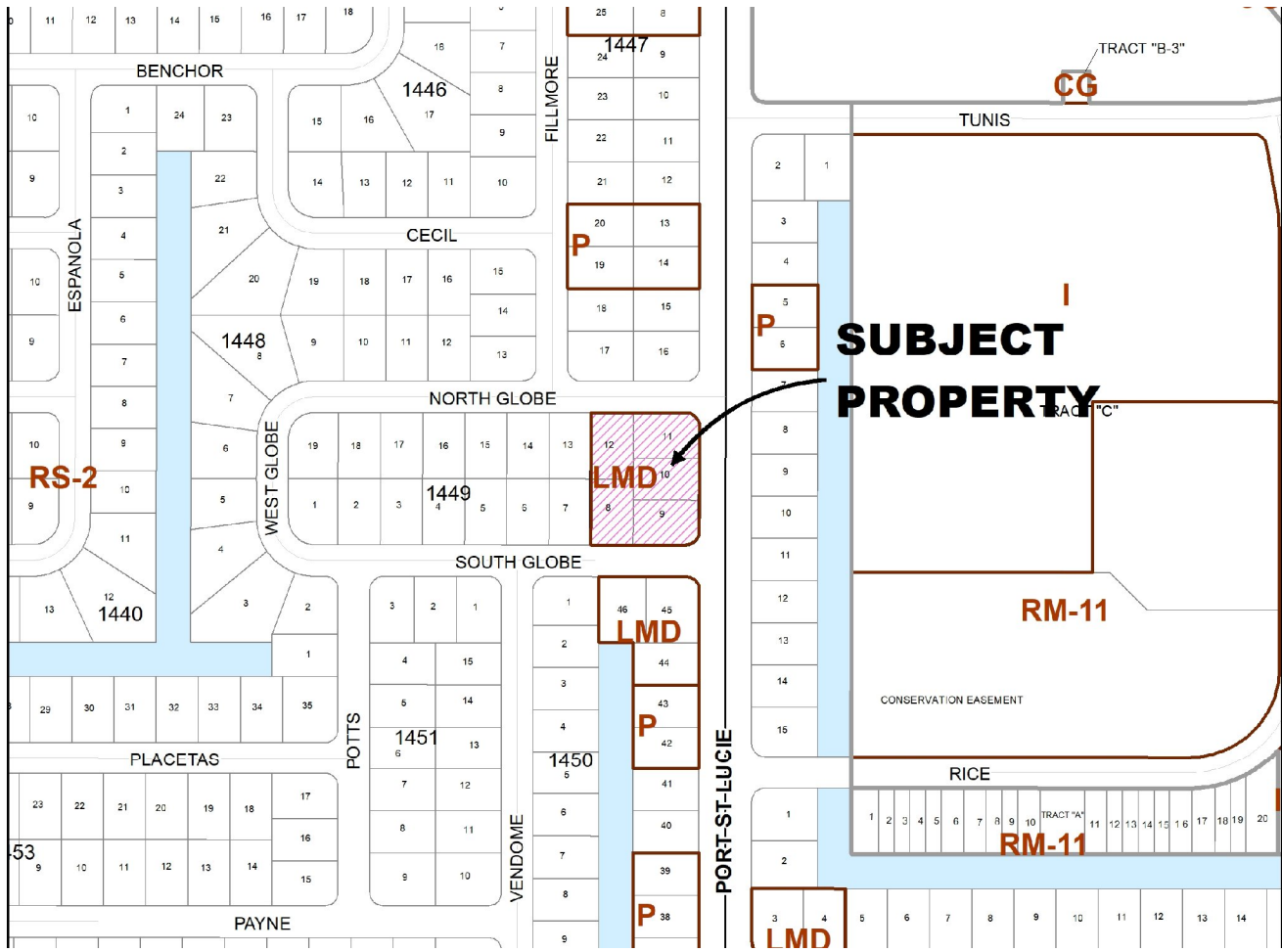


FUTURE LAND USE



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ZONING



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SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, Institutional (ROI)	Single Family Residential (RS-2)	Vacant
South	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD)	Vacant Land and Houses
East	Residential, Office, Institutional (ROI)	Single Family Residential (RS-2)	Vacant Land
West	Low Residential (RL)	Single Family Residential (RS-2)	Houses



FUTURE LAND USE COMPATIBILITY

Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
ROI (Residential, Office, Institutional)	Limited Mixed Use (LMD), P (Office), I (Institutional), RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre.



Conceptual Plan



SITE DATA

SECTION 10, TOWNSHIP 37S, RANGE 42E
 PARCEL ID # 1420-570-0276-000-6
 SITE ADDRESS 915 SW SOUTH OCEAN AVENUE, PORT ST. LUCIE, FL 34953
 FUTURE LAND USE: RESIDENTIAL - OFFICE / INSTITUTIONAL
 EXISTING ZONING DESIGNATION: COMMERCIAL GENERAL
 FUTURE ZONING DESIGNATION: ZONE X, PER FIRM PANEL NO. 121125000 DATED FEBRUARY 15, 2012
 PROPOSED USE: RESTAURANT

	SG	AC	%
Total Site Area	20.86	1.31	20.6%
Building	2,376	0.36	3.32%
Paved	1,172	0.50	3.32%
Grass	2,528	0.28	2.08%
Site Area	35	0.00	0.00%
Dumpster Foot	288	0.01	0.14%
Site Area	383	0.01	0.17%
Pavement	25,768	0.28	46.36%
Total Impervious	27,155	0.31	48.07%
Driveway	4,831	0.30	8.51%
Landscaping	1,794	0.04	1.44%
Open Space	13,728	0.30	33.80%
Total Paved	18,079	0.41	36.50%

PROPOSED PARKING CALCULATIONS
 RESTAURANT = 1 SPACE PER 75 SQ' OF FLOOR AREA
 3,748 SQ FT / 75 = 49.98 SPACES

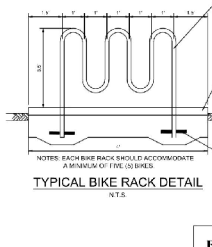
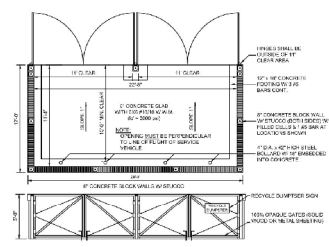
PROPOSED PARKING PROVIDED:
 PROPOSED REQUIRED PARKING: 50
 PROPOSED TOTAL PARKING PROVIDED: 50
 ADA PARKING REQUIREMENTS:
 2 DISABLED SPACES REQUIRED
 2 DISABLED SPACES PROVIDED

NOTES

1. ALL UTILITIES SHOWN ARE TO BE VERIFIED PRIOR TO THE START OF A CONSTRUCTION PROGRAM.
2. THE 24' X 12' CONCRETE DUMPSTER PAD SHALL BE CONSTRUCTED WITH A 6" REINFORCING BARS AND A MINIMUM OF 4" CONCRETE. THE DUMPSTER SHALL BE CONSTRUCTED WITH A 6" REINFORCING BARS AND A MINIMUM OF 4" CONCRETE. THE DUMPSTER SHALL BE CONSTRUCTED WITH A 6" REINFORCING BARS AND A MINIMUM OF 4" CONCRETE.
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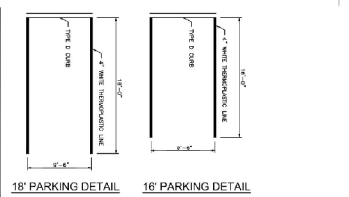
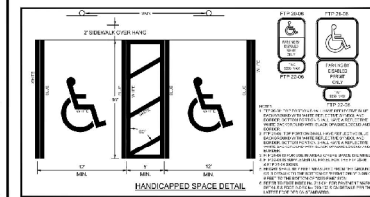
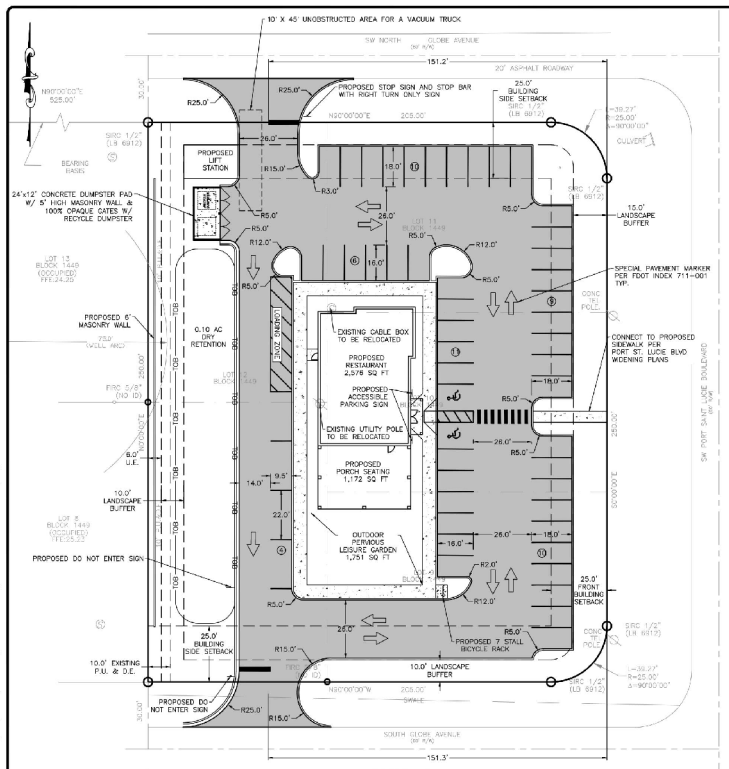
LEGAL DESCRIPTION

LOT(S) 8, 9, 10, 11 AND 12, BLOCK 1449, PORT ST. LUCIE SECTION FIFTEEN, ACCORDING TO THE MAP OR PLAN THEREON, AS RECORDED IN PLAT BOOK 13, PAGE(S) 6, 6A THROUGH 6E OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



PSL PROJECT NO. P22-226
 PSL I.D. NO. 5424
GLOBE AVE RESTAURANT
 PORT ST. LUCIE, FLORIDA

CONCEPTUAL SITE PLAN
 GLOBE AVE RESTAURANT
 SHEET NO. 1



1/2" = 1' - PER CONSTRUCTION/2" = 1' - PER PLAN. PRINTED BY: DATE OF PLOT: 04/27/2012

CONTRACTOR:
 FIRM CONSTRUCTION
 5220 US HIGHWAY 1, #104
 VERO BEACH, FL 32967
 888-395-7777

LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1705 SE 301 AVENUE STREET
 PORT ST. LUCIE, FL 34983
 772-331-8400

NO.	DESCRIPTION
1	CONCEPTUAL SITE PLAN
2	CONCEPTUAL SITE PLAN
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50	CONCEPTUAL SITE PLAN



CityofPSL.com

JUSTIFICATION

- The existing zoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The applicant's proposal to reconfigure the subject property's conceptual plan is consistent with Section 158.155(P), any changes to the conceptual plan and/or changes to the proposed uses, is subject to the hearing requirements for rezoning as designated in the Zoning Code. The proposed use of a restaurant with less than 5,000 square feet is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(4).



RECOMMENDATION

- Staff recommends that the Planning and Zoning Board recommend approval to the City Council.
- The Site Plan Review Committee reviewed the request at the August 24, 2022, meeting and recommended approval.





Agenda Summary
2022-893

Agenda Date: 11/1/2022

Agenda Item No.: 9.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P21-237 Gatlin Pointe Phase II - Special Exception Use

Location: Located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle.

Legal Description: Portions of Lots 12, 13, 14, 15, 16, 17 and 27 and all of Lots 28, 29, 30, 31 and 32 - Block 1388 of Port St. Lucie Section 14.

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

Submitted By: Bethany Grubbs, Planner III

Executive Summary: The City of Port St. Lucie has received a request from Freddy Boulton, of Gatlin Pointe 18, LLC, for a special exception use to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Zoning Code. The collective 2.08-acre site is located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board vote to recommend approval with the condition that the construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

Alternate Recommendation:

1. Recommend denial.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: Located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle.

Attachments:

1. Staff Report
2. Application, SEU Questions, Owner's Authorization

3. Conceptual Site Plan
4. Color Rendering, Elevations, and Floor Plans
5. Conceptual Landscape Plan
6. Warranty Deed
7. Public Works Traffic Memorandum
8. Staff Presentation



**Gatlin Pointe Phase II
Special Exception Use Application
P21-237**



Project Location Map

SUMMARY

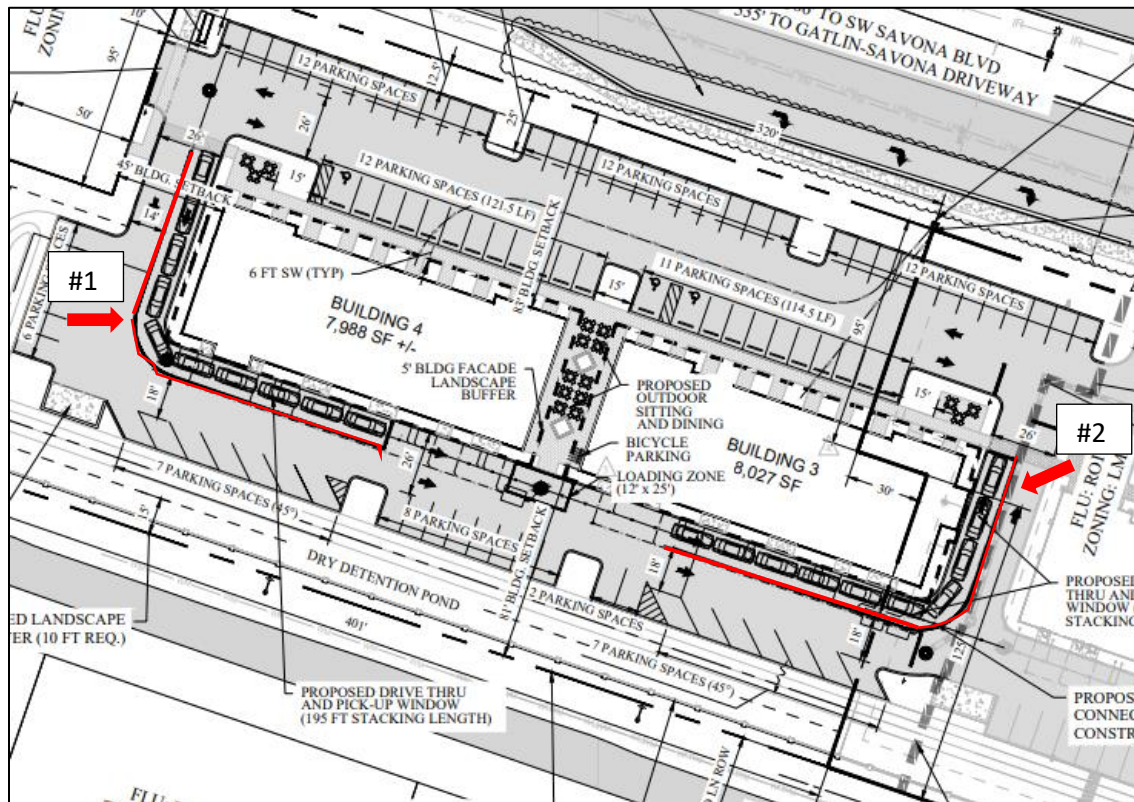
Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Zoning Code.
Agent:	Jose Chavez P.E., Storybook Holdings, LLC
Applicant/Property Owner:	Gatlin Pointe 18, LLC
Location:	Located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle
Address:	1232–1256 SW Gatlin Boulevard & 1241–1281 SW Alesio Lane
Project Planner:	Bethany Grubbs, Planner III

Project Description

The applicant is requesting approval of a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Zoning Code. Due to the changes in market conditions, increasing the demand for restaurant and professional services, while decreasing the demand for office space, the applicant is proposing to construct a commercial shopping center that includes two (2) restaurants with drive-through service lanes, along with the permitted uses of retail, professional, or personal service businesses. The drive-through service areas will be located on the east and west sides of the building and will not front on a street.

The collective site totals 2.08-acres and are located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle. The eight properties are all vacant except for 1265 SW Alesio Lane, which has a single-family house built in 2007. The properties are currently zoned Residential, Single-Family (RS-2); however, a concurrent application has been submitted to rezone the properties to General Commercial (CG). The future land use designation is General Commercial (CG), which is compatible with the proposed General Commercial (CG) zoning district.

The second phase of the Gatlin Pointe project is conceptually designed to have vehicular connections to the adjacent properties. The project site abuts two existing approved projects, Gatlin Palms and Gatlin Pointe Phase I. Gatlin Palms to the west, includes a restaurant with a drive-thru at the intersection of Gatlin Boulevard and Savona Boulevard.



Conceptual Site Plan

Previous Actions and Prior Reviews

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the Special Exception Use on October 27, 2021.

Public Notice Requirements

Notice of this request for a special exception use was mailed to owners of property within a maximum distance of 750 feet to the subject property on October 20, 2022.

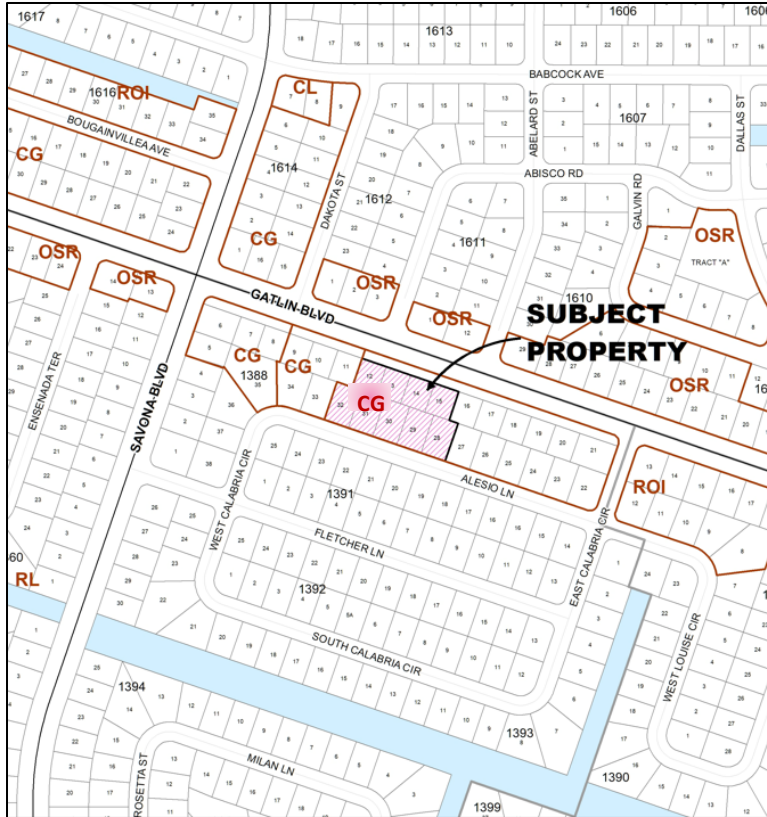
Location and Site Information

Parcel Numbers:	3420-565-1126-000-1; 3420-565-1127-000-8; 3420-565-1128-000-5; 3420-565-1129-000-2; 3420-565-1130-000-2; 3420-565-1110-000-6; 3420-565-1111-000-3; 3420-565-1112-000-0; 3420-565-1114-000-4; 3420-565-1125-000-4
Property Size:	2.08 acres
Legal Description:	Portions of Lots 12, 13, 14, 15, 16 and 27 and all of Lots 28, 29, 30, 31, and 32 of Block 1388, Section 14
Future Land Use:	CG (General Commercial)
Existing Zoning:	LMD (Limited Mixed-Use)
Proposed Zoning:	CG (General Commercial) – <i>concurrent application pending</i>
Existing Use:	Vacant and (1) single-family residence
Proposed Use:	Commercial shopping center including restaurants with drive-through service

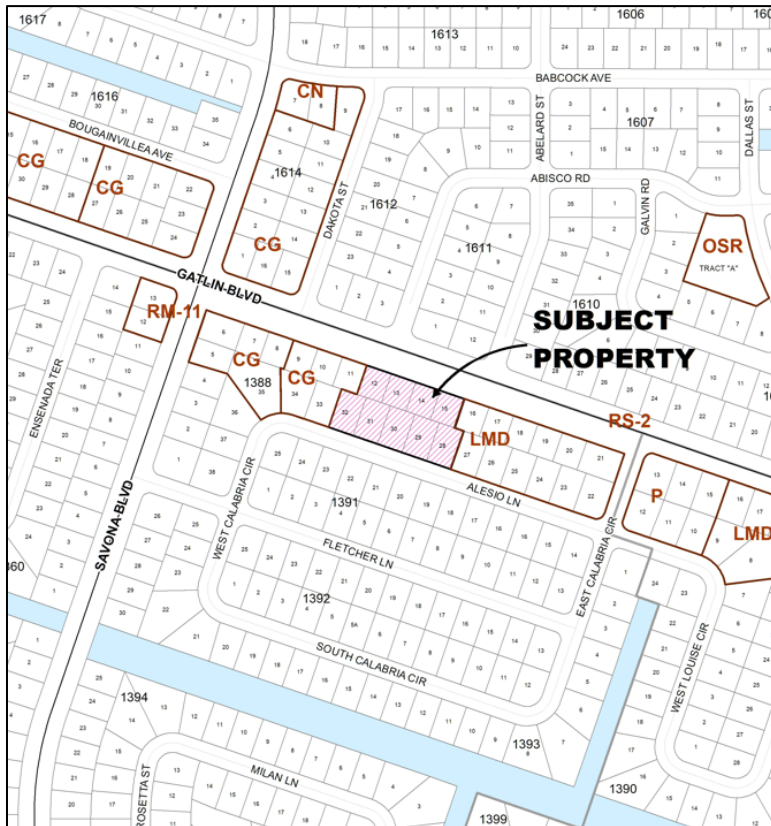
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSR	RS-2	Open Space, Single-Family Residences
South	RL	RS-2	Single-Family Residences
East	ROI	LMD	Vacant (<i>approved commercial center</i>)
West	CG	CG	Commercial Shopping Center

OSR – Recreation Open Space, RL- Low-Density Residential; ROI – Residential, Office, Institutional; RS-2 – Single-Family Residential, CG – General Commercial, LMD – Limited Mixed Use



Land Use Map



Zoning Map

PROJECT ANALYSIS

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

Evaluation of Special Exception Criteria (Section 158.260)

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

- **Staff findings:** Ingress and Egress will be provided at two locations for this development. The first access point will be along the east, connecting to the drive isles proposed under Gatlin Pointe Phase I. The second access point will be along the west, connecting to the existing drive aisle built under the Gatlin Palms Project. The Concept Plan was reviewed by the Public Works Department. A stacking analysis was provided that shows that the proposed two drive-through lanes are of sufficient length to not interfere with traffic circulation and parking. Traffic should not adversely affect the transportation level of service for adjacent roads. See attached Public Works Traffic Memo.

Pedestrian connections are provided to the sidewalks located along Gatlin Boulevard and to both adjacent developments. The sidewalks interconnect to the main entrances of the building. The location for a proposed bike rack is shown on the Concept Plan.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Staff findings:** Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. According to the City Zoning Code, Section 158.221(C), the shopping center use requires 1 space per each 200 square feet of gross floor area plus 1 space per each 250 square feet of gross floor area over 30,000 square feet. The overall Gatlin Point site will require 177 parking spaces, of which 6 are required to be ADA accessible. 181 parking spaces are proposed, of which 174 are standard parking spaces and 7 are ADA-compliant stalls. Adequate parking and loading areas are provided along the perimeter of the proposed site and are properly screened from the adjoining properties. The City requires a minimum of an 8-foot high architectural wall to be constructed within a 10-foot landscape buffer between the proposed development and the surrounding properties to the south. In addition to the wall, the stormwater management area (dry pond) is located along the rear of the property boundary to further separate the development area from adjoining residential properties.

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

- **Staff findings:** Port St. Lucie will be the provider of utilities for the proposed project. Existing and planned facilities are available to serve the area. The project proposes to extend the City's 8" water main along SW Abisco Road to cross SW Gatlin Boulevard and will connect to an 8" water main extension being proposed along with Gatlin Pointe Phase I. A developer's agreement with the City Utility Systems Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.

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

- Staff findings: The site is adjacent to commercial properties to the east and west, and residential to the south. The Conceptual Landscape Plan meets the City's Landscape Code requirements, which require a buffer wall. The Conceptual Plan provides additional buffering beyond what is required by the code. The site was planned to set the stormwater management pond along the rear of the property line to provide an additional 18-20 feet in addition to the required 10-foot landscape buffer. The wall along the rear is additionally shown to connect to the adjacent developments. The site layout is consistent with other non-residential projects that back up to SW Alesio Lane.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Staff findings: All exterior lighting shall be in conformance with Section 158.221 of the City Zoning Code and all signage shall be in accordance with Chapter 155 of the City Sign Code.

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

- Staff findings: Front, side, and rear yard building setbacks that conform with the General Commercial (CG) zoning district have been met. Landscape yards and open spaces were designed to adequately serve the development by providing sufficient exposure to the public right-of-way (Gatlin Boulevard), but also screening the proposed development from the adjoining residential uses. The 8-foot high architectural wall will connect to that approved under Gatlin Pointe Phase I and the Gatlin Palms shopping center.

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

- Staff findings: Restaurants are a permitted use in the General Commercial (CG) zoning district. Drive-through service lanes associated with any permitted use require approval of a Special Exception Use and shall conform to all provisions of the Zoning Code. The drive-through windows do not face a street; therefore, no additional buffering is required for the windows.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

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

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

- Staff findings: The proposed drive-throughs are in an area designated for commercial development. The development will not constitute a nuisance or hazard as all the activity will be centered along the front of the building which will provide sufficient separation and screening from the residential uses. The commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was

strategically designed to screen waste disposal and sanitary sewer lift station areas from public view.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: The proposed restaurants with drive-throughs are in an area designated for commercial development. The site is adjacent to commercial properties on the east and west sides and residential uses to the south. An 8-foot-high architectural wall and landscaping are proposed along the south (rear) of the site to screen the view from residential uses. The proposed use for this development is compatible not only with the existing or permitted uses of adjacent property, but it is compatible with the overall SW Gatlin Boulevard corridor, which is a conversion area per code. The proposed project will be designed to comply with the City's Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. Site access will also be compatible with the surrounding projects by providing one point of access to Gatlin Palms. and one point of access to Gatlin Pointe Phase I. The size, height, and character of the proposed development is in harmony with existing and proposed development in the area.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- a) Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- a) Staff findings: Acknowledged.

Public Works - Traffic Analysis, Drive-Through Queuing

This development with the updated Traffic Analysis and Queueing Analysis for the entire Gatlin Pointe development has been reviewed by Staff and found to be in compliance with Public Works Policy #19-01.

Condition of SEU Approval:

1. Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

Related Projects

P21-236 – Gatlin Pointe Phase II - Rezoning

P22-037 – Gatlin Pointe II – Small Scale Comprehensive Plan Amendment

P22-012 – Gatlin Pointe – Preliminary & Final Plat

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 with the following condition as recommended by staff:
 1. Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

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.

StoryBook Holdings, LLC

Jose Chaves, PE / Owner

Jose@StoryBookHoldings.com

5260 N. Lake Burkett Lane

Winter Park, Florida 32792

T: 321-246-8811

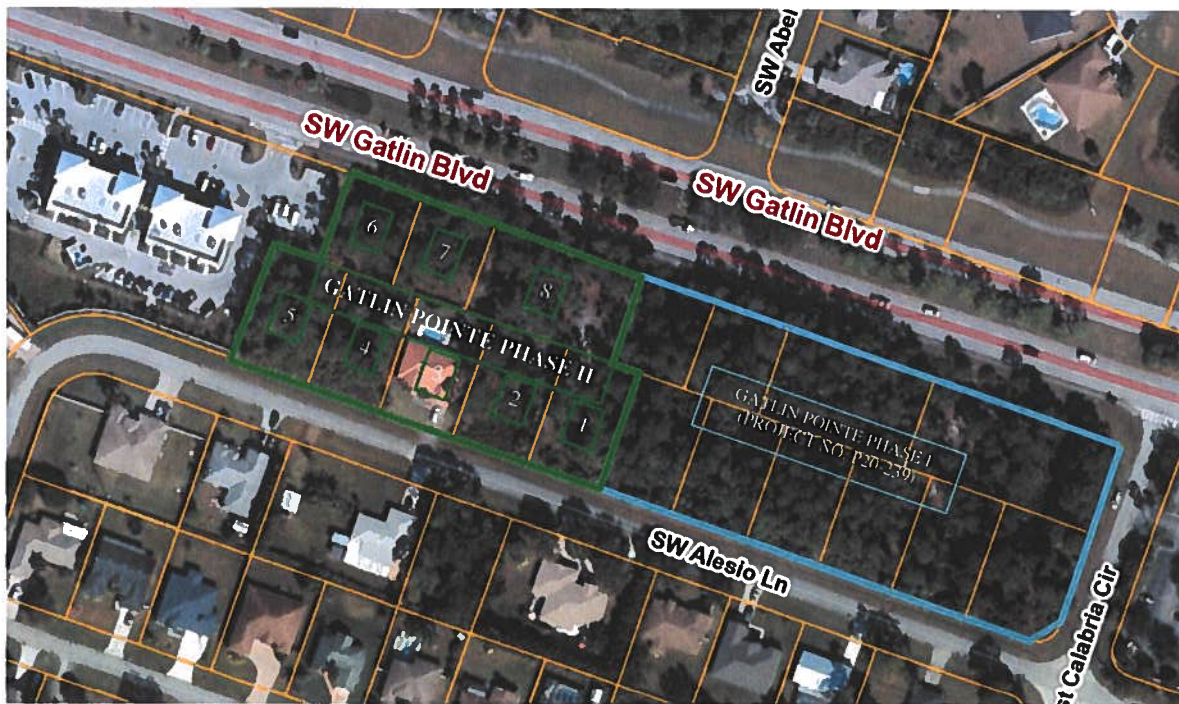
January 29, 2022

City of Port St. Lucie
 Planning & Zoning Department
 121 S.W. Port St. Lucie Blvd
 Port St. Lucie, FL 34984

**Re: Gatlin Pointe Phase II - 1256 SW Gatlin Blvd
 Comprehensive Plan Amendment, General Commercial Rezoning & Special Exception Use Application**

To Whom it May Concern,

StoryBook Holdings has prepared a Comprehensive Plan Amendment, Rezoning and Special Exception Use Application (referred to collectively herein as "Application") for the Subject Property on behalf of Gatlin Pointe 18, LLC. The Subject Property is an assemblage of 8 parcels located in the City of Port St. Lucie, generally located to the southwest of the intersection of SW Gatlin Blvd and SW East Calabria Cir (see "Legal" exhibit included along with the Application for specific parcel ID's and Legal Description). The project as proposed will be an expansion of the Gatlin Pointe project (reference P20-239).



Reason for Comprehensive Plan Amendment, Rezoning Request and Special Exception Use Application:

The Subject Property currently has a Future Land Use (FLU) and Zoning of ROI – Residential–Office–Institutional and RS-2 Single Family Residential, respectively. The project site abuts two existing approved projects, Gatlin Palms and Gatlin Pointe (reference City of Port St. Lucie Site Plan Application P16-176 and P20-239 respectively). Gatlin Palms, immediately to the north west of the property, has a Future Land Use of Commercial General and a Zoning of General Commercial. Gatlin Pointe, immediately to the southeast of the property, has a Future Land Use of ROI and a zoning of RS-2. This conversion from the existing residential to commercial was deemed as the most appropriate approach, as the intent of the development is to achieve land uses as permitted under Section 158.124 of the City of Port St. Lucie’s Land Development Code. Based on the trends of other development within this corridor, and various national forecast of reduction in office space demand due to increase working from home scenarios as a result of the recent pandemic, we feel the best use for this property will be to support small businesses that provide professional services, small restaurants/bakeries, and other retail providers. As a result, the intent for this development is to be able to provide 100% retail or personal services including restaurant space with drive through services, to support the true anticipated demand for this corridor. We have requested that the Special Exception Use application be reviewed concurrently with the Comprehensive Plan Amendment and Rezoning applications to ensure the proposed concept to allow the drive through services within the requested GC zoning district is considered along with the Comprehensive Plan Amendment.

Comprehensive Plan, Rezoning Request and Special Exception Use Application Additional Information:

In support of the application the development team has completed certain site analysis and conceptual plans to ensure project feasibility and exhibit how the project intends to meet the requirements of the City’s Comprehensive Plan, Land Development Code and Citywide design guidelines. Items included in support of this application are as follows:

- All applicable Applications and related fees
- ALTA/NSPS Land Title Survey
- Concept Site Plan
- Concept Landscape Plan
- Concept Building Elevations
- Traffic Study*
- Environmental Assessment

*The project proposes connection to Gatlin Pointe Phase I (reference Site Plan P20-239) and the Gatlin Savona project (reference Site Plan P16-176). No new curb cuts are being proposed on Gatlin Blvd.

I trust that you will find this information complete. If you have any questions, please feel free to contact me directly (contact information below).

Respectfully,



Jose Chaves, P.E.
 StoryBook Holdings, LLC
Jose@StoryBookHoldings.com
 T: 321-246-8811

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: JOSE@STORYBOOKHOLDINGS.COM

PROPERTY OWNER:

Name: GATLIN POINTE 18, LLC
Address: 800 SE 4TH AVE, SUITE #804; HALLANDALE BEACH, FL 33009
Telephone No.: 954-840-0449 Email FREDDY@BBCAPITALGROUP.COM

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: STORYBOOK HOLDINGS, LLC (REP. JOSE CHAVES, P.E.)
Address: 5260 N. LAKE BURKETT LANE, WINTER PARK FL 32792
Telephone No.: 321-246-8811 Email JOSE@STORYBOOKHOLDINGS.COM

SUBJECT PROPERTY:

Legal Description: VARIES SEE ATTACHED
Parcel I.D Number: VARIES SEE ATTACHED
Address: VARIES SEE ATTACHED Bays: _____
Development Name: GATLIN POINTE PHASE II (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 16,015 SF Assembly Area (sq. ft.): _____

Current Zoning Classification: SR-2; CONCURRENT APPLICATION TO REZONE TO CG SUBMITTED. SEU Requested: ALLOW DRIVE-THROUGH SERVICE

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

SEE ATTACHED.


Jose A Chaves
Signature of Applicant

JOSE CHAVES FOR
STORYBOOK HOLDINGS, LLC
Hand Print Name

01/29/2022
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 Responses

- (A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.**

Ingress and Egress will be provided at two location for this development. The first access point will be along the east, connecting to the drive isles proposed under Gatlin Pointe Phase I (Reference P20-239). The second access point will be along the west, connecting to the existing drive isle built under the Gatlin Savona Project (a.k.a. Gatlin Palms reference P16-176). A traffic study was conducted by MacKenzie Engineering & Planning, Inc. which provides further detail.

A 26 ft pavement section provides access along the front of the buildings to both points of ingress/egress, and a one way street along the rear of the buildings provides access to additional parking, drive-through services, loading area, and rear access to the buildings. Pedestrian connections are provided to both adjacent developments and directly to SW Gatlin Blvd.

- (B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.**

Adequate parking and loading areas are provided along the perimeter of the proposed site and are properly screened from the adjoining properties. The City requires a minimum of a 8 ft wall to be constructed within a 10 ft landscape buffer between the proposed development and the surrounding properties to the south. In addition to this wall, we have strategically placed the stormwater management area (dry pond) to be along the rear of the property boundary to further separate the development area from adjoining residential properties. Specifically, the stormwater management area provides an additional 18-20 ft of separation (on top of the 10 ft required landscape buffer) between the off-street parking pavement area and the property boundary to the south. The eastern and western property boundaries will connect to the surrounding development. The loading area is being placed along the rear of the buildings. This allows for the loading area to be screened and separated from the adjoining properties by the dumpster enclosure, the stormwater management area and the buffer screening wall.

- (C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.**

The project proposes to extend the City's 8" water main along SW Abisco Road to cross SW Gatlin Blvd and will connect to an 8" water main extension being proposed along with Gatlin Pointe Phase I (P20-239).

- (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.**

Several steps were taken in consideration of buffering and screening beyond that which is required by the code, specifically for the property boundaries that abut residential uses. First, the site was planned to set the stormwater management pond along the rear of the property line to provide an additional 18-20 ft to the required 10 ft landscape buffer. The wall along the rear is additionally shown to connect to the adjacent developments. The site layout and transitions to the residential uses along the southern property boundaries are consistent with other non-residential projects that back to SW Alesio Lane.

- (E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.**

Exterior lighting and signage will be designed to avoid light pollution and glare, and in line with the City's Land Development Code and Citywide Design Guidelines. A master sign and lighting plan will be provided to ensure compliance.

- (F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.**

Landscape yards and open spaces were designed to adequately serve the property by providing sufficient exposure to the public ROW, but also screening the proposed development from the adjoining residential uses. For the rear yard the proposed project seeks to match the design approach for Gatlin Pointe Phase I (P20-239).

- (G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.**

No variances or waivers are being requested along with this application.

This special exception use application is specifically being requested to allow drive-through facilities as shown in the submitted conceptual plan. The drive-through facilities are anticipated to operate mostly as "pick-up" windows for mobile orders, as this is the constant demand expressed by potential tenants to the developer.

- (H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.**

The establishment and operation of the proposed use will further complement the City's vision for this corridor while acknowledging current market demands. The project as proposed will provide additional space for small business and will improve the convenience of residents and workers in the City by providing additional services within walking distance to existing neighborhoods.

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

The project is being proposed to benefit from the existing traffic along Gatlin Ave. The project will provide professional services, small restaurants/bakeries, small business retail, and similar other uses to support the local community. This intent will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, as all the activity will be centered along the front of the building which will provide sufficient separation and screening from the residential uses. The low intensity commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was strategically designed to screen waste disposal and sanitary sewer lift station areas from public view. No on-site generators or any other fume generating or noise generating equipment, other than standard for this type of use, are proposed.

- (J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light, and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.**

The proposed use for this development is compatible not only with the existing or permitted uses of adjacent property, but it is compatible with the overall SW Gatlin Blvd corridor.

This section of the Gatlin Blvd corridor, starting after the southernly bend to SW Gatlin Blvd (near SW Bougainvillea Ave) to SW Port St Lucie Blvd has seen an increase demand in the light intensity commercial uses. This can be seen by the development of the following projects:

- “Gatlin Pointe Phase I” (southwest corner of SW Gatlin Blvd and SW E Calabria Cir
 - o Immediately adjacent to the project site.
- “Gatlin Palms” (southeast corner of SW Savona Blvd and SW Gatlin Blvd)
 - o Immediately adjacent to the project site.
- Expansion of the “Shoppes of Bougainvillea” (1392 SW Bougainvillea Ave)
 - o Approx. 1,600 ft from proposed project site
- “Goodwill Center” – includes 12,716 sf of retail approved via special exception use.
 - o Approx. 1,130 ft from proposed project site

The proposed project will be designed to comply with the City’s Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. Site access will also be compatible with the surrounding projects by providing one point of access to Gatlin Palms. and one point of access to Gatlin Pointe Phase I.

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.

SEE ATTACHED

(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.

SEE ATTACHED

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

SEE ATTACHED

(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.

SEE ATTACHED

(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.

SEE ATTACHED

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

SEE ATTACHED

(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.

SEE ATTACHED

(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.

SEE ATTACHED

(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.

SEE ATTACHED

(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.

SEE ATTACHED

Jose A Chaves 

JOSE CHAVES FOR
STORYBOOK HOLDINGS, LLC

01/29/2022

Signature of Applicant

Hand Print Name

Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

GATLIN POINTE 18, LLC

800 SE 4TH AVE, Suite 804
Hallandale beach, FL 3309

Re: Project: Gatlin Pointe Phase II

**Parcel IDs: 3420-565-1126-000-1; 3420-565-1127-000-8;
3420-565-1128-000-5; 3420-565-1129-000-2;
3420-565-1130-000-2; 3420-565-1110-000-6;
3420-565-1111-000-3; 3420-565-1112-000-0;**

(Includes portion of parcels from Gatlin Pointe Phase I as described by Sketch and Description signed and sealed by Engineers Design and Construction (EDC) Inc. dated 01/28/2022)

I, Freddy Boulton, as owner of the property referenced above hereby authorize StoryBook Holdings, LLC to represent Gatlin Pointe 18, LLC as applicant during the governmental review process (including but not limited to applications for rezoning, Special Exception Use, Site Plan, Detail Engineering Plan, and Re-Plat) for the above noted project.

Thank you for your attention to this matter.

[Handwritten Signature]
Owner Signature

10/11/22
Date

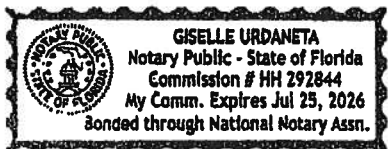
Print Name: Freddy E. Boulton

Print Title: Manager

Sworn to and subscribed before me this 11 day of October, 2022, by Freddy Boulton He/She is personally known to me or has produced identification. Type of identification Driver's license.

[Handwritten Signature]
Notary Public Signature

Name: Giselle Urdaneta
Commission No: HH 292844
Commission Expires: 07/25/26



CONCEPTUAL SITE PLAN

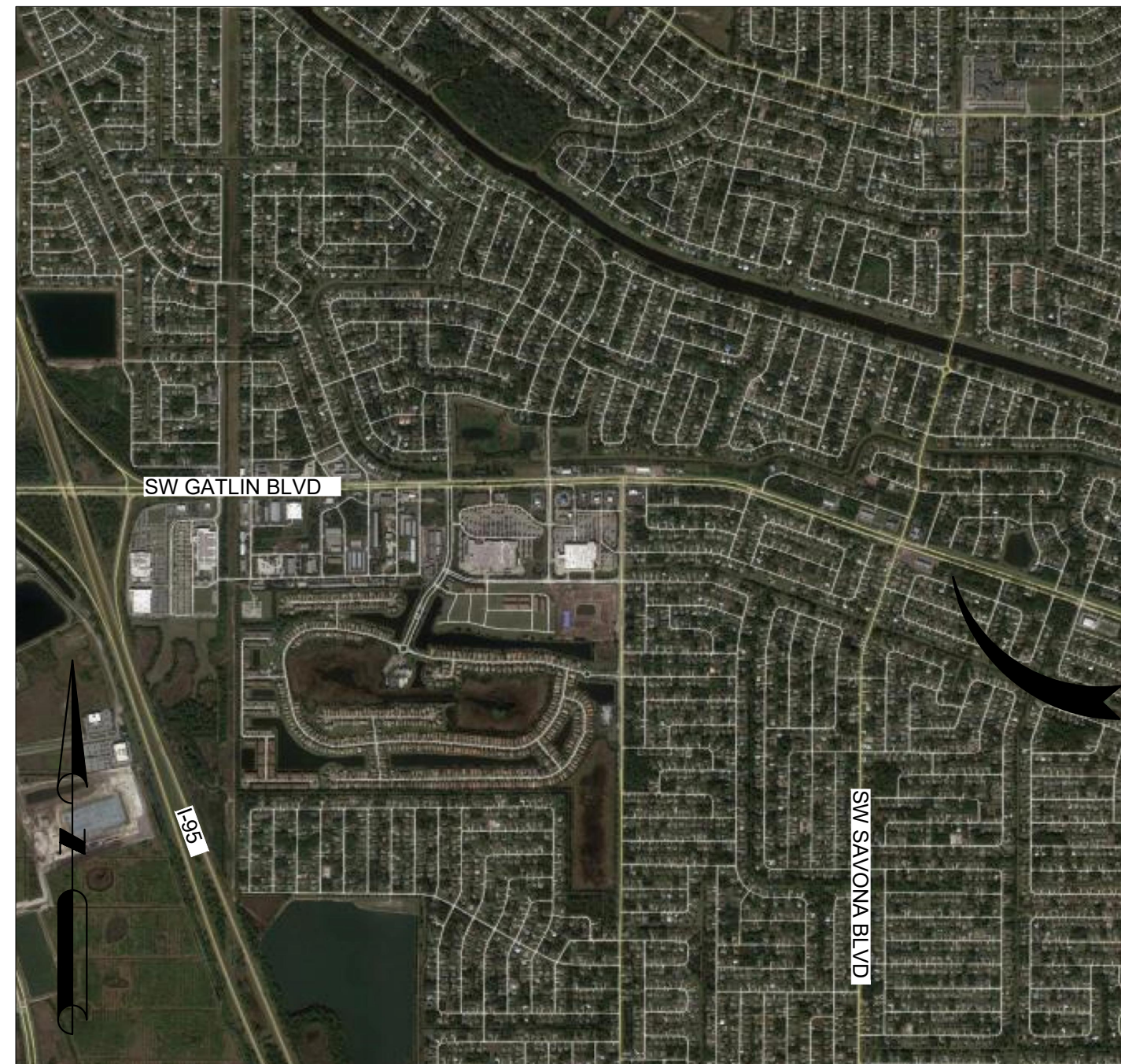
FOR GATLIN POINTE PHASE II

1256 SW GATLIN BLVD

PREPARED FOR:
B&B CAPITAL GROUP 26, LLC

PROPERTY ADDRESS:
1256 GATLIN BLVD
PORT ST. LUCIE, FL

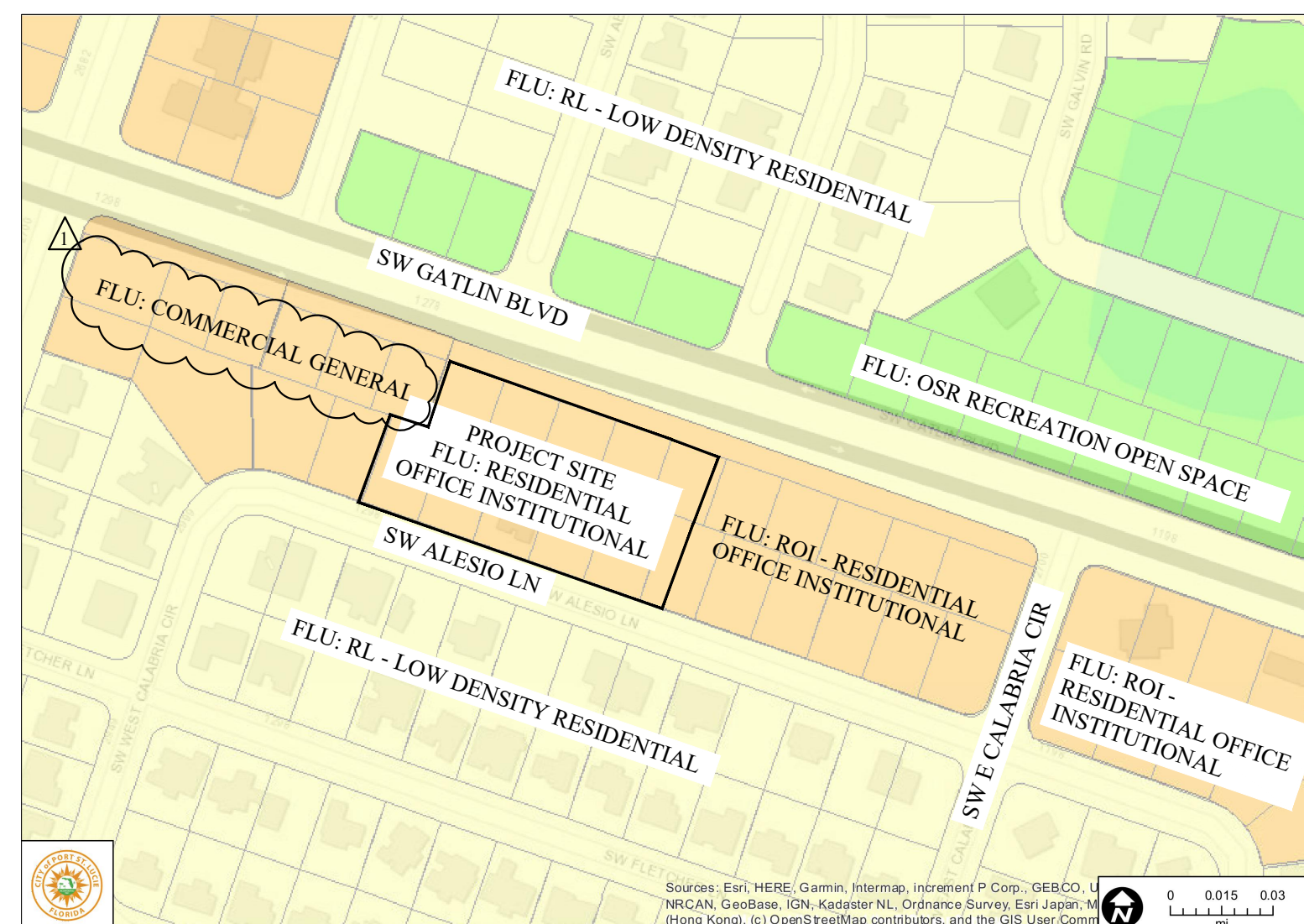
PARCEL ID No:
3420-565-1126-000-1 ; 3420-565-1127-000-8 ;
3420-565-1128-000-5 ; 3420-565-1129-000-2 ;
3420-565-1130-000-2 ; 3420-565-1110-000-6 ;
3420-565-1111-000-3 ; 3420-565-1112-000-0 ;



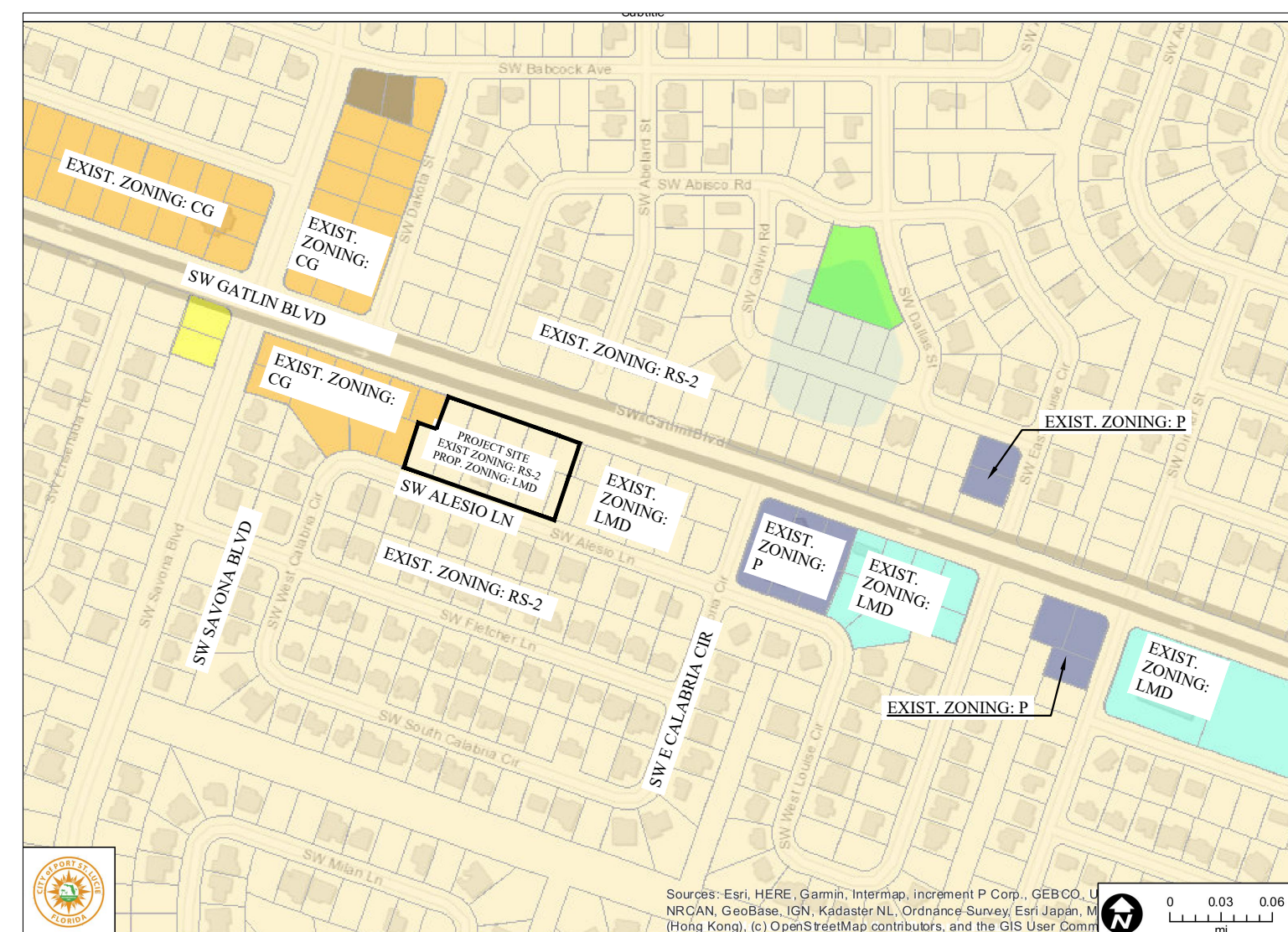
SITE LOCATION

1 IN = 2,000 FT

SITE



FLU MAP



ZONING MAP

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

Legal Description (Written by Surveyor)

THE SOUTH 95 FEET OF LOTS 12, 13, 14, & 15; ALL OF LOTS 28, 29, 30, 31, & 32, BLOCK 1388, PORT ST. LUCIE SECTION FOURTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 5, 5A THROUGH 5F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.85 ACRES MORE OR LESS.

AND

A PARCEL OF LAND BEING THE WEST 63.19 FEET OF THE SOUTH 95.00 FEET OF LOT 16 AND THE WEST 33.17 FEET OF LOT 127, BLOCK 1388, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION FOURTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 27, THENCE NORTH 18°58'33" EAST, ALONG THE WEST LINE OF SAID LOT 127, A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 16; THENCE NORTH 71°01'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.02 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 16; THENCE NORTH 18°58'33" EAST, A DISTANCE OF 95.00 FEET TO THE NORTH LINE OF THE SOUTH 95.00 FEET OF SAID LOT 16, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF GATLIN BOULEVARD (A 160.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY; THENCE SOUTH 71°01'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.19 FEET; THENCE SOUTH 18°58'33" WEST, A DISTANCE OF 220.00 FEET A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 27, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ALESIO LANE (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 71°01'27" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES MORE OR LESS.

CONTAINING A TOTAL OF 2.08 AC

DEVELOPER/OWNER:

B&B CAPITAL GROUP 26, LLC
800 SE 4TH AVENUE
SUITE 618
HALLANDALE BEACH, FL 33009
FREDDY BOULTON

ARCHITECT:

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

ENGINEER:

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

LANDSCAPE ARCHITECT:

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

SURVEYORS:

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

E:\LAND\2020_Port St. Lucie - Gatlin\CAD\Phase II\LMD REZONING AND SEU CONCEPT PLAN\BORDER.dwg, 6/3/2022 7:48:04 AM

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

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPY.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/30/2022	JAC	CHANGES DUE TO CITY COMMENTS			

**GATLIN POINTE PHASE II
CONCEPTUAL SITE PLAN COVER**

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

LMD REZONE PROJECT NO.: P21-236
SEU PROJECT NO.: P21-237
SITE PLAN PROJECT NO.:
PSLUSD PROJECT NO.: 5381A

DATE: 06/03/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE:
SHEET: C-1.0

SITE DATA

- PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL, OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN EXISTING BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL INCLUDE DRIVE-THROUGH SERVICES.
 - EXISTING FLU: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)
NO CHANGES PROPOSED
 - PROPOSED FLU: COMMERCIAL GENERAL
 - EXISTING ZONING: RS-2
 - PROPOSED ZONING: CG - SPECIAL EXCEPTION REQUESTED TO ALLOW DRIVE THROUGH SERVICE
- | SITE AREA | ACRES | SF | % |
|-----------------------------------|---------|-----------|------|
| GROSS SITE AREA | 1.85 AC | 80,586 SF | 100% |
| IMPERVIOUS AREA (MAX ALLOWED 80%) | 1.25 AC | 54,266 SF | 67% |
| BUILDING COVERAGE (TOTAL) | 0.37 AC | 16,015 SF | 20% |
| PAVEMENT & SIDEWALK COVERAGE | 0.88 AC | 38,477 SF | 48% |
| PERVIOUS AREA | 0.60 AC | 26,094 SF | 32% |
-
- | GATLIN POINTE OVERALL (PHASE I - P20-239 & PHASE II -) | ACRES | SF | % |
|---|---------|------------|------|
| SITE AREA | 4.41 AC | 192,266 SF | 100% |
| GROSS SITE AREA | 4.41 AC | 192,266 SF | 100% |
| IMPERVIOUS AREA (MAX ALLOWED 80%) | 3.01 AC | 131,261 SF | 68% |
| PERVIOUS AREA | 1.40 AC | 61,005 SF | 32% |
-
- INTENSITY*
MAX ALLOWED FAR: 40.0% - 32,234 SF
PROVIDED FAR: 20.0% - 16,015 SF
*(GROSS BLDG AREA / GROSS SF SITE AREA)
 - PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE. THIS PROJECT REPRESENTS AN EXPANSION OF SITE PLAN APPROVED UNDER P20-239. AS REFERENCE THIS PROJECT WILL REPRESENT PHASE II, AND SITE PLAN APPROVED UNDER P20-239 WILL REPRESENT PHASE I.

- PARKING: FIVE (5) PARKING SPACES APPROVED UNDER P20-239 ARE PROPOSED TO BE REMOVED AS PART OF GATLIN POINTE PHASE II. A SUMMARY OF THE RESULTING PARKING IS INCLUDED HEREIN:
GATLIN POINTE OVERALL (PHASE I - P20-239 & PHASE II -)
REQUIRED FOR GATLIN POINTE:
TOTAL SQUARE FOOTAGE: 36,815 SF
1 SPACES PER 200 SF
(30,000 SF)/(200 SF) = 150 SPACES
150 PARKING SPACES
1 SPACES PER 250 SF
(6,815 SF)/(250 SF) = 27 SPACES
27 PARKING SPACES
177 TOTAL PARKING SPACES REQUIRED
6 SPACES REQUIRED TO MEET ADA STANDARDS.
PROVIDED FOR GATLIN POINTE:
174 STANDARD SPACES
7 ADA COMPATIBLE SPACES
181 TOTAL PARKING SPACES
- BUILDING SETBACKS
REQUIRED PROVIDED
-NORTH 25 FT 83 FT
-EAST 25 FT* 45 FT*
-SOUTH 25 FT 74 FT
-WEST 10 FT 45 FT
*SETBACK APPLIED AT EAST BOUNDARY OF THE OVERALL GATLIN POINTE PROJECT (PHASE I UNDER P20-239) ALONG SW E CALABRIA CIR.
9. LANDSCAPE
REQUIRED PROVIDED
-NORTH 12.5 FT 12.5 FT
-EAST 10 FT 10 FT*
-SOUTH* 10 FT 15 FT**
-WEST 10 FT 10 FT
**BUFFER APPLIED AT EAST BOUNDARY OF THE OVERALL GATLIN POINTE PROJECT (PHASE I UNDER P20-239) ALONG SW E CALABRIA CIR.
**PROPERTY HAS A DEPTH LESS THAN 260 FEET (EXISTING - 220 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.03 (C) 3 d 2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER IS PROPOSED AS 5 FT OUTSIDE OF THE WALL, AND 10 FT INSIDE OF THE WALL. THE 10 FEET IN SIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.
- EXISTING HEIGHTS:
MAXIMUM - 35 FT
PROVIDED - 29 FT (ONE STORY MAX)
- BICYCLE PARKING:
BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.
- SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
- LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE
- STORMWATER MANAGEMENT - A DRY DETENTION SYSTEM WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW ALESIO LANE.
- SEE SHEET 2 OF 2 OF THE ALTA/NPS LAND TITLE SURVEY INCLUDED AS PART OF THIS CONCEPTUAL PLAN SET FOR EXISTING EASEMENTS. THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED/REPLACED
16.1. 10' DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5)
(TYP. ALONG REAR LOT LINES)
16.2. 6' DRAINAGE & UTILITY EASEMENT (P.B. 12, PG 5)
(TYP. ALONG REAR LOT LINES)
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(G)

ENVIRONMENTAL STATEMENT

UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.

UPLAND PRESERVE REQUIREMENTS

PROJECT AREA: 80,586 SF (1.85 AC)
EXISTING UPLAND HABITAT: 70,132 SF (1.61 AC)
REQUIRED UPLAND PRESERVE: (70,132 SF * 0.25) = 17,424 SF (0.40 AC)

MITIGATION REQUIRED:
UPLAND PRESERVE AREA WILL BE MITIGATED BY EITHER PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND OR OFFSITE MITIGATION PURSUANT TO SECTION 157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.

TRAFFIC STATEMENT - PHASE I

TRAFFIC DATA PROVIDED BY MACKENZIE ENGINEERING AND PLANNING, INC.

EXHIBIT 1B
Gatlin Poins - Phase I
Trip Generation - Peak Hour of Generator

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Proposed Site Traffic									
Strip Retail Plaza (-40k) - Peak Hour of Generator	20,800	1,000 SF	1,107	158	79	79	275	149	126
Pass-By Traffic									
Strip Retail Plaza (-40k) - Peak Hour of Generator	40%	40%	443	63	32	31	110	60	50
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			664	95	47	48	165	89	76
NET CHANGE IN DRIVEWAY VOLUMES			1,107	158	79	79	275	149	126

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour of Generator	PM Peak Hour of Generator
Strip Retail Plaza (-40k) - Peak Hour of Generator	820	1000 SF	T = 42.20(X) + 229.68	40%	50.50	7.60

TRAFFIC STATEMENT - PHASE II

TRAFFIC DATA PROVIDED BY MACKENZIE ENGINEERING AND PLANNING, INC.

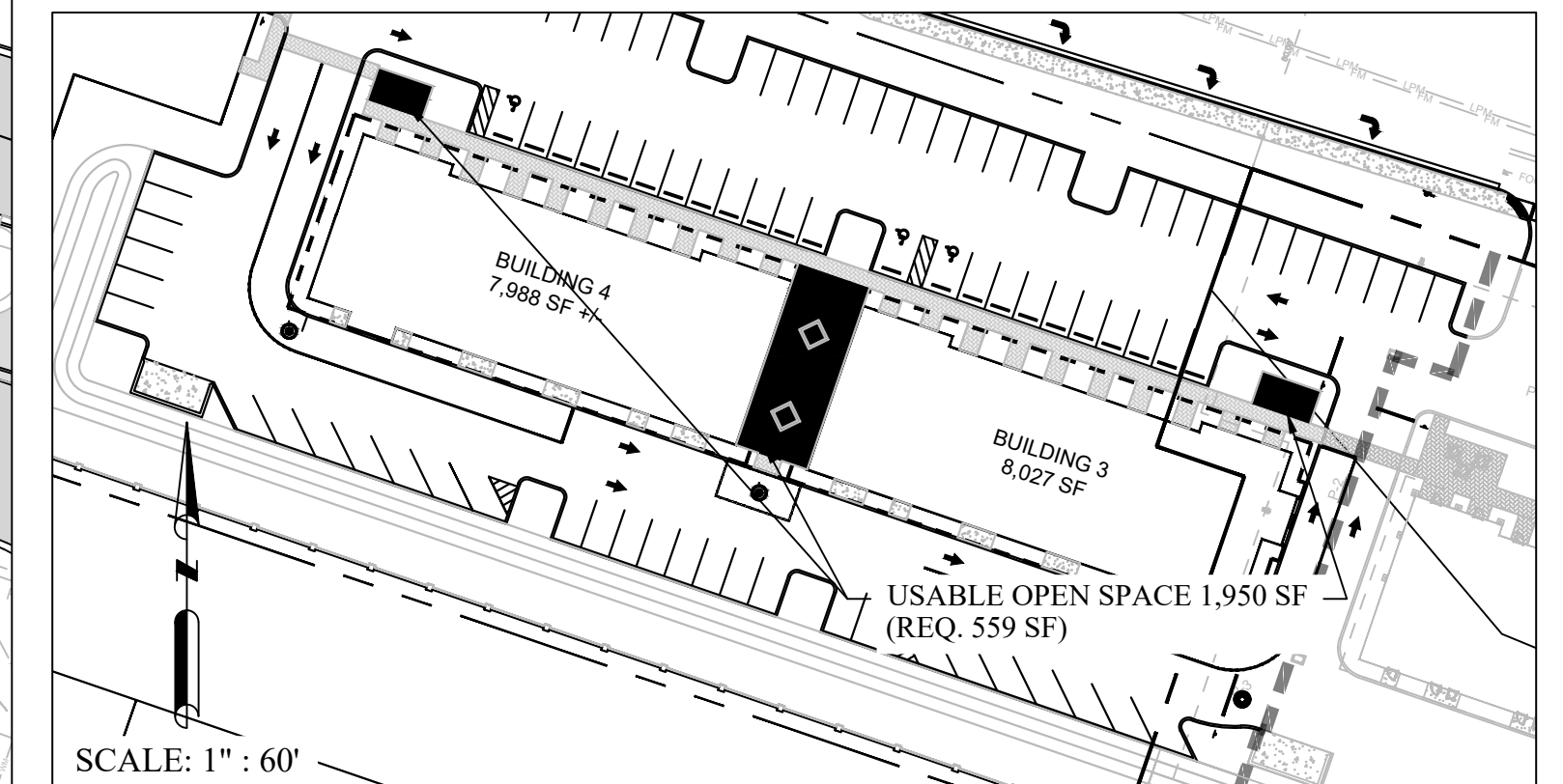
EXHIBIT 7B
Gatlin Poins Phase II
Trip Generation (Peak Hour of Generator)

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Proposed Site Traffic									
Strip Retail Plaza (-40k) - Peak Hour of Generator	16,450	1000 SF	924	125	63	62	218	118	100
Pass-By Traffic									
Strip Retail Plaza (-40k) - Peak Hour of Generator	40%	40%	370	50	25	25	87	47	40
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			554	75	38	37	131	71	60
NET CHANGE IN DRIVEWAY VOLUMES			924	125	63	62	218	118	100

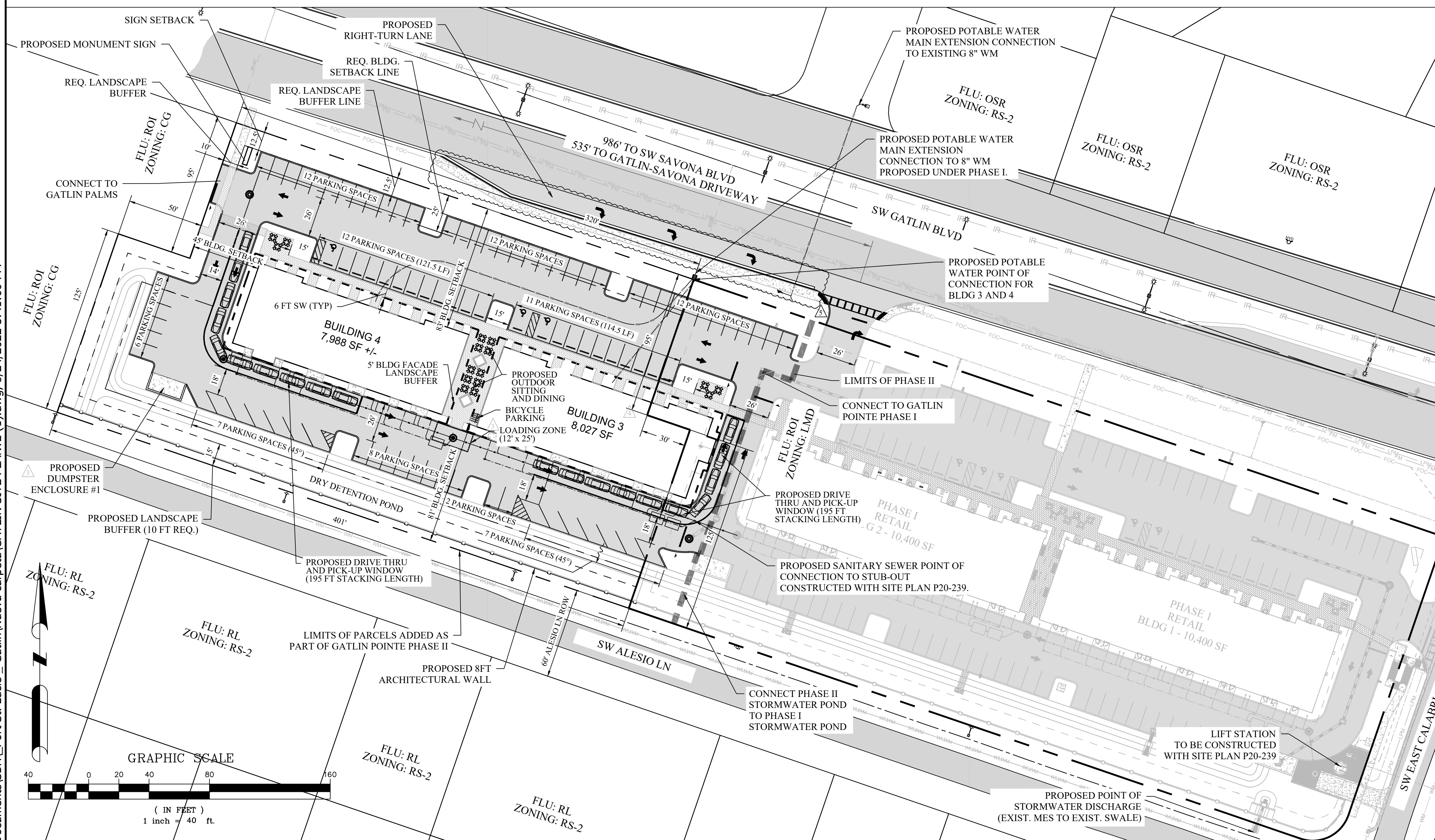
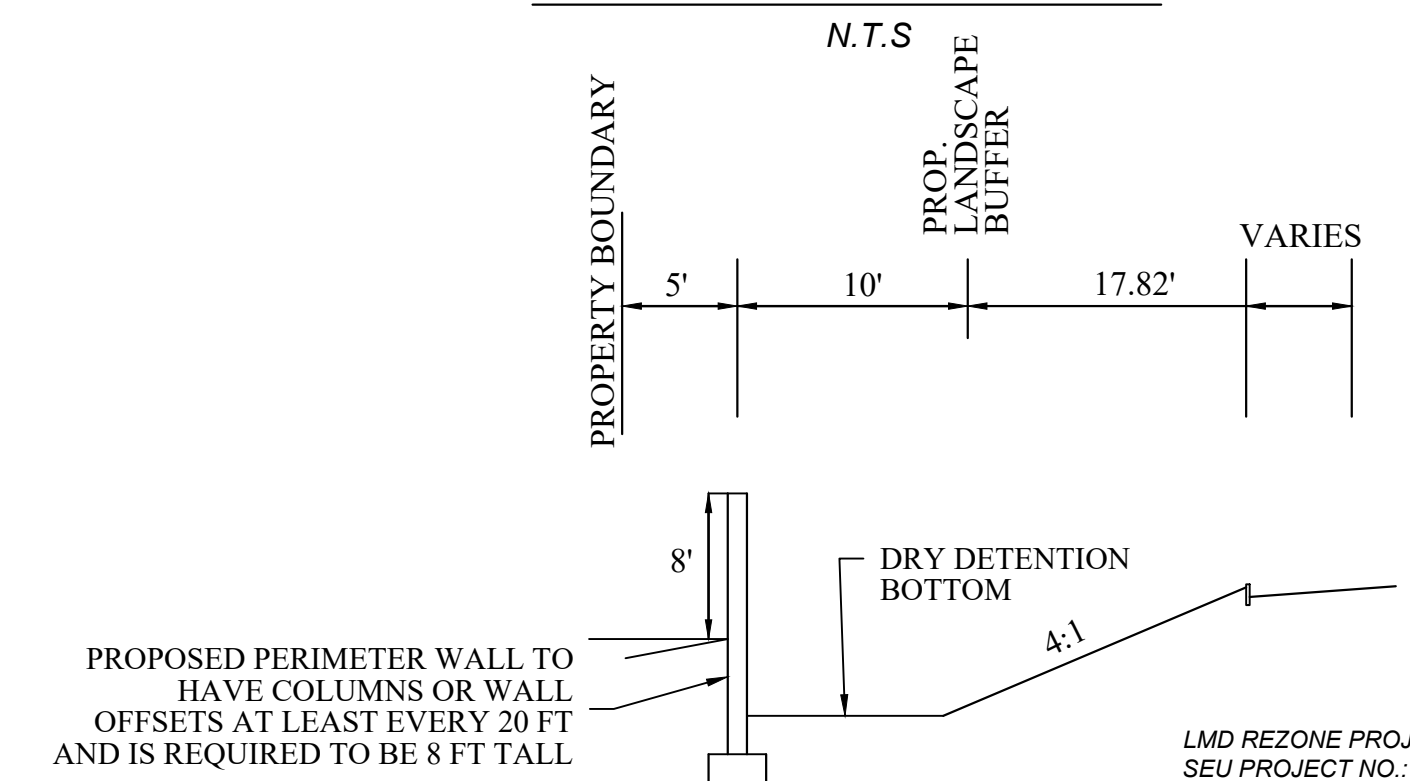
Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour of Generator	PM Peak Hour of Generator
Strip Retail Plaza (-40k) - Peak Hour of Generator	822	1000 SF	T = 42.20(X) + 229.68	40%	50.50	7.60

USABLE OPEN SPACE



ARCHITECTURAL WALL



C:\Users\jckr\Documents\SBH_Port St. Lucie - Gatlin\Nueva carpeta\GATLIN SITE PLAN\2 (1).dwg, 8/24/2022 3:41:00 PM

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

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPY.

REVISIONS	
DATE	DESCRIPTION
08/10/2020	JAC CHANGES DUE TO CITY COMMENTS
01/30/2022	JAC CHANGES DUE TO CITY COMMENTS
05/10/2022	JAC CHANGES TO INCREASE STACKING CAPACITY
07/14/2022	JAC REMOVAL OF MENU BOARDS AND UPDATE TRAFFIC

**GATLIN POINTE PHASE II
CONCEPTUAL SITE PLAN**

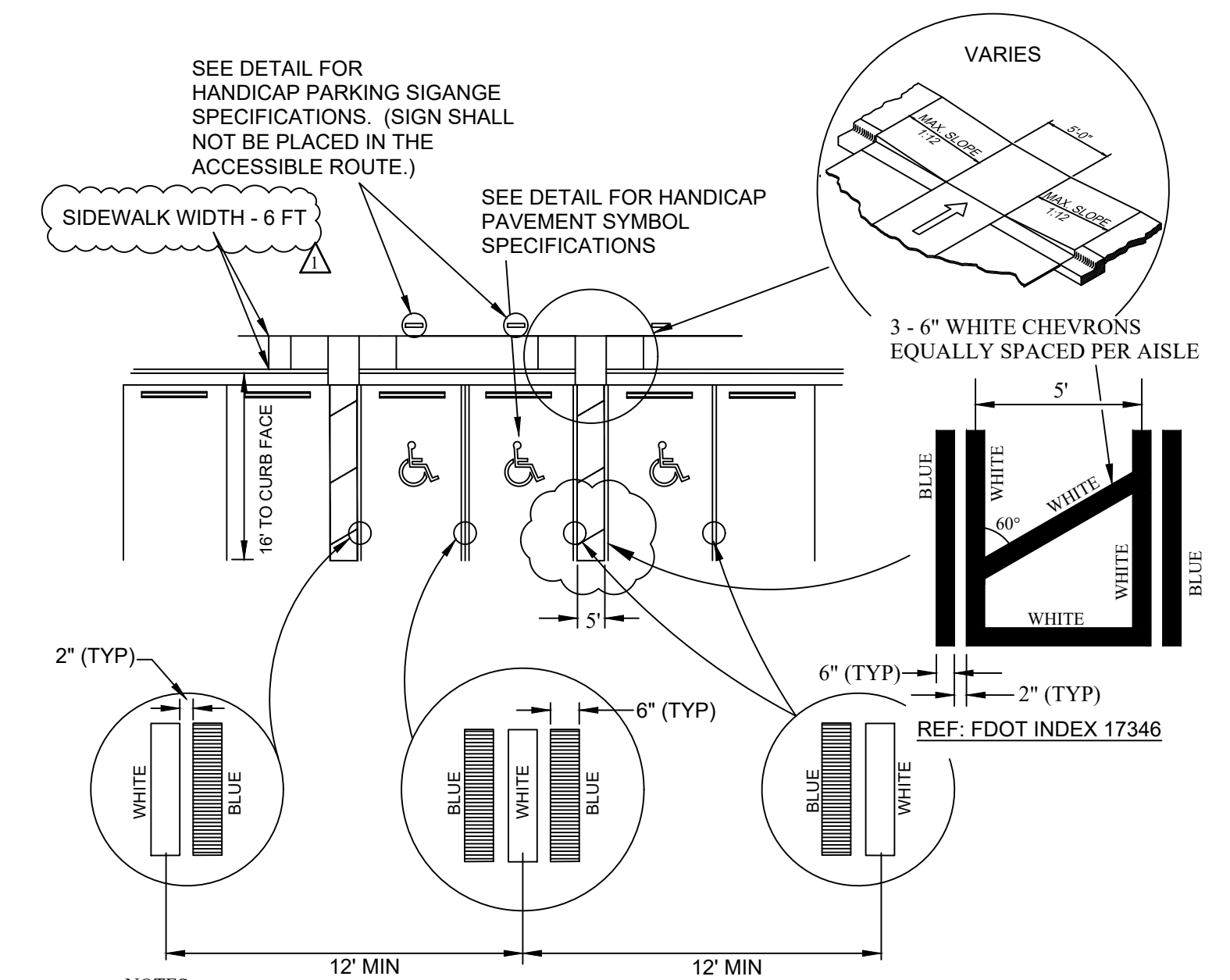
CITY OF PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 08/24/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 40'
SHEET: C-2.0

Accessible Parking Spaces

Accessible parking spaces shall be provided in accordance with the current Florida Accessibility Code, Americans with Disabilities Act and any applicable Fair Housing Act requirements, including the following notes:

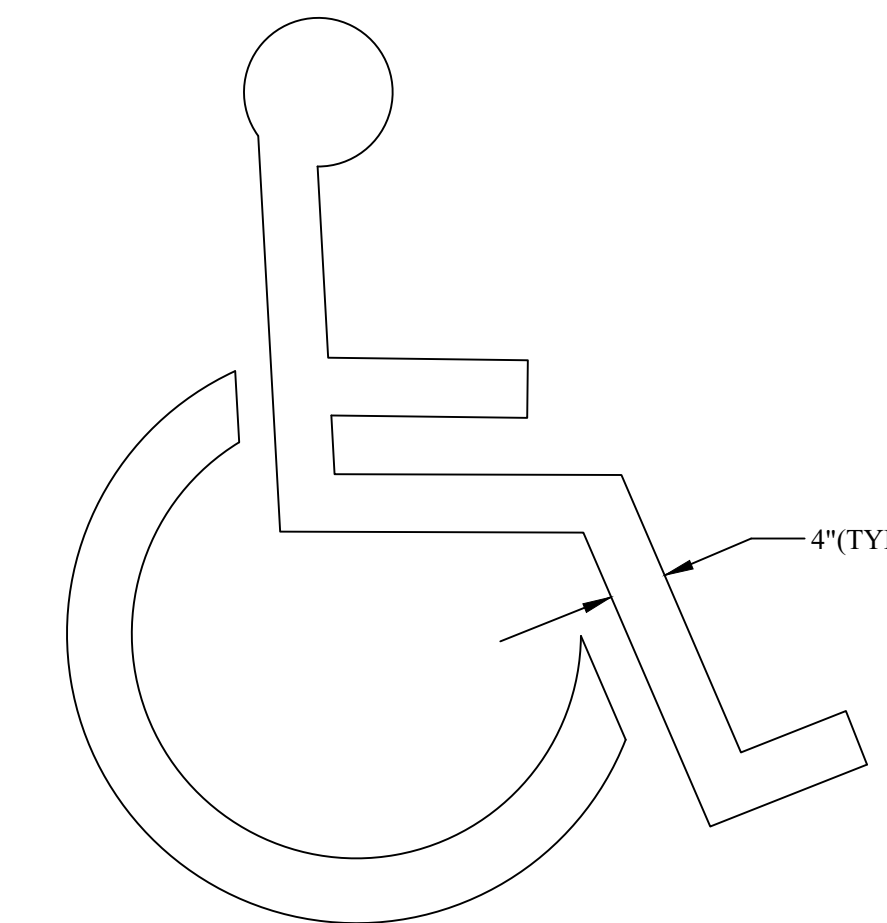
1. Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
2. All spaces shall have an accessible curb-ramp or curb-cut to allow access to the building served. It shall be located so that users will not be compelled to wheel behind parked vehicles.



NOTES:

1. EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE.
3. WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
4. CURB RAMP CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

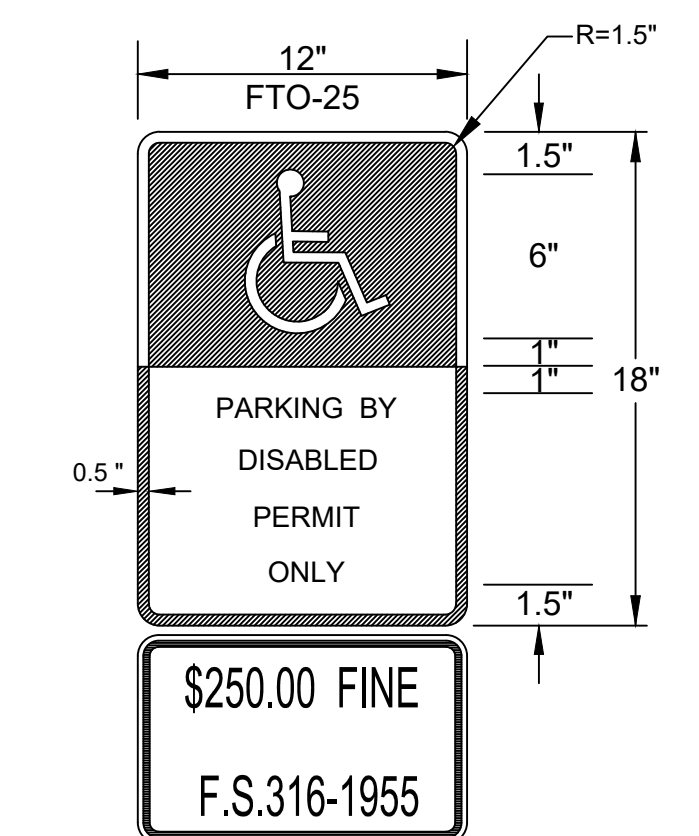
TYPICAL PAVEMENT SYMBOL FOR HANDICAP PARKING (N.T.S.)



NOTES:

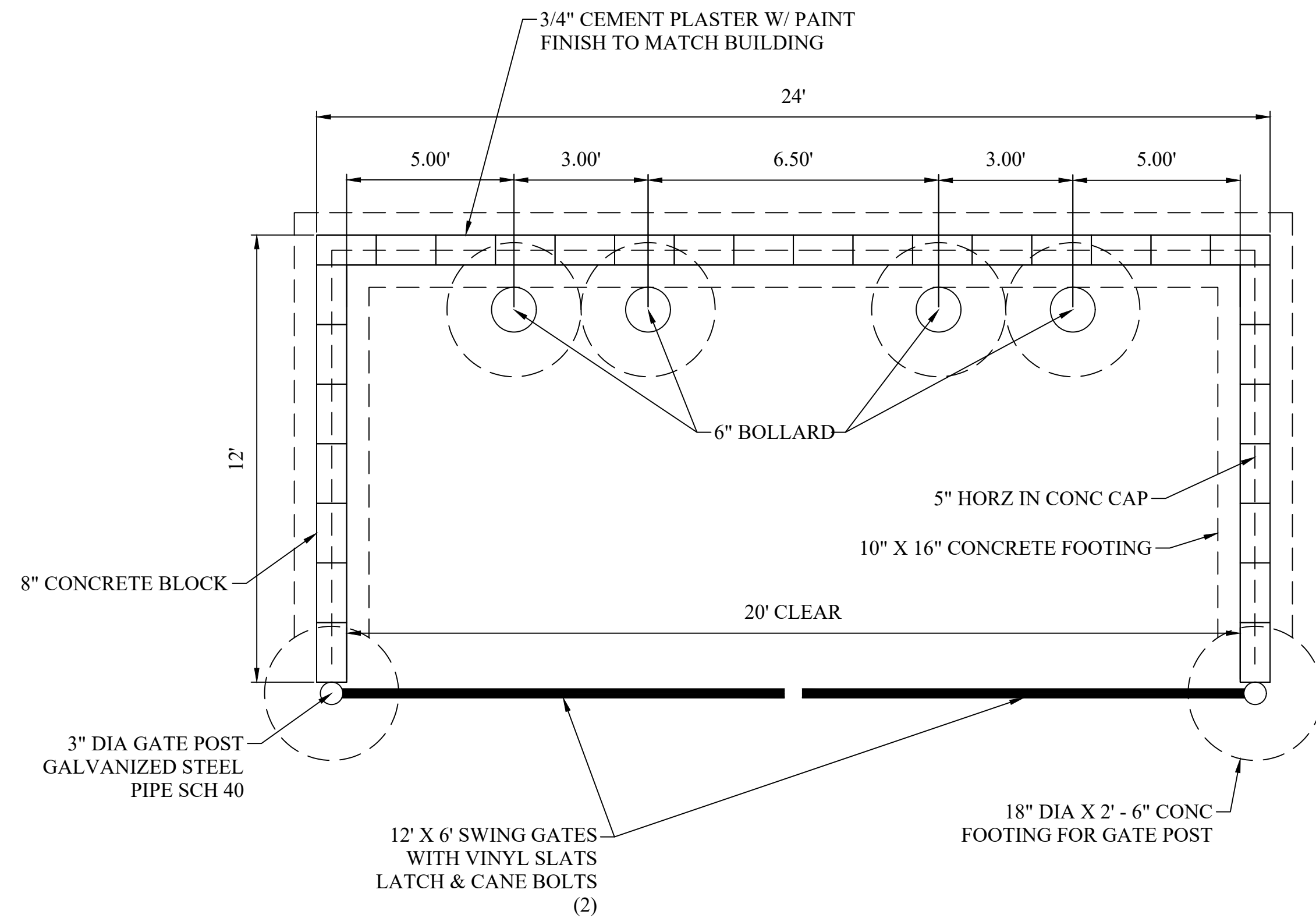
1. SYMBOL SHALL BE 42"x42" OR 48"x48".
2. THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.

TYPICAL HANDICAP PARKING SIGNAGE (N.T.S.)



NOTES:

1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE ACCESSIBLE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 7 FEET.
6. SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.



DUMPSTER ENCLOSURE DETAIL (N.T.S.)

E:\LAND\2020_Port St. Lucie - Gatlin - Gattin\CAD\Phase II\LMD REZONING AND SEU CONCEPT PLAN\SITE DETAILS.dwg, 12/3/2021 1:33:14 PM

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

JOSE A. CHAVES STATE OF FLORIDA,
 PROFESSIONAL ENGINEER, LICENSE NO. 78518
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
 JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
 SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
 ANY ELECTRONIC COPY.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

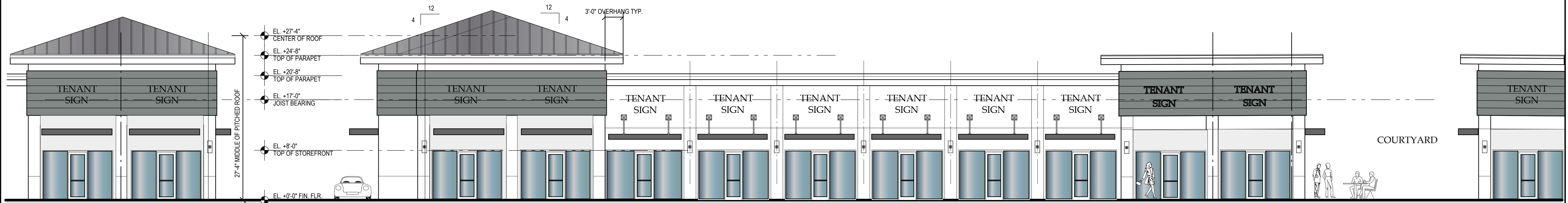
**GATLIN POINTE PHASE II
 CONCEPTUAL SITE PLAN DETAILS**

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

LMD REZONE PROJECT NO.: P21-236
 SEU PROJECT NO.: P21-237
 SITE PLAN PROJECT NO.:
 PSLUSD PROJECT NO.: 5381A

DATE: 12/03/2021
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-3.0

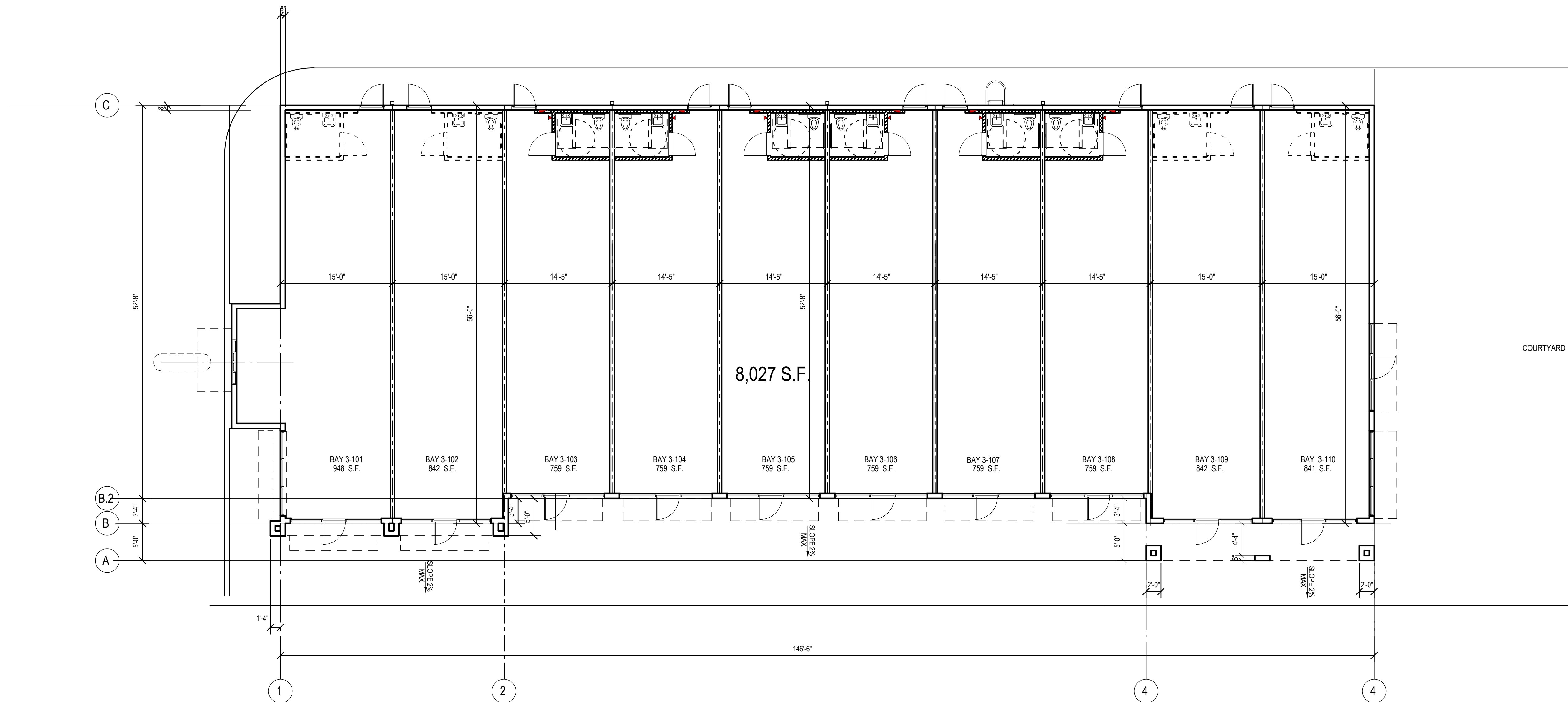




○ PARTIAL ELEVATION
BUILDING #2 1/8" = 1'-0"

○ FRONT ELEVATION BUILDING #3 1/8" = 1'-0"

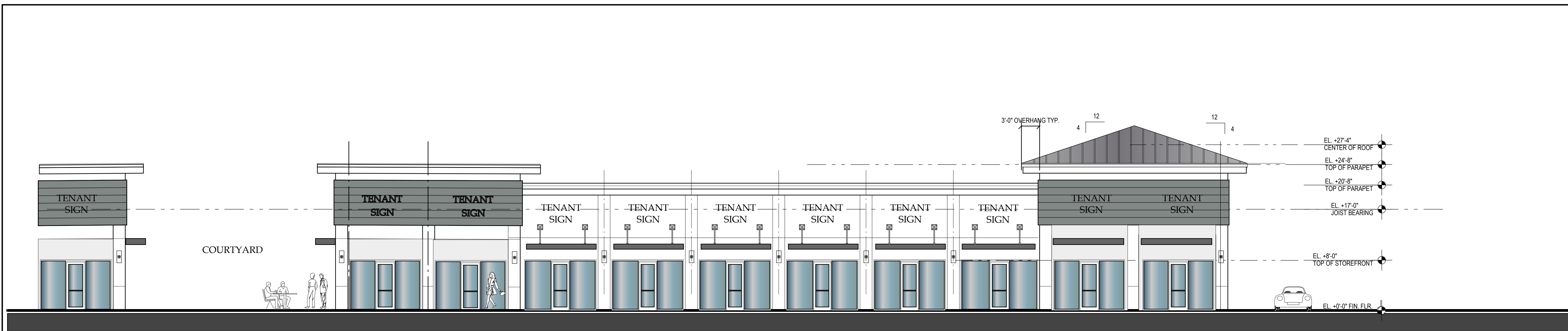
○ PARTIAL ELEVATION
BUILDING #4



○ FLOOR PLAN - BUILDING #3 1/8" = 1'-0"

REVISIONS	DATE

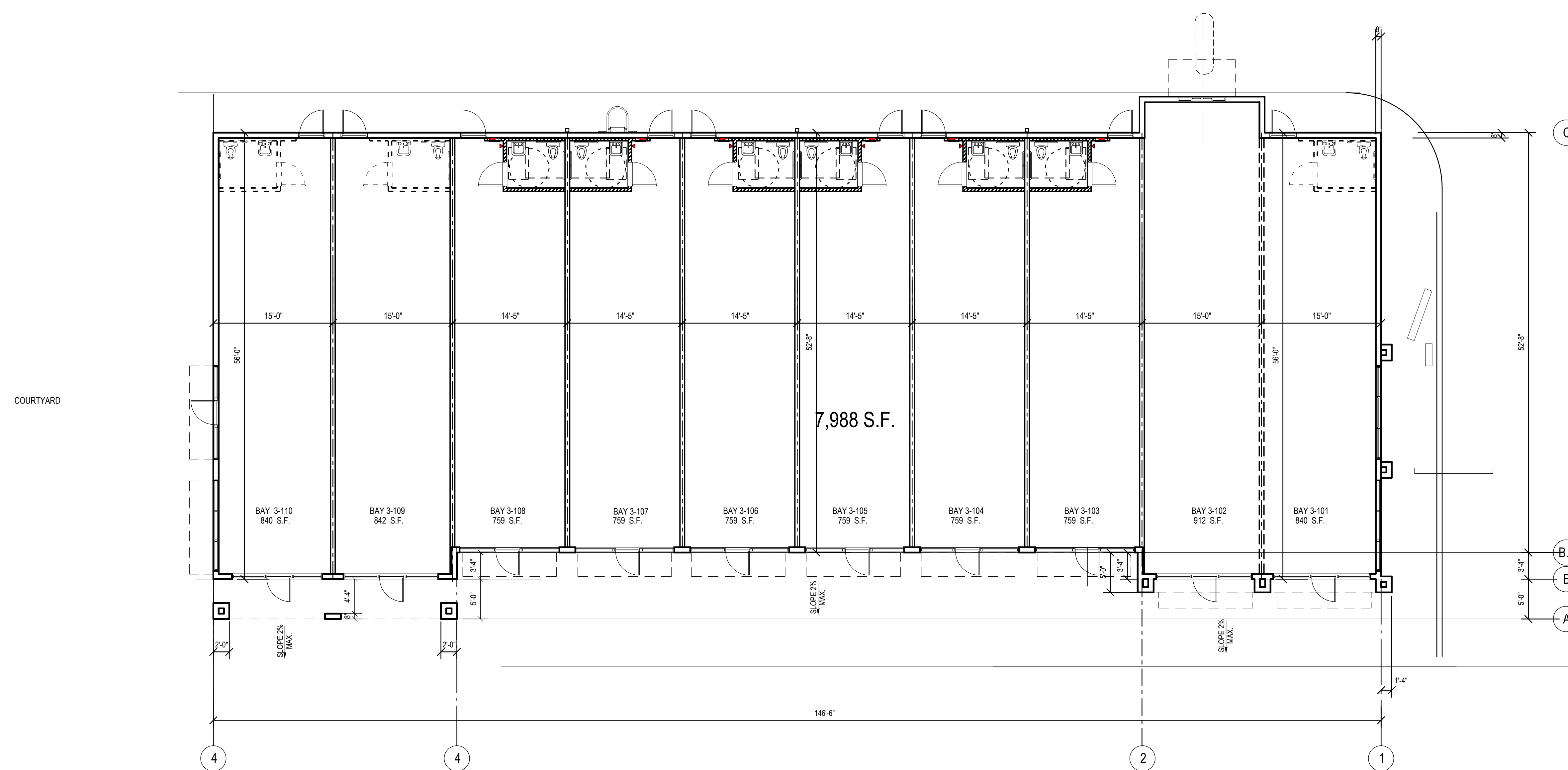
Contract	
Permit	
Bid	
Date	7/18/20
Scale	AS NOTED
Drawn	HT
Job	2020-40
Sheet	A2.01



PARTIAL ELEVATION
BUILDING #2 1/8" = 1'-0"

FRONT ELEVATION BUILDING #4
1/8" = 1'-0"

PARTIAL ELEVATION
BUILDING #4

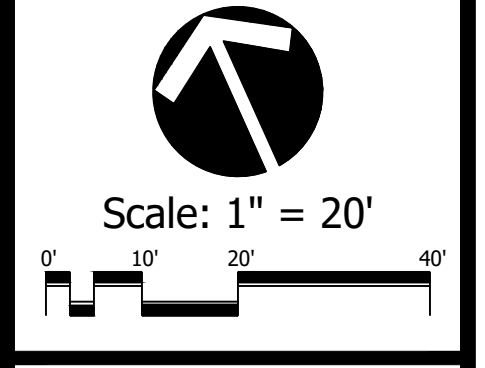


FLOOR PLAN - BUILDING #4
1/8" = 1'-0"

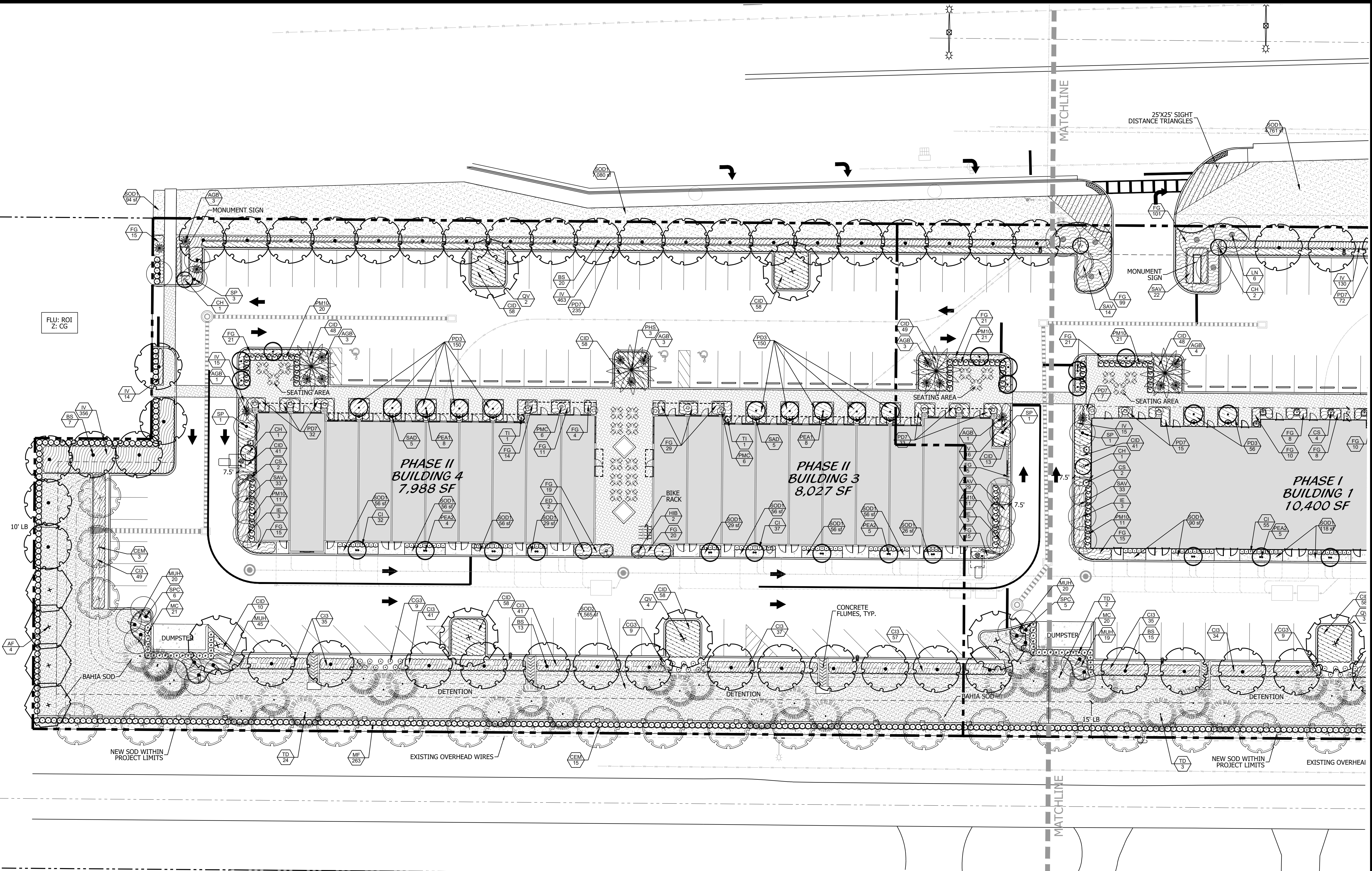
REVISIONS	DATE

Contract	
Permit	
Bid	
Date	7/18/20
Scale	AS NOTED
Drawn	HT
Job	2020-40
Sheet	A2.01

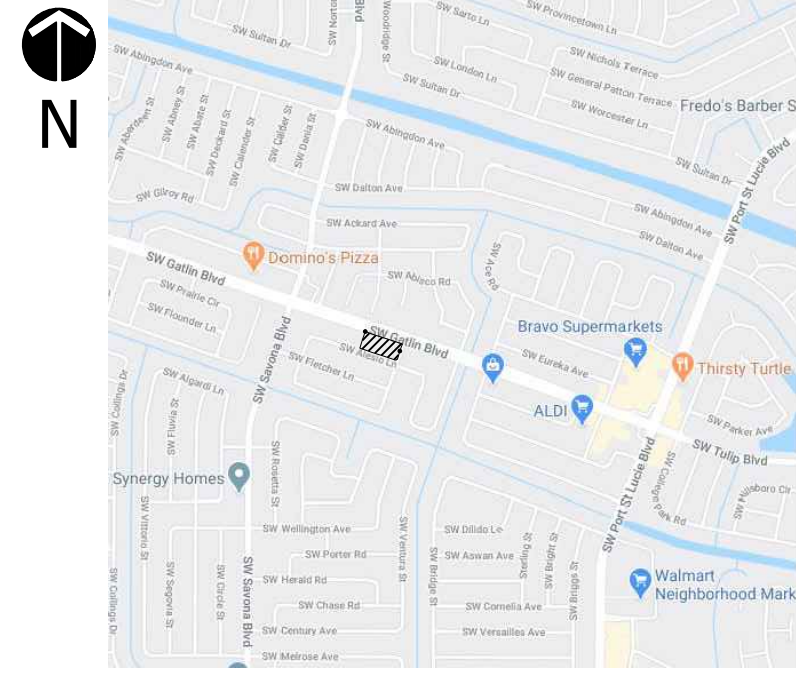
Gatlin Pointe
 Phase II Landscape Plan
 Port St. Lucie, Florida



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0704
DATE	10-04-21
REVISIONS	01-25-21
	02-22-21
	03-15-21
	05-25-21
	08-13-21
	11-30-21



LOCATION MAP



LANDSCAPE DATA

TOTAL SITE AREA	192,124.70 SF 4.41 AC
LANDSCAPE BUFFER REQUIREMENTS	
NORTH (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	845.47
EAST (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	221.80
* 2 MDSYORY TREES + 1 1/2 TREE	
SOUTH (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	870.50
* 2 MDSYORY TREES + 1 1/2 TREE	
WEST (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	220.00
VEHICULAR USE LANDSCAPE AREA REQ.	
(1) TREE PER LANDSCAPE ISLAND	25
FOUNDATION PLANTING	
RETAIL 1 TOTAL PERIMETER (REQ. 5' WIDE, 1 TREE PER 30', HEDGE 2' O.C.)	493.98
RETAIL 2 TOTAL PERIMETER (REQ. 5' WIDE, 1 TREE PER 30', HEDGE 2' O.C.)	493.98
RETAIL 3 TOTAL PERIMETER (REQ. 5' WIDE, 1 TREE PER 30', HEDGE 2' O.C.)	424.686
RETAIL 4 TOTAL PERIMETER (REQ. 5' WIDE, 1 TREE PER 30', HEDGE 2' O.C.)	420.6037

MITIGATION TABLE

TREE MITIGATION DATA	
TOTAL INCHES (DBH) PINES ON SITE	1,671
TOTAL INCHES (DBH) OAKS ON SITE	145
TOTAL DBH INCHES	1,816
TOTAL INCHES TO BE REMOVED	1,816
TOTAL INCHES TO BE MITIGATED ON SITE*	43.5
*TOTAL ON SITE MITIGATION: 29 TREES 3"=87" (1/2 CREDIT BY CODE) = 43.5"	
TOTAL INCHES REMAINING TO BE MITIGATED OFF SITE**	1,772.5

**OFF SITE MITIGATION TO INCLUDE PLANTING AND/OR CONTRIBUTION INTO THE CITY TREE PRESERVATION FUND.

NOTES

- NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 153 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
- ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
- ALL LANDSCAPING SHALL MEET THE LATEST PSLUSD LANDSCAPE POLICY AND SHALL NOT BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD INFRASTRUCTURE.
- NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
- EXISTING LANDSCAPE IN THE RIGHT-OF-WAY TO BE REMOVED OR RELOCATED AS DIRECTED BY PORT ST. LUCIE ENVIRONMENTAL DIVISION. CONTRACTOR TO COORDINATE WITH PORT ST. LUCIE ENVIRONMENTAL. ALL EXPOSED AREAS WITHIN THE LIMITS OF CLEARING AND GRUBBING WHICH DO NOT INCLUDE RELOCATED LANDSCAPE SHALL HAVE SOD INSTALLED (SOD OF SAME VARIETY AS CURRENTLY PRESENT WITHIN THE RIGHT OF WAY).

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORT SAINT LUCIE LAND DEVELOPMENT REGULATIONS. THE CITY OF PORT SAINT LUCIE LANDSCAPE CODE (LDMS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF PORT SAINT LUCIE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(9)(c) OF THE CITY OF PORT SAINT LUCIE CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECUNDATUM FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INCH 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT SAINT LUCIE. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITHIN IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV, 'VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF PORT SAINT LUCIE CODE' PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 30 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PHASE II PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
AF	4	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	45 GAL	1.5" CAL	12' HT. X 5' SPRD.	Y	FULL CANOPY, MATCHED, FL FANCY
BS	40	BURSERA SIMARUBA	GUMBO LIMBO	65 GAL	3.5" CAL	12' O.A.	Y	FULL CANOPY
CEM	18	CONOCARPUS ERECTUS 'MOMBA'	MOMBA GREEN BUTTWOOD	45 GAL	1.5" CAL	14' O.A.	Y	FULL CANOPY, 14' MINIMUM HEIGHT.
CS	2	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	N.A.	N.A.	8'-9' O.A.	A.S.	FULL, MATCHED
ED	2	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	25 GAL	N.A.	6'-7' O.A.	N	CONICAL, FULL TO BASE
HIB	2	HIBISCUS ROSA-SINENSIS 'SEMINOLE PINK'	SEMINOLE PINK HIBISCUS	15 GAL	1.5" CAL	4'-5' O.A.	N	STANDARD, FULL & THICK
IE	6	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	30 GAL	2.5" CAL	10' O.A.	N	MATCHED, FL FANCY, 4' CT
QV	6	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	3.5" CAL	12' HT X 6' SPRD	Y	FULL CANOPY
TD	24	TAXODIUM DISTICHUM	BALD CYPRESS	45 GAL	3"-4" CAL	10-12' O.A.	Y	FULL CANOPY
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	2	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	65 GAL	N.A.	5' X 5'	N	MULTI TRUNK 5 STALKS, FULL CANOPY.
PHS	3	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	F.G.	N.A.	8' G.W.	N	STRAIGHT TRUNK, FULL CANOPY, MATCHED, DIAMOND CUT
PEA1	16	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	N.A.	3"Cal	12' O.A.	N	FULL CANOPY, SINGLE STEM, MATCHED, FL FANCY
PEA2	9	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	N.A.	3"Cal	12' O.A.	N	FULL CANOPY, SINGLE STEM, MATCHED, FL FANCY
SP	5	SABAL PALMETTO	SABAL PALM	N.A.	N.A.	10', 14', 18' CT STGG	Y	SLICK, STRAIGHT TRUNK
SPC	9	SABAL PALMETTO	CURVED SABAL PALM	N.A.	N.A.	10', 14', 18' CT., STGG.	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AGR	14	AGAVE AMERICANA 'GAINESVILLE BLUE'	GAINESVILLE BLUE AGAVE	15 GAL	3' X 3'	A.S.	N	FULL & THICK
CI	69	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL	2' X 2'	2' O.C.	Y	FULL & THICK
CG3	18	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	3 GAL	2.5' X 2'	2.5' O.C.	Y	FULL TO BASE
CI	2	CORDYLONE FRUTICOSA 'AUNTIE LOU'	AUNTIE LOU TI PLANT	7 GAL	2.5' X 2'	A.S.	N	FULL & THICK
MF	263	MYRCIANTHES FRAGRANS	SIMPSON'S TOPPER	7 GAL	3' X 2.5' SPRD.	2.5' O.C.	Y	FULL & THICK
MC	30	MYRICA CERIFERA	WAX MYRTLE	7 GAL	2.5' X 2.5'	2.5' O.C.	Y	FULL & THICK
PM10	63	PODOCARPUS MACROPHYLLUS	PODOCARPUS	10 GAL	3' X 2.5' SPRD.	AS	N	FULL & THICK
PMC	12	PODOCARPUS MACROPHYLLUS	PODOCARPUS COLUMN	15 GAL	6' HT. X 3' SPRD.	A.S.	N	RECTANGULAR SHAPE FULL & THICK
SAD	10	SCHEFFLERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	7 GAL	2.5' X 2.5'	A.S.	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CID	451	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL	12" X 18"	24" O.C.	Y	FULL & THICK
CI3	260	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	24" X 24"	30" O.C.	Y	FULL & THICK
FG	189	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK
IV	864	ILEX VOMITORIA 'SHILLINGS DWARF'	DWARF YAUPOH HOLLY	3 GAL	15" X 15"	18" O.C.	Y	FULL & THICK
MU7	85	MUHLBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	24" O.C.	Y	FULL & THICK
PD3	300	PODOCARPUS MACR. 'PRINGLES' OR 'META'	DWARF PODOCARPUS	3 GAL	15" X 15"	18" O.C.	N	FULL & THICK, FLORIDA FANCY
PD7	300	PODOCARPUS MACR. 'PRINGLES' OR 'META'	DWARF PODOCARPUS	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK, FLORIDA FANCY
SAV	62	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF VARIATED SCHEFFLERA	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK, FL FANCY
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SOD2	11,565 sf	PASPALUM NOTATUM	BAHIA SOD	ROLL				CERTIFIED, WEED FREE
SOD1	7,594 sf	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	ROLL				AROUND BUILDINGS, WEED FREE

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, CUTTING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PRACTICES 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING. IE. ROAD BASE, PAVEMENT, REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELEALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM PACKS SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-12	AGRIFORM TABLETS (21 GRAM)
1 GAL	1/4 LB.	1
1/3 GAL	1/2 LB.	3
2-15 CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TRUNK LEAVES.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEPS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWN

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT SECTIONS. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOD DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOVING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

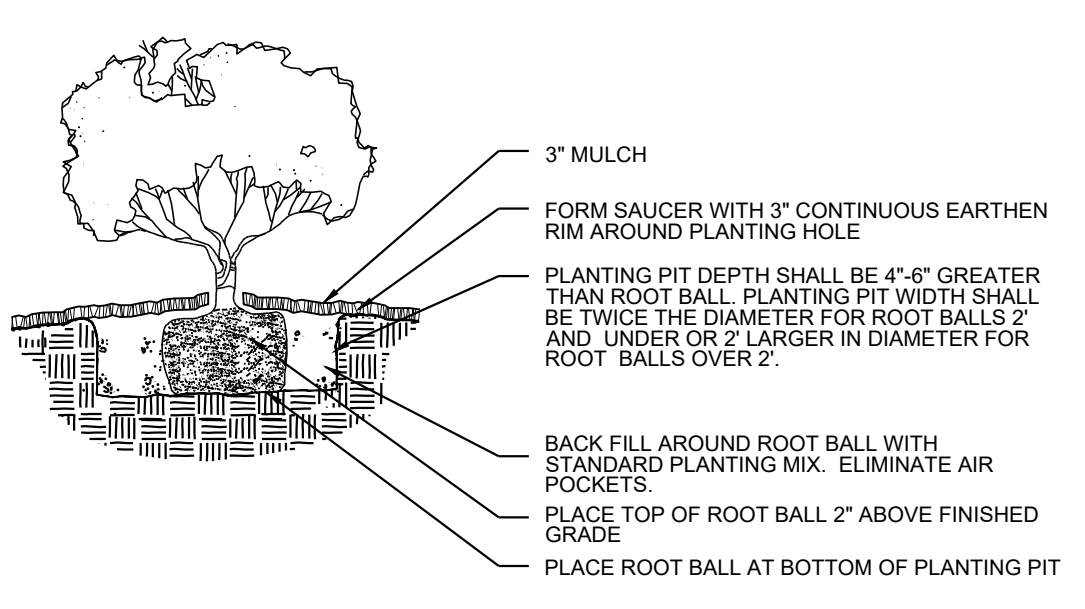
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum Repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

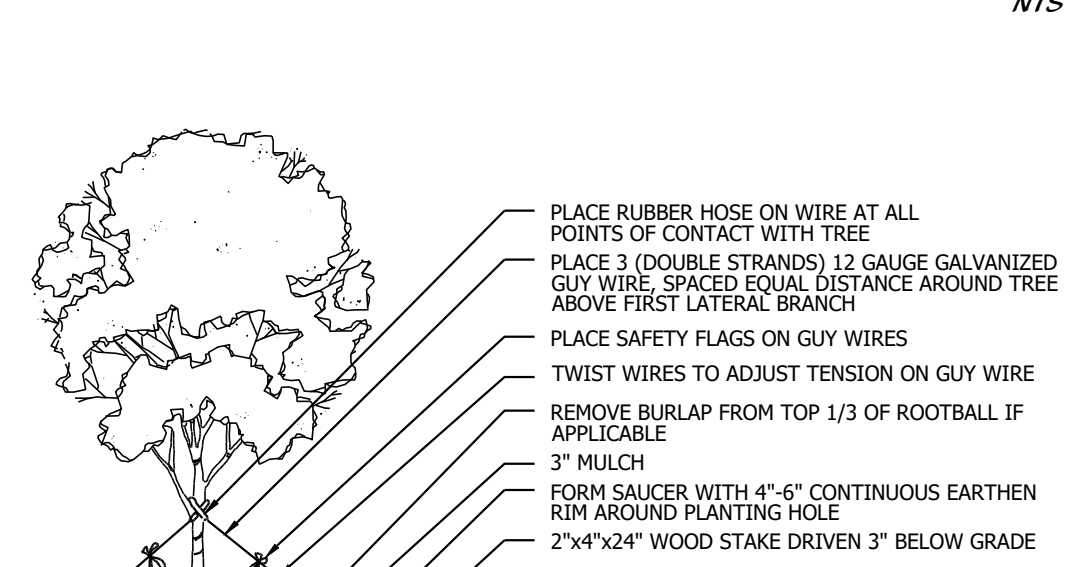
LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THOSE WHOSE ACTIONS OR OMISSIONS SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

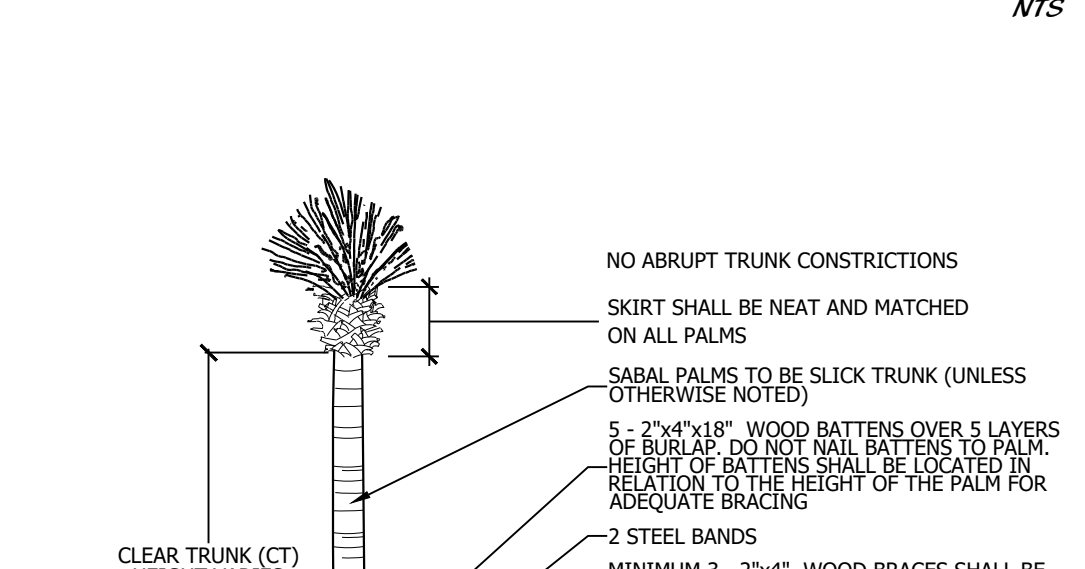
PLANTING DETAILS



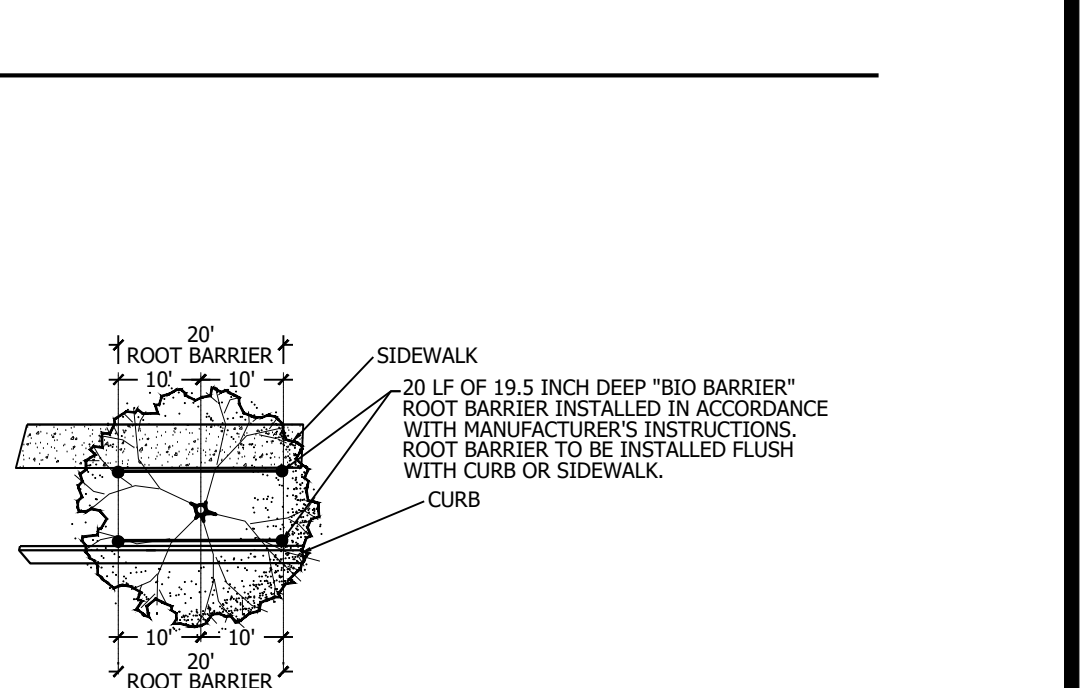
SHRUB/GROUND COVER PLANTING DETAIL



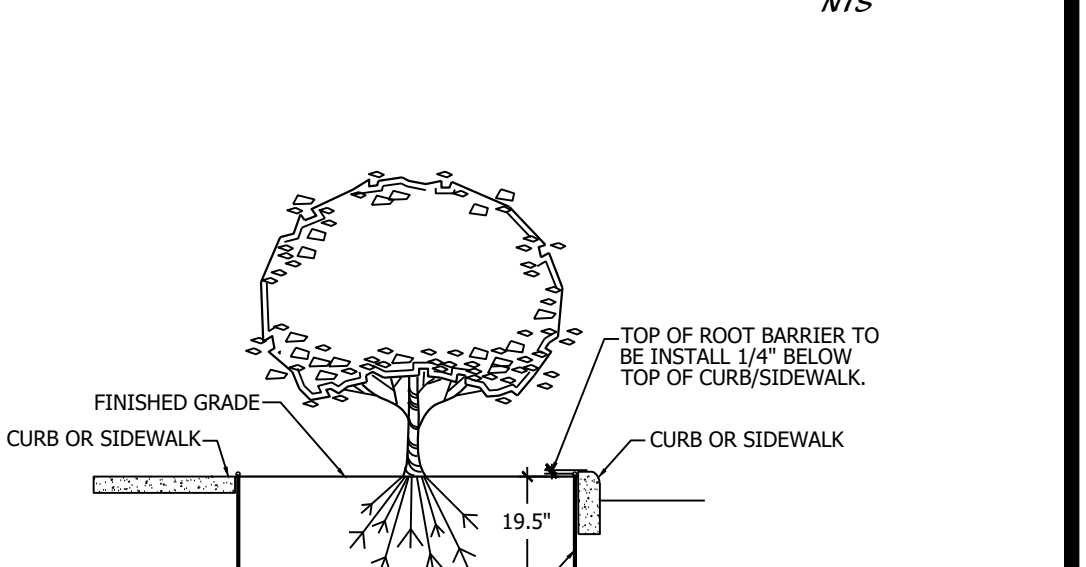
LARGE TREE PLANTING DETAIL



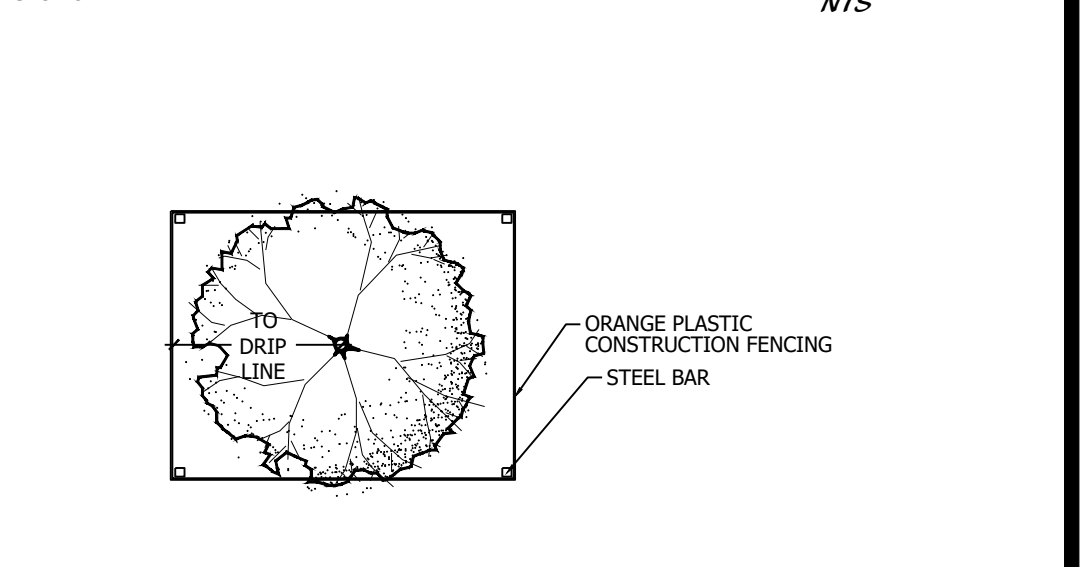
SABAL PALM PLANTING DETAIL



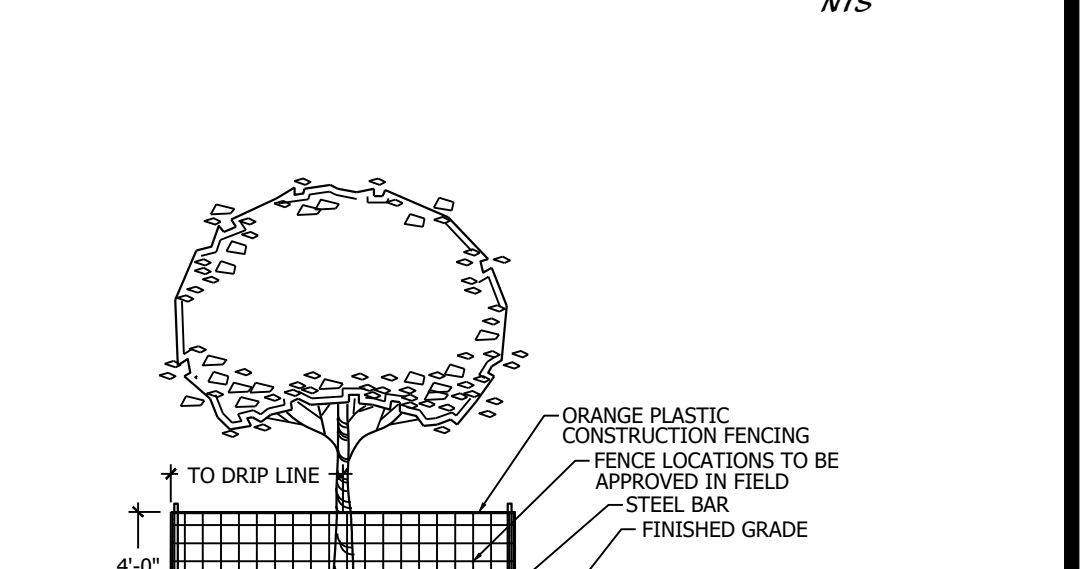
ROOT BARRIER DETAIL



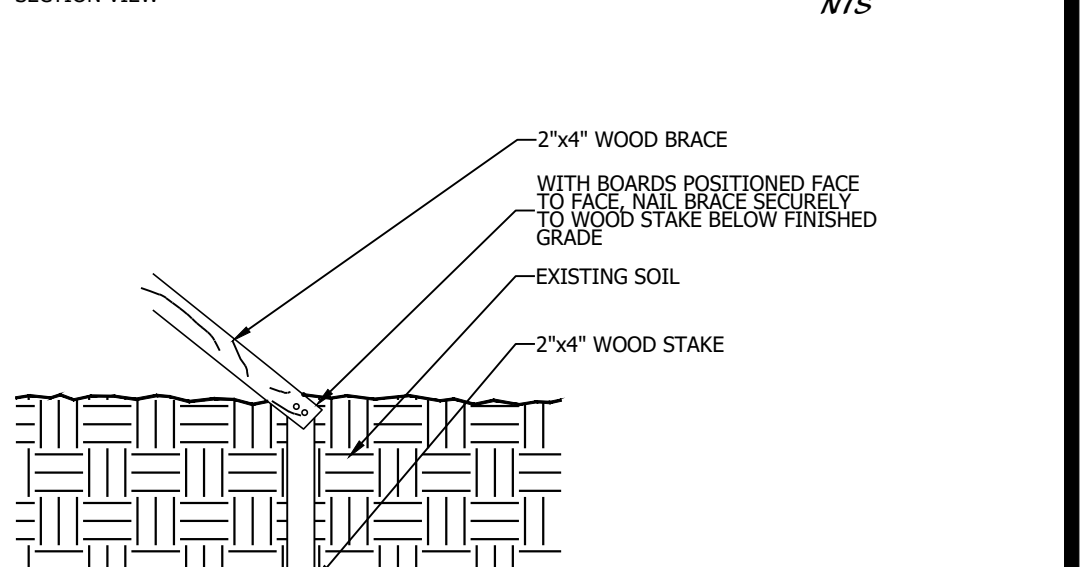
ROOT BARRIER DETAIL



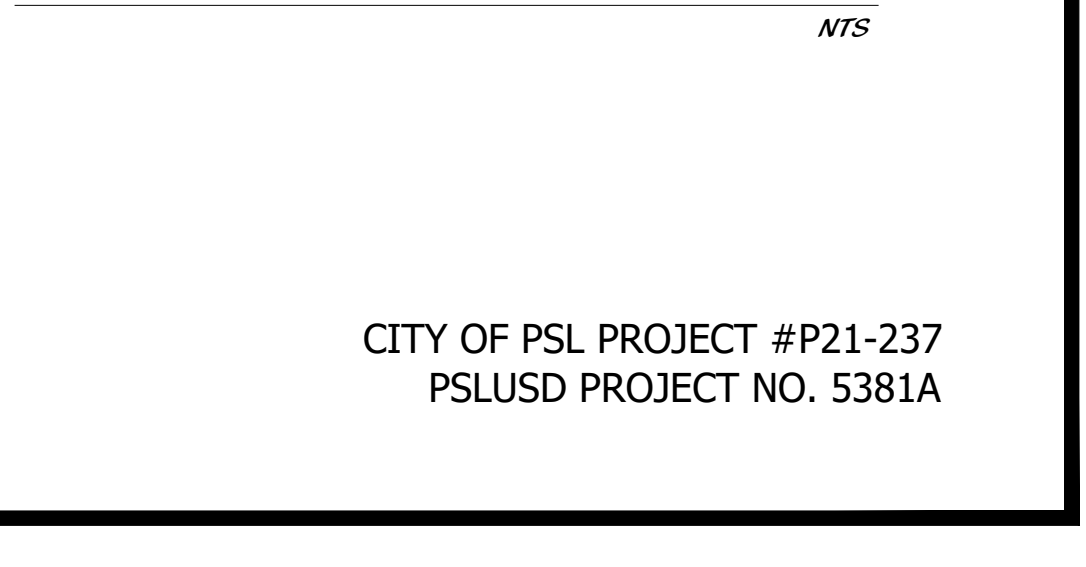
TREE PROTECTION DETAIL




TREE PROTECTION DETAIL



WOOD STAKING DETAIL






Cotleur & Hearing

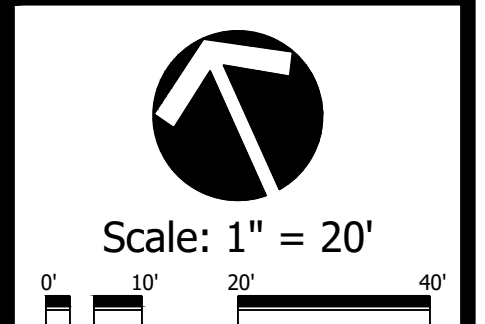
Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gatlin Poite
Phase II Landscape Details
Port St. Lucie, Florida



Scale: 1" = 20'



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0704
DATE	10-04-21
REVISIONS	01-25-21
02-02-22	02-22-21
05-19-22	03-15-21
08-25-22	05-25-21
	08-13-21
	11-30-21

August 25, 2022 9:29:42 a.m.
Drawing: 20-0704 LP.DWG

CITY OF PSL PROJECT #P21-237
PSLUSD PROJECT NO. 5381A

SHEET **2** OF **2**

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except as agreed in writing with the architect. Immediately report any discrepancies to the architect.

This instrument prepared by:

Seymour N. Singer, Esq.
Seymour N. Singer, P.A.
7401 Wiles Road, Suite 230
Coral Springs, Florida 33067

Property Appraisers Parcel ID Numbers:

3420-565-1110-000-6
3420-565-1111-000-3
3420-565-1112-000-0
3420-565-1126-000-1
3420-565-1127-000-8
3420-565-1128-000-5
3420-565-1129-000-2
3420-565-1130-000-2

WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE made this 23rd day of December, A.D. 2021 by and between **GATLIN POINTE 26 LLC**, a Florida limited liability company, whose post office address is: 800 SE 4 Avenue, Suite 804, Hallandale Beach, FL 33009 (party of the first part), and **GATLIN POINTE 18 LLC**, a Florida limited liability company, whose post office address is: 800 SE 4 Avenue, Suite 804, Hallandale Beachpo, FL 33009 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of St. Lucie, State of Florida, to-wit:

Lots 12, 14 and 15, LESS the North 30 feet, respectively, by Stipulated Order of Taking and Final Judgment recorded in Official Records Book 1487, Page 2697; and Lots 31 and 32, all in Block 1388, PORT ST. LUCIE SECTION FOURTEEN, according to the map or plat thereof, as recorded in Plat Book 13, Pages 5, 5A through 5F, of the Public Records of St. Lucie County, Florida; and

The South 95 feet of Lot 13; All of Lots 28 and 29, Block 1388, PORT ST. LUCIE SECTION FOURTEEN, according to the Plat thereof recorded in Plat Book 13, Page(s) 5, 5A through 5F, of the Public Records of St. Lucie County, Florida; and

Lot 30, Block 1388, of PORT ST. LUCIE SECTION FOURTEEN, according to the Plat thereof recorded in Plat Book 13, Pages 5, 5A through F, of the Public Records of St. Lucie County, Florida.

NOTICE TO RECORDER: This conveyance is not subject to documentary stamp tax as it represents a conveyance of unencumbered property from the Grantor to a limited liability company which is owned by the same members in the same interests as the Grantor.

SUBJECT TO: Easements, restrictions, covenants and reservations of record, if any, without intent to reimpose any of the same, and taxes for the year 2021 and subsequent years, not yet due and payable.

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

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: SEYMON W. SINGER

[Signature]
Print Name: JENNIFER L. HANSEN

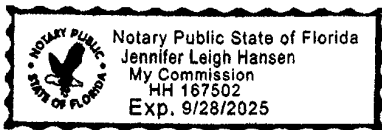
GATLIN POINTE 26 LLC, a Florida limited liability company

By: [Signature]
Print Name: FREDDY BOULTON
Title: Manager

STATE OF FLORIDA)
) §§
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 23rd day of December, 2021 by FREDDY BOULTON, Manager of GATLIN POINTE 26 LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or who [] has produced _____ as identification.

[NOTARY SEAL]



[Signature]
NOTARY PUBLIC, State of Florida
Print Name: _____
My Commission Expires: _____



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



MEMORANDUM

TO: Bethany Grubbs – Planner II , Planning & Zoning

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

DATE: September 21, 2022

SUBJECT: P21-237 Gatlin Pointe Phase II – Special Exception Use
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated August 23, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed Phase II development anticipates generating 218 PM Peak hour driveway trips divided over 2 existing driveways. They proposed to install a right turn lane along Gatlin Boulevard at the existing driveway that was constructed with Phase I.

A condition of approval would be to require that the right turn lane is in fact installed with this Phase II development.

Gatlin Pointe Phase II Special Exception Use Application P22-237

Planning & Zoning Board Hearing
November 1, 2022
Bethany Grubbs
Planner III

CityofPSL.com



Request:

The Applicant is requesting a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Zoning Code.



General Information:

Applicant/Owner – Gatlin Pointe 18, LLC

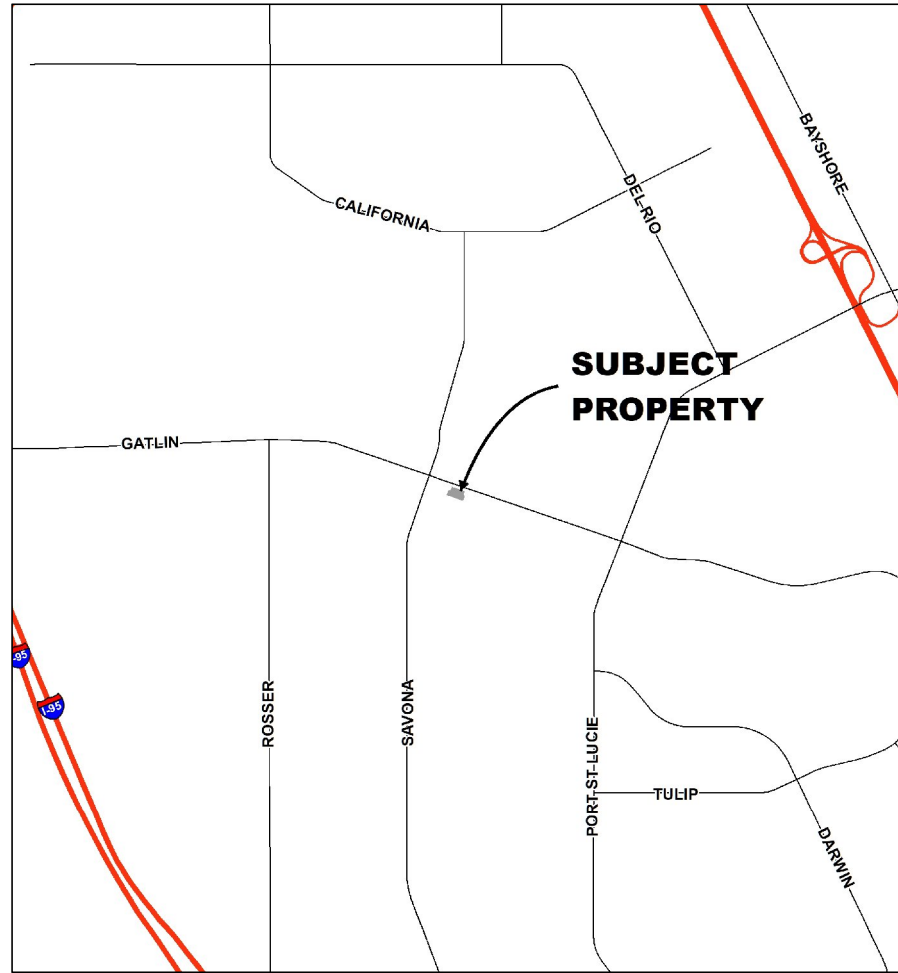
Agent – Jose Chavez, P.E., Storybook Holdings, LLC

Location – The property is located to the southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle

Existing Use – Vacant Land and one (1) single-family residence



Location Map



CityofPSL.com

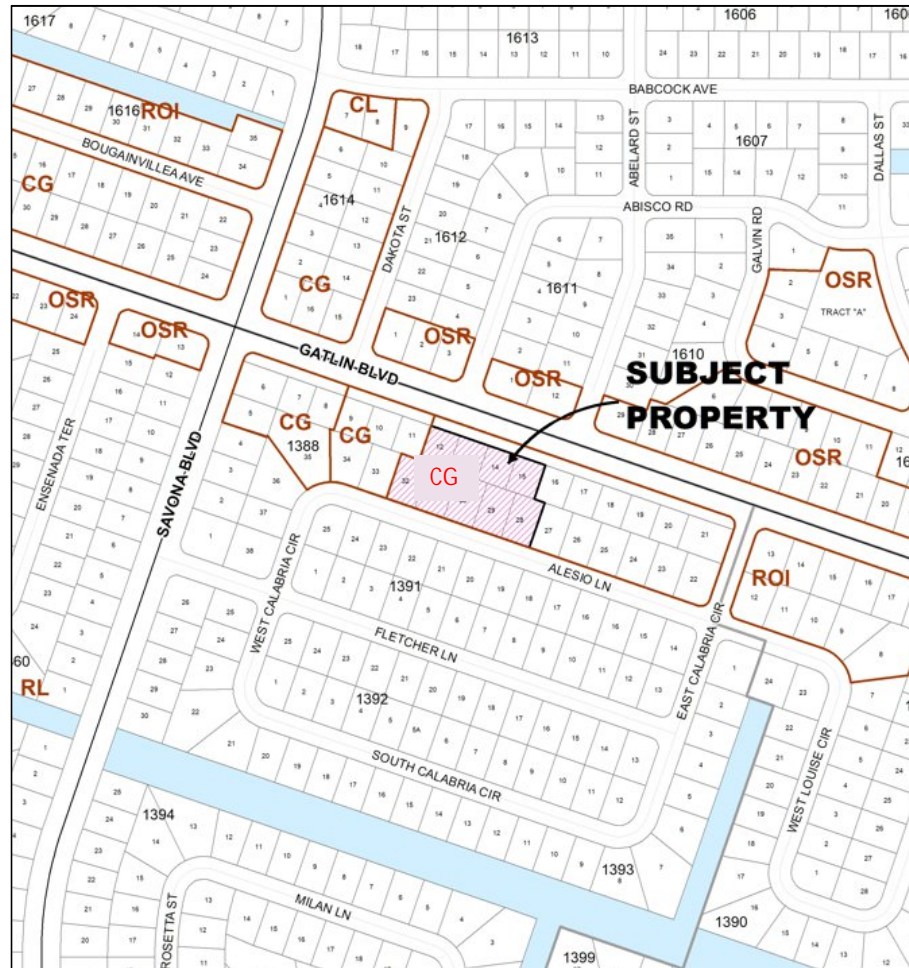
Aerial

Surrounding Uses:

Direction	Future Land Use	Zoning	Existing Use
North	OSR	RS-2	Open Space, Single-Family Residences
South	RL	RS-2	Single-Family Residences
East	ROI	LMD	Vacant (approved commercial center)
West	CG	CG	Commercial Shopping Center

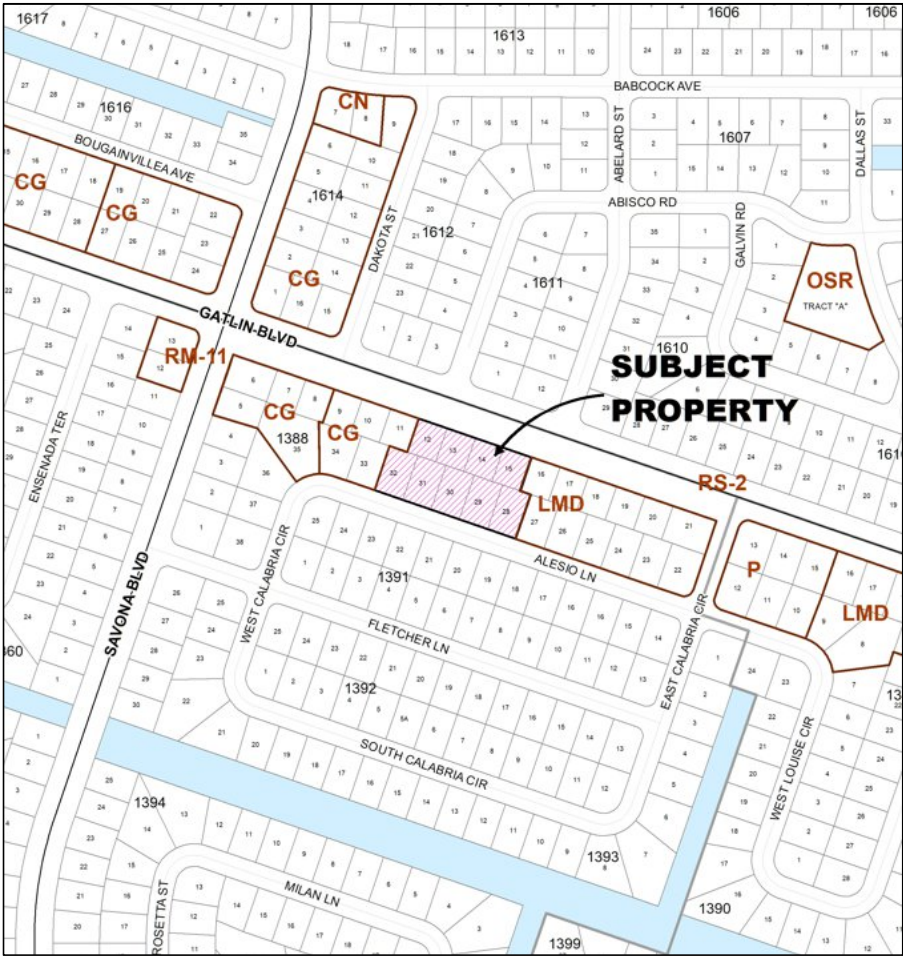


Future Land Use

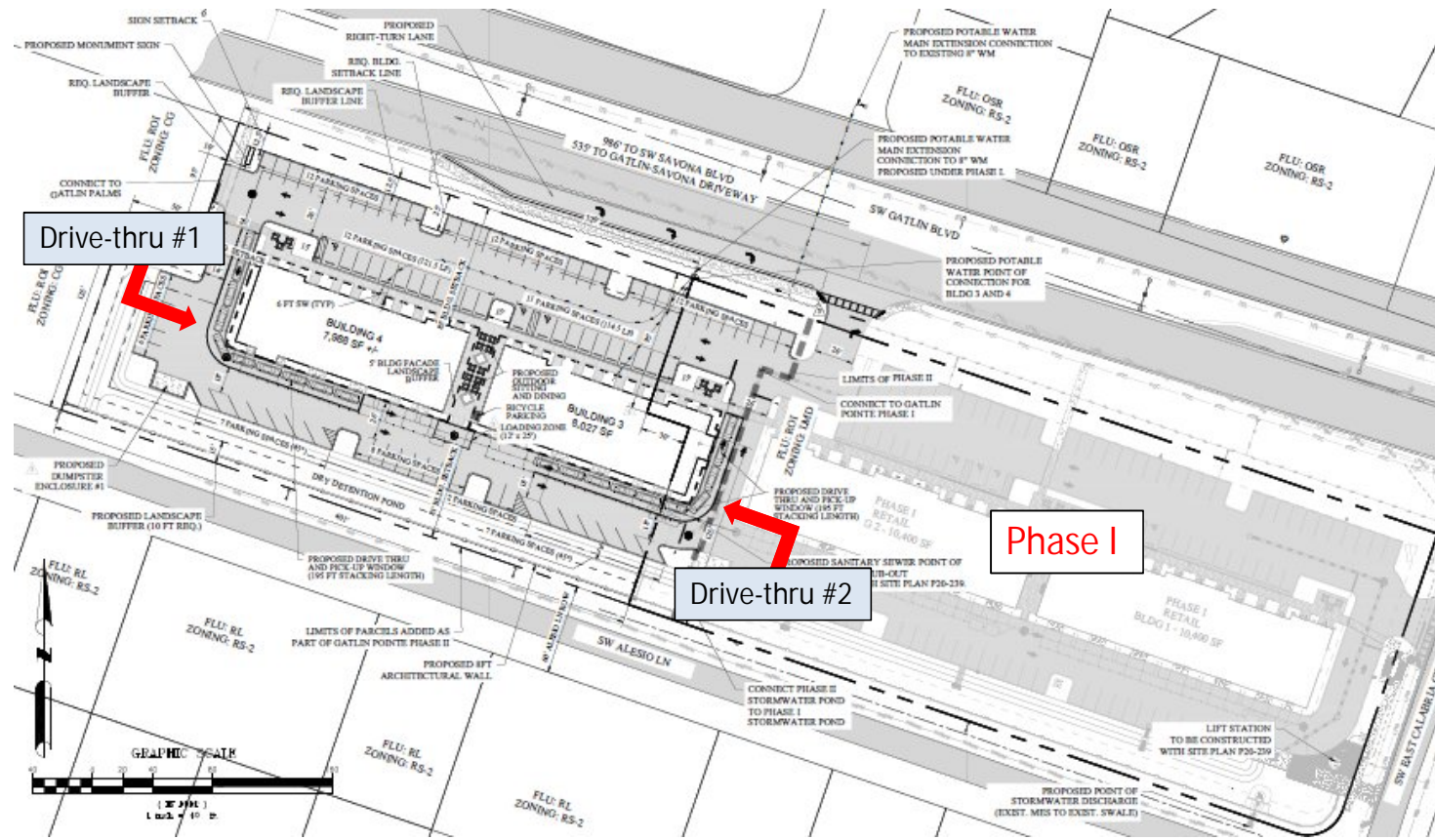


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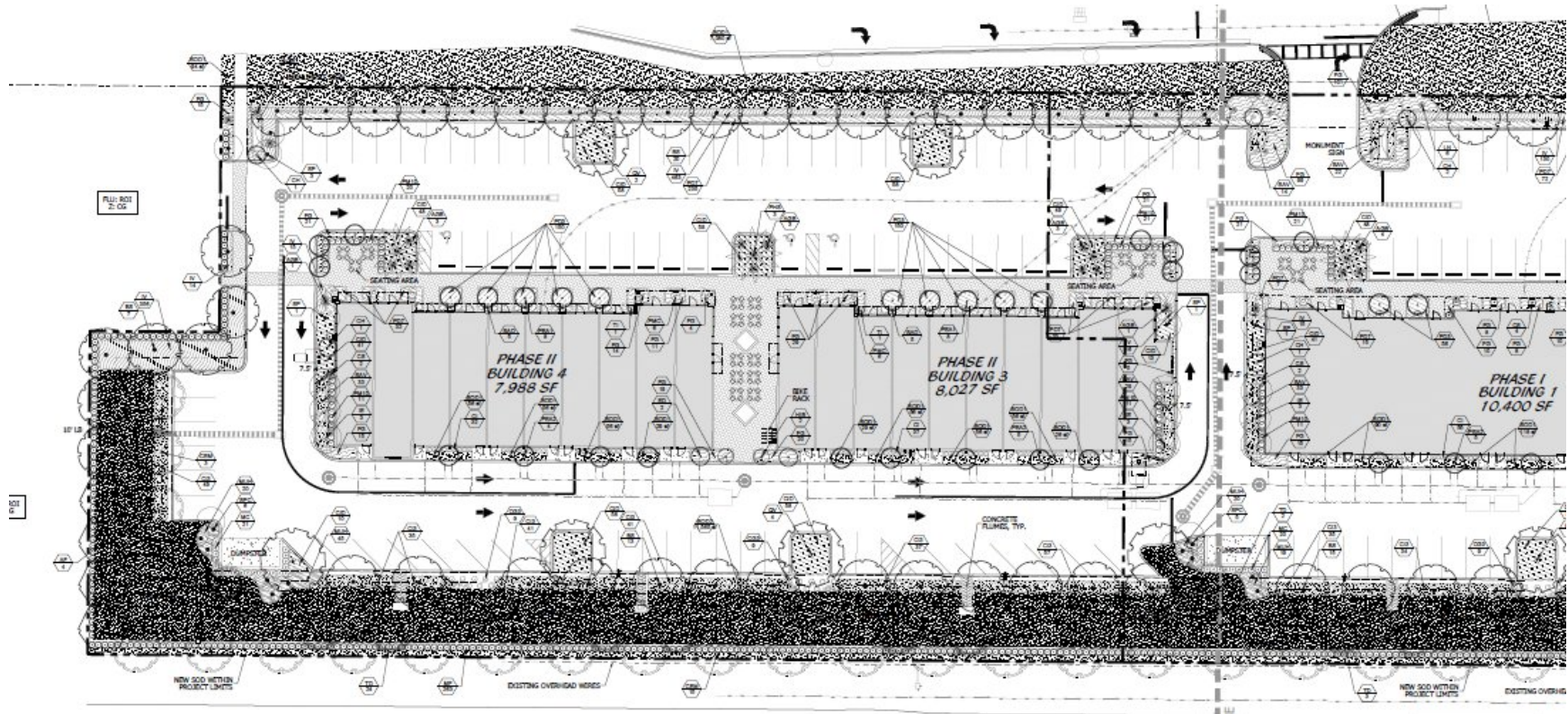
Zoning



Conceptual Site Plan



Conceptual Landscape Plan



Conceptual Elevations



CityofPSL.com



Color Rendering



CityofPSL.com



Traffic Impact Statement

- This development with the updated Traffic Analysis for the entire Gatlin Pointe development was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11th Edition, this project site Phase II predicts a generation of 218 PM Peak Hour driveway trips split over 2 driveways.
- Based on the proposed driveway trips, a right turn lane is proposed at the existing driveway on Gatlin Boulevard.

Condition of Approval:

- Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.



<u>Evaluation of SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Ingress and Egress will be provided at two locations for this development. The first access point will be along the east, connecting to the drive isles proposed under Gatlin Pointe Phase I. The second access point will be along the west, connecting to the existing drive aisle built under the Gatlin Palms Project. The development allows for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The parking required for the overall Gatlin Pointe project requires 177 parking spaces. The conceptual site plan provides 181 parking spaces of which 7 are ADA compliant. One off-street loading space is provided, for each phase adequately addressing the requirements of this section.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	The Port St. Lucie Utility Systems Department (PSLUSD) will provide utility services to the site. Adequate utilities are available to service the proposed development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	The landscape plan includes perimeter landscaping and an eight-foot in height architectural wall which shall provide adequate screening and buffering. The proposed development shall be sufficiently buffered per the landscape standards specified in Section 154.03 of the Landscaping Code.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All signage shall be required to conform to the City's Sign Code and all outdoor lighting shall be shielded from adjacent properties and roadways.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The proposed drive-through service is in an area designated for commercial development. The site is adjacent to commercial properties on the east and west sides and residential uses to the south. An 8-foot-high architectural wall and landscaping are proposed along the south (rear) of the site to screen the view from residential uses.

Staff Recommendation

- Move that the Board review the SEU request and vote to recommend approval with staff's condition of approval or denial to the City Council.

Condition of Approval:

1. Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.





Agenda Summary

2022-937

Agenda Date: 11/1/2022

Agenda Item No.: 9.d

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-296 LTC Ranch Development of Regional Impact (DRI) - Fifth (5th) Amendment to the Development Order

Location: The property is located south of Midway Road, west of I-95 and northeast of Glades Cut-off Road.

Legal Description: A parcel of land lying in Sections 1, 2, 3, 4, 9, 10, 11, 15 and 16, Township 36 South, Range 39 East.

This is a request to amend Condition 17- Transportation (c) regarding the threshold for required intersection improvements to west Midway Road and Arterial A.

Submitted By: Anne Cox, Assistant Director of Planning and Zoning

Executive Summary: The existing Condition No. 17(c) requires that no building permits be issued within a parcel which has direct access to Arterial A until the intersection improvements have been completed or contract have been let and bonded with the City or St. Lucie County. The proposed change is to allow building permits to be issued for up to 950 residential dwelling units before the intersection improvements are required to be completed or contracts let and bonded.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed DRI amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board not recommend approval.

Background: See staff report

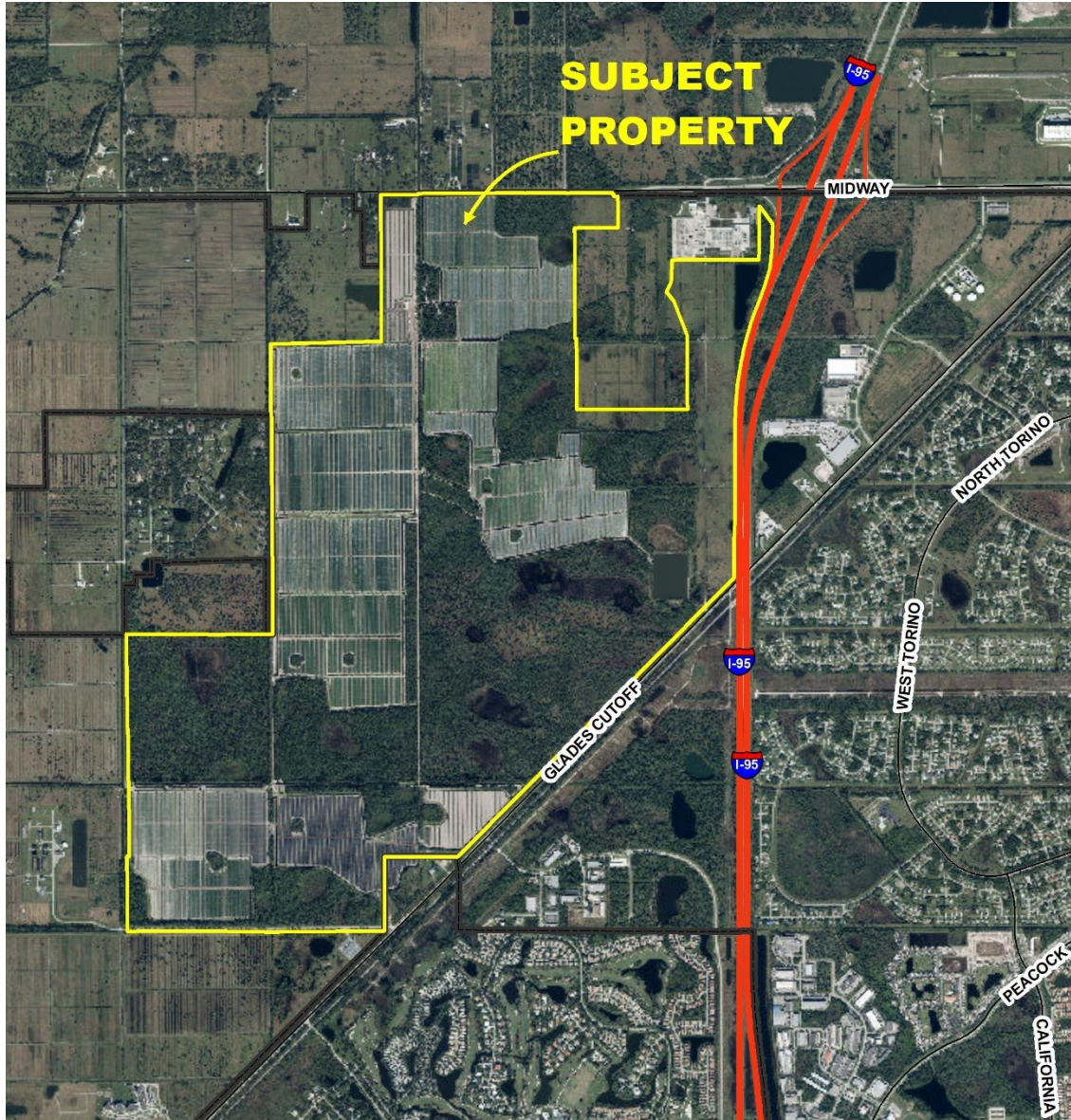
Issues/Analysis: See staff report

Special Consideration: N/A

Attachments: 1. Staff Report, 2. DRI Development Order, 3. Exhibits A-G, 4. Public Works Traffic Memo, 5. Cover Letter, 6. Owner Authorization Letters, 7. Staff Presentation



LTC Ranch Development of Regional Impact (DRI) Amendment Application
5th Amendment to the DRI Development Order
P22-296



SUMMARY

Applicant’s Request:	An application to amend the development order for the LTC Ranch DRI (5 th amendment).
Applicant:	Lee Dobbins of Dean, Mead, Minton & Moore
Property Owners:	Midway Glades Developers, LLC and LTC Midway, LLC (DRI west side)
Location:	The property is located south of Midway Road and west of I-95.
Legal Description:	A parcel of land lying in Sections 1, 2, 3, 4, 9, 10, 11, 15 and 16, Township 36 South, Range 39 East. The complete legal description is located in the development order.
Application Type:	Development of Regional Impact (DRI) Amendment

Project Background

The LTC Ranch DRI Development Order was originally approved by the Board of County Commissioners of St. Lucie County by Resolution No. 97-085. The property was annexed into the City and an amended DRI development order was approved by City of Port St. Lucie Resolution No. 00-R25. The second amendment to the development order was approved by City of Port St. Lucie Resolution No. 07-R77, the third amendment was approved by City of Port St. Lucie Resolution 19-R40, and the fourth by Resolution 21-R11.

The total area of the LTC Ranch DRI property is 2,445 acres. The approved development plan allows for 4,000 residential dwelling units; 725,000 square feet of retail; 1,960,200 square feet of industrial; and 1,508,500 square feet of office. The Master Development Plan (Map H) includes approximately 80 acres for commercial uses; 390 acres for Industrial uses; 1,764 acres for residential; a 55-acre school site; 465 acres of conservation areas with wetlands and uplands; road rights-of-way for North/South Arterial A and two East/West arterial roads and Florida Power and Light easements.

Proposed Amendment

The proposed change to the LTC Ranch DRI development order is to Condition No. 17 Transportation (c) regarding required improvements to the intersection of Arterial A and West Midway Road. The existing condition requires that no building permits be issued within a parcel which has direct access to Arterial A until the intersection improvements have been completed or contract have been let and bonded with the City or St. Lucie County. The proposed change is to allow building permits to be issued for up to 950 residential dwelling units before the intersection improvements are required to be completed or contracts let and bonded. The proposed amendment is shown as ~~strike-through~~ and underline as follows:

- c. ~~No b~~ Building permits for no more than 950 residential dwelling units may be issued for development within the DRI west side shall be issued within a parcel which has direct access to Arterial A (as shown on map H-1) unless and until intersection improvements have been completed or contracts let and bonded with the County or the City of Port St. Lucie, as applicable to obtain the following access configurations (this paragraph A.17.c shall not apply to the DRI East Side, and the DRI East side shall have no obligation hereunder):

West Midway Road and Arterial A

Northbound Arterial A Eastbound West Midway Road

One right-turn lane* One through lane

One left-turn lane*

Westbound West Midway Road

One through lane

One left-turn lane*

* Required Improvement.

Analysis

The developer had originally anticipated that the first phase of development would occur in the northern portion of the property and therefore the construction of Arterial A would start at West Midway Road and continue south. The development plans have changed to have the first phase in the middle and southern parts of the property. Construction plans have been submitted to the City for Arterial A, starting at Glades Cut-off Road. The Public Works Department has reviewed the proposed amendment and has no issues as indicated in their attached memo.

Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. The proposed amendment has been reviewed for consistency with the City's Comprehensive Plan.

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 changes
- 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.

RESOLUTION _____

A RESOLUTION OF THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA APPROVING AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE DEVELOPMENT OF REGIONAL IMPACT KNOWN AS LTC RANCH PREVIOUSLY APPROVED BY RESOLUTION NO. 97-085 BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AND BY RESOLUTION NOS. 00-R25, 07-R77, 19-R40 AND 21-R11 BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA.

WHEREAS, the City Council of Port St. Lucie, St. Lucie County, Florida, has made the following determinations:

1. The Board of County Commissioners of St. Lucie County, Florida, adopted Resolution No. 97-085 approving a Development of Regional Impact and Development Order on the real property described in the attached Exhibit "A" and recorded in Official Record Book 1081, Page 1808 on June 10, 1997 with the Clerk of the Circuit Court, St. Lucie County, Florida.
2. The findings of fact and conclusions of law set forth in Resolution No. 97-085 of the Board of County Commissioners of St. Lucie County, Florida, are adopted by reference herein.
3. The City Council of Port St. Lucie and LTC Joint Venture executed an Annexation Agreement allowing for the annexation of the property described in the attached Exhibit "A" and as part of that annexation approved Resolution No. 00-R25 to govern the development of the LTC Ranch DRI as it became part of the City.
4. As the real property was annexed into the City, those portions of the Development Order applicable to the real property so annexed applied and the property remaining in the unincorporated area remained subject to the Development Order adopted by the Board of County Commissioners until such time as that property was annexed into the City.
5. All of the property described in the attached Exhibit "A" has been annexed into the City of Port St. Lucie by Ordinance No. 00-14 and Ordinance No. 02-126 and so is governed by the Development Order adopted by the City Council of Port St. Lucie.
6. On October 30, 2006, Centex Homes, Southeast Florida Division filed a Notification of Proposed Change to an Approved Development of Regional Impact pursuant to Section 380.06(19), Florida Statutes, requesting certain changes to the Development Order for the LTC Ranch DRI.

7. On September 24, 2007, the City Council of Port St. Lucie held a duly noticed public hearing on the requested changes to the Development Order for the LTC Ranch DRI. After considering the comments of the various reviewing agencies and the evidence presented by the applicant, the City Council concluded that the requested changes do not constitute a substantial deviation and are in the best interest of the public health, safety and welfare of the citizens of Port St. Lucie, and the City Council passed and duly adopted Resolution No. 07-R77, adopting the requested changes to the DRI.
8. On September 28, 2018, LTC Midway, LLC, a Florida limited liability company (“LTC Midway, LLC”), as the owner of all of the land within the DRI west of I-95 (the “DRI West Side”) and LTC Joint Venture (“LTC Joint Venture”), as the developer of all of the land within the DRI east of I-95 (the “DRI East Side”) jointly filed an application with the City to amend the DRI, in order to update and amend the DRI conditions, and to clarify the rights and obligation that apply to the DRI East Side and the DRI West Side, as more specifically set forth herein.
9. On May 28, 2019, the City Council of Port St. Lucie held a public hearing, passing and adopting Resolution No. 19-R40, adopting the requested changes to the DRI.
10. On September 16, 2020, Midway Glades Developers, LLC, a Delaware limited liability company, filed an application with the City to make certain amendments to the DRI, only affecting the DRI West Side, as more specifically set forth herein.
11. On April 12, 2021, the City Council of Port St. Lucie held a public hearing, passing and adopting Resolution No. 21-R11, adopting the requested changes to the DRI.
12. On _____, 2022, Midway Glades Developers, LLC, a Delaware limited liability company, filed an application with the City to make certain amendments to Paragraph A.17.c of the DRI, only affecting the DRI West Side, as more specifically set forth herein.
13. On _____, 2022, the City Council of Port St. Lucie held a public hearing, passing and adopting Resolution No. _____, adopting the requested changes to the DRI.
14. The following uses may be developed within the LTC Ranch DRI (subject to adjustment as permitted by Paragraph A.17.j below):

Residential	4,000 units within the DRI West Side
Industrial	1,960,200 gross sq. ft. within the DRI East Side
Retail	725,000 gross sq. ft. within the DRI West Side

Office 1,508,500 gross sq. ft. within the DRI East Side

CONCLUSIONS OF LAW

NOW THEREFORE, BE IT RESOLVED by the City Council of Port St. Lucie, Florida:

A. That in a public meeting, duly constituted and assembled this _____ day of _____, 2022, Resolution No. _____ which amends and restates Resolution No. 21-R11 is hereby approved subject to the following conditions, restrictions, and limitations.

1. APPLICATION FOR DEVELOPMENT APPROVAL

The LTC Ranch Development of Regional Impact Application for Development Approval, including all sufficiency responses (herein referred to collectively as the "Application for Development Approval" or "ADA"), are incorporated herein by reference. Substantial compliance with the representations contained in the Application for Development Approval, as modified by the Development Order conditions, is a condition for approval. In the event of a conflict between the Application for Development Approval and the Development Order, the Development Order shall prevail.

For purposes of this condition, the Application for Development Approval shall include the following items:

- a. The Application for Development Approval dated September 1992.
- b. Supplemental information dated February 8, 1993.
- c. Supplemental information dated August 16, 1993.
- d. Supplemental information dated November 10, 1993.
- e. Water Quality data dated August and October 1994.
- f. Revised Phase I Analysis and Revised Trade-off documentation dated September 9, 1996.
- g. Affordable Housing Analysis dated April 8 and 10, 1997.
- h. The Application for approval of the Amended Development Order by the City of Port St. Lucie dated April 6, 2000 and the Revised Notification of a Proposed Change to a Previously Approved Development of Regional Impact dated March __, 2007.
- i. The Application for approval of the Amended and Restated Development Order by the City of Port St. Lucie, dated September 28, 2018.
- j. The Application for approval of additional amendments to the Development Order by the City of Port St. Lucie, affecting only the DRI West Side, dated September 16, 2020.

- k. The Application for approval of amendments to Paragraph A.17.c of the Development Order by the City of Port St. Lucie, affecting only the DRI West Side, dated _____, 2022.

2. DRI APPROVAL

Final Development of Regional Impact ("DRI") approval is given to Phases 1, 2 and 3, subject to adjustment as set forth in Section 17.j. (Trade-Off section) and Sections 10 and 11 (water and wastewater sections) ("Authorized Entitlements").

	<u>USE</u>	<u>PHASE 1*</u>	<u>PHASE 2*</u>	<u>PHASE 3*</u>	<u>TOTAL</u>
<u>DRI West Side</u>	Residential (units)	1,000	1,500	1,500	4,000
	Retail (gross square feet)	90,000	215,000	420,000	725,000
<u>DRI East Side</u>	Industrial (gross square feet)	392,040	588,060	980,100	1,960,200
	Office (gross square feet)	34,975	314,775	1,158,750	1,508,500

Phase 1 May 22, 2031 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

Phase 2 May 23, 2036 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

Phase 3 December 20, 2040 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

* The phasing deadlines above signify the dates by which all development and associated improvements for a given phase must be complete. Development of Phase 2 may commence prior to the phasing deadline for Phase 1 on either the DRI West Side or the DRI East Side, if (1) all of the mitigation associated with the Phase 1 for that side of the DRI entering Phase 2 has been completed and (2) the mitigation required as part of the Phase 2 for that side of the DRI is developed consistent with the Development Order conditions for that side of the DRI. Similarly, Development of Phase 3 may commence prior to the phasing deadline for Phase 2, on either the DRI West Side or DRI East Side, if (1) all of the mitigation associated with Phases 1 & 2 for that side of the DRI entering Phase 3 has been completed and (2) the mitigation required as part of

Phase 3 for that side of the DRI is developed consistent with the Development Order conditions for that side of the DRI.

All conditions contained herein must be followed in the development of any property within LTC Ranch. No modifications can be made to the provisions of this Development Order regulating Development Area A (DRI East Side) without written consent of LTC Joint Venture and no modifications can be made to the provisions of this Development Order regulating Development Areas B and C (DRI West Side) without written consent of Midway Glades Developers, LLC and LTC Midway, LLC (collectively, the “West Side Owners”). The owner(s) of property within the LTC Ranch DRI shall be responsible for compliance with all conditions until such responsibility is assigned to and accepted by another entity such as a successor purchaser of the property, a homeowners' association or a special taxing district. LTC Joint Venture and the West Side Owners shall each be entitled to develop the properties they own in accordance with the uses and limitations set forth in Paragraph 10 above. Throughout this DRI Approval, the term “LTC Joint Venture” shall refer not only to LTC Joint Venture, but also to any successor or assign of the development rights and obligations of LTC Joint Venture under this DRI Approval relating to the DRI East Side. Throughout this DRI Approval, the term “West Side Owners” shall refer not only to Midway Glades Developers, LLC and LTC Midway, LLC, but also to any successor or assign of the development rights and obligations of Midway Glades Developers, LLC and LTC Midway, LLC under this DRI Approval relating to the DRI West Side.

3. FAILURE TO COMMENCE DEVELOPMENT

In the event significant physical development is not commenced within five years of the effective date of this Development Order, development approval shall be suspended by the local government until a Notification of Proposed Change is filed with the Florida Department of Community Affairs, the Treasure Coast Regional Planning Council, and the City of Port St. Lucie regarding the failure to commence development, and, if required, a Substantial Deviation Application for Development Approval is submitted. For the purpose of this paragraph, significant physical development shall be deemed to have been initiated after placement of permanent evidence of a structure (other than a mobile home) on the site, the pouring of slabs or footings, the construction of permanent roads or physical placement of permanent utilities, or any permanent work beyond the stage of excavation or land clearing. **This condition A.3 has been satisfied.**

4. TERMINATION DATE

This Development Order shall terminate May 23, 2041 (in accordance with previously filed extensions). Building Permits for all development must be issued by June 23, 2039 (in accordance with previously filed extensions), and construction completed by December 20, 2040 (in accordance with previously filed extensions). The foregoing shall

not limit any right of LTC Joint Venture or any West Side Owner to obtain any further extensions of such deadlines allowed by laws then in effect.

5. MASTER PLANS

a. Master Plan, Map H-1

- 1) All future development, except agricultural uses, must be consistent with Map H-1 Master Plan (as amended herein) attached hereto as Exhibit "B". No increase of intensity in agricultural activities or clearing cutting for agricultural purposes shall be permitted within proposed preservation areas.
- 2) Agricultural activities shall be permitted on all DRI property and all zoning categories until physical vertical development commences on each parcel or part thereof. When a building permit has been issued for vertical development, that land shall no longer be utilized for agricultural purposes. Map H-1, Master Plan identifies maximum permitted development densities and intensities, Development Area delineations, existing FPL transmission line easements, and minimum vehicular access points. Open space tabular data, designated upland and wetland preservation areas and applicable notes affecting future development are also identified on Map H-1, Master Plan. Other than the phases set forth thereon, the Master Plan shall not limit the order of development.
- 3) LTC Ranch will develop as one or more Planned Unit Developments (each a "PUD") in accordance with the requirements for PUDs in the City's Land Development Regulations.
- 4) The ADA describes the open spaces to be provided. A total of 25% open space shall be provided within the DRI East Side as a whole and a total of 35% open space shall be provided within the DRI West Side as a whole rather than within each parcel or portion therein independently. With each application for site plan approval, the owner of the parcel shall provide documentation of the area to be provided as open space to enable the City to ensure compliance with this requirement. Open space shall include upland and wetland preservation areas, parks, existing and constructed lakes and canals, dry retention areas, landscape and drainage areas. The upland and wetland preservation areas shown on Map H-1, Master Plan, are in the general locations that will be placed under conservation easements. Minor adjustments to the upland and wetland preservation areas may change subject to applicable local, state or federal permitting requirements, habitat management plan needs and permit needs not to exceed a decrease of 5% or 20 acres in open space, whichever is less,

within either the DRI East Side or the DRI West Side. In any case, a minimum of 15% of the habitat found within the entire LTC Ranch DRI (East Side and West Side combined) shall be preserved. The foregoing habitat preservation requirement shall be satisfied by the preservation of the wetlands and uplands required in Section 8 below. Pursuant to existing conservation easements, the DRI East Side has already preserved the wetlands and uplands it is required to preserve, therefore no further habitat preservation is required within the DRI East Side.

b. Conceptual Master Development Plan

A conceptual master development plan shall be prepared to provide long-term guidance and direction for development by showing the general location of all residential and non-residential land uses, arterial and collector roads, stormwater facilities, school sites, civic and institutional sites, other major facilities, major access points and multi-use trails and greenways. The conceptual master development plan shall be consistent with the Master Plan, Map H-1, attached to this Development Order as Exhibit “B” but shall not be adopted as nor require an amendment to this Development Order. The conceptual master development plan shall be presented to the City’s Planning and Zoning Board and to the City Council for consideration and approval; provided, however, that notwithstanding the foregoing, the conceptual master development plan shall only be a generalized reference tool which is not regulatory but rather a planning reference to provide long range guidance for development approval. The conceptual master development plan shall be revised from time to time as needed to show approved and proposed development, and the City and the owner(s) of property within the LTC Ranch DRI shall agree on a mutually acceptable process for doing so. LTC Joint Venture shall have the right to submit and amend the conceptual master development plan with respect to the land within the DRI East Side and the West Side Owners shall each have the right to submit and amend the conceptual master development plan with respect to their portion of the land within the DRI West Side, in accordance with all requirements set forth herein.

c. The following tracking mechanisms are required concurrent with each biennial report submitted for the DRI:

- 1) The number of overall approved land use types requested and associated with thresholds for density or intensity of uses within the DRI project;
- 2) The number of requested residential units by type and associated population or square footage of non-residential land uses, and associated ERU’s if utilizing the trade off mechanisms;
- 3) The remaining density or intensity of land uses within the DRI project as subtracted from the approved amounts;

- 4) Improvements required for the proposed use including infrastructure to service the proposal as related to the DRI conditions, including wastewater and water facilities, transportation related road and intersection improvements as well as daily and peak hour trips, park land, and compliance with adopted level of service standards and conditions contained in the Development Order;

A summary of this information for each approved project shall be provided in the required biennial monitoring report for the DRI.

6. AIR

- a. Stabilization of disturbed areas shall be undertaken within 7 days of completion of clearing in accordance with the City's NPDES requirements.
- b. During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfined emissions, including seeding and mulching of disturbed areas, shall be undertaken and implemented by the owner of a parcel being developed to the satisfaction of the City of Port St. Lucie and the Florida Department of Environmental Protection and in accordance with the City's NPDES requirements.

7. HISTORIC AND ARCHAEOLOGICAL SITES

In the event of discovery of any archaeological artifacts during project construction, the owner of the parcel being developed shall stop construction within that permitted area and immediately notify the Division of Historical Resources in the Florida Department of State ("Division"). Proper protection, to the satisfaction of the Division, shall be provided by the owner of that land.

8. HABITAT, VEGETATION, AND WILDLIFE

- a. Wetland Habitat Preservation:
 - 1) Wetland numbers 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 20, 21, 22, 23, 24A, 24B, 32, 33, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 48, 50, 51, and 52 (on the West Side) and W-39, W-40 and W-41 (on the East Side) (presently calculated to include 239.77 acres) as are shown on Map G, Wildlife Habitat/Listed Species Map, attached hereto as Exhibit "C", shall be preserved or enhanced by the permittee in accordance with jurisdictional permitting criteria. Preservation, monitoring and maintenance at all wetland preserve and mitigation areas shall be assured by deed restriction, conservation easements, best development and drainage plan design, and assignment of future preservation, monitoring, and maintenance

responsibility to a master property owners association or other entity approved by the SFWMD and the City of Port St. Lucie prior to commencement of construction within parcels which contain wetland preservation or mitigation areas. Areas set aside for preservation shall have conservation easements placed on them for conservation in perpetuity. **The wetlands within the DRI East Side have been dedicated for preservation by those certain subdivision plats recorded in Plat Book 41, Page 1 and Plat Book 48, Page 2 of the Public Records of St. Lucie County, Florida.**

- 2) All or portions of wetland numbers 1, 2, 9, 15, 16, 17, 18, 19, 41, and 49 (on the West Side) and W-37, W-38, W-42 and W-43 (on the East Side) (presently calculated to include a total of 13.63 acres) may be developed consistent with jurisdictional permitting criteria and wetland mitigation policies. Verification of wetland boundaries/acreages and avoidance/minimization of wetland impacts shall be addressed at the time of application to the SFWMD for an ERP.
- 3) As shown on the Map H-1, Master Plan, a buffer zone of upland vegetation shall be provided around all preserved wetlands on site. The buffer shall be maintained in a natural condition with the exception of exotic and nuisance vegetation removal. Where native canopy, understory, and/or groundcover exists, these elements shall be maintained and preserved. The width of the buffer shall be a minimum of twenty-five (25) feet and an average of fifty (50) feet project-wide.
- 4) Where proposed wetland crossings cannot be reasonably avoided and wetland impacts have been minimized to the greatest extent feasible, construction techniques such as proper culverting or bridging shall be employed to maintain or restore wetland hydroperiods, drainage patterns and sheet flows, in accordance with SFWMD permitting criteria. Best Management Practices (BMP's) shall be utilized to minimize turbidity and erosion during construction activities.

b. Upland Habitat Preservation and Listed Species Protection:

- 1) Within the DRI East Side, no less than 6.8 acres of Upland Habitat (Pine Flatwoods) shall be preserved in the general locations shown on Map H-1, Master Plan, unless such boundaries are modified to conform to permits approved by any federal, state or regional permitting agency. Within the DRI West Side, no less than 215.48 acres of Upland Habitat (204.68 acres of Pine Flatwoods and restored Pine Flatwoods and 10.8 acres (100%) of existing Cabbage Palm Hammocks) shall be preserved in the general locations shown on Map H-1, Master Plan, unless such

boundaries are modified to conform to permits approved by any federal, state or regional permitting agency. Habitat shall be defined to include canopy, understory, and ground cover. Upland habitat preserved pursuant to wetland buffer zone requirements and meeting the requirements of the City of Port St. Lucie shall be counted towards meeting this requirement. As a minimum, upland preserve areas should be of appropriate size, quality and arrangement to support listed species which may occur in the habitat type preserved. **The requirements of this paragraph A.8.b.1 have been satisfied with respect to the DRI East Side.**

- 2) If not prepared previously, to ensure accurate delineation and protection of the designated preserve areas, the owner of a parcel upon which development is proposed shall provide an overall special purpose boundary survey of the upland and wetland preserve areas upon the earlier of:
 - a) approval of a site plan application;
 - b) commencement of vertical construction activities; or
 - c) prior to issuance of an ERP.

The survey shall include those preserve areas adjacent to or within the parcel which is the subject of one of the three activities listed above.

- 3) In order to protect listed species on site, including the Gopher Tortoise and other observed and potential listed species identified in Tables 12B-1, 12B-2, and 12B-3 of the LTC Ranch Application for Development Approval, no less than 6.8 acres of upland habitat and 15.37 acres of native wetland habitat within the DRI East Side, and 215.48 acres of upland habitat and 224.40 acres of native wetland habitat within the DRI West Side, including canopy, understory and ground cover, shall be preserved in the general locations shown on Map H-1, Master Plan, unless such boundaries are modified to conform to permits approved by any federal, state or regional permitting agency. **The requirements of this paragraph A.8.b.3 have been satisfied with respect to the DRI East Side.**
- 4) Prior to commencement of construction activities within affected areas not designated for preservation, a site specific survey for listed species shall be required and performed in accordance with survey methodology approved by the City of Port St Lucie and the Florida Fish and Wildlife Conservation Commission. Protection, management and/or relocation of listed species shall be required into the designated preservation areas

described in paragraph 3) above, in accordance with the governing agencies approval.

- 5) Specific follow-up site assessments for *Lilium catesbaei* (Pine Lily) within affected portions of the undisturbed Pine Flatwood habitat not designated for preservation within a parcel, will be necessary in late summer and fall prior to commencement of construction activities.
- 6) Prior to construction activities, the owner of a parcel upon which development is proposed shall complete a survey for the Sandhill Crane in accordance with current guidelines established by the Florida Fish and Wildlife Conservation Commission and/or the United States Fish & Wildlife Service (USFWS). During the period of January 1 to June 30, no construction within 300 feet of any wetland preserve shall occur until the wetland has been surveyed for Sandhill Crane nests. In the event active nests are found, construction shall not occur until 90 days after the eggs have hatched or the nest activity ceases, whichever comes first.
- 7) Prior to commencement of construction activities, the owner of a parcel upon which development is proposed shall complete a survey for the Southeastern American Kestrel (*Falco sparverius paulus*), as outlined in the Florida Fish and Wildlife Conservation Commission Nongame Wildlife Technical Report No. 13. If the survey detects the Southeastern American Kestrel, a management plan must be prepared, as described below that requires the placement of nest boxes and preservation and management of adequate foraging habitat within the conservation areas designated on Map H-1, Master Plan, and described in paragraph 3) above.
- 8) Concurrent with the submittal of the conceptual master development plan required by Section A.5.b. and with the approval of the City of Port St. Lucie and SFWMD, a habitat management plan for the designated preserve areas within the DRI boundaries shall be submitted. With each application for site plan approval, the owner of a parcel upon which development is proposed shall include a habitat management plan for the parcel seeking approval. LTC Joint Venture shall be responsible for submitting and/or amending any master habitat management plan with respect to the land within the DRI East Side and the West Side Owners shall each be responsible for submitting and/or amending any master habitat management plan with respect to their portion of the land within the DRI West Side, in accordance with all requirements set forth herein. The habitat management plan submitted at site plan approval shall include the following management guidelines:
 - a) Removal of trash and debris.

- b) Removal of exotic vegetation and pest species.
- c) Prescribed burns, as appropriate, in consultation with the U.S. Forestry Service and the City of Port St. Lucie.
- d) Strict adherence to the hazardous materials and waste management practices for agricultural uses outlined in Exhibit "20B-1" of the LTC Ranch ADA.
- e) Timber management and fencing for on-going agricultural activities.
- f) Prohibited activities shall include:
 - construction or placing of building materials on or above the ground, which shall not be deemed to include interpretive trails and/or materials (signage), as approved by the City of Port St. Lucie;
 - dumping or placing soil or other substances such as garbage, trash or cuttings;
 - removal or destruction of native trees, shrubs or ground covers;
 - excavation, dredging, or removal of soil materials;
 - diking or fencing (except where appropriate for silt fencing and for protection and management of preserves and Gopher Tortoises);
 - recreation vehicle use; and
 - any other activities detrimental to drainage, flood control, water conservation, erosion control, or wildlife conservation and management.
- 9) The DRI East Side and/or the DRI West Side may be relieved of the implementation of the management plan if the preserve areas within such DRI East Side or DRI West Side are sold or deeded free and clear of all liens and encumbrances to St. Lucie County, the City of Port St. Lucie, or such other environmental entity which accepts the ownership, so long as

suitable restrictions assuring preservation in perpetuity as natural habitat of the designated preserve areas identified on Map H-1, Master Plan are required and if such transfer of responsibilities is consistent with SFWMD criteria. Thereafter, the assignee shall assume the implementation responsibilities. In addition, reasonable vehicular access for ingress and egress to the total preserve area for the purposes of wildlife study, monitoring and management of the preserve areas as may be necessary shall be granted. Vehicular access for general, uncontrolled public access shall not be granted.

- 10) Proper separation between lake/canal excavations and wetlands shall be maintained in accordance with SFWMD criteria. Wells in the shallow aquifer shall not be located where the proximity of the well will impact a protected, restored or enhanced wetland on the project site.
- 11) To help assure that maintenance or implementation of predevelopment hydroperiods occurs within the preserved, restored or enhanced wetlands and within any wetland mitigation areas, final drainage plans shall provide for routing of sufficient volumes of runoff of acceptable quality to wetlands prior to routing of any excess runoff to lake systems. Control elevations established shall be consistent with the intent to maintain or improve predevelopment hydroperiods within all wetland areas. The SFWMD will review the routing of runoff and control elevations at the time of permit submittal as shown on the final drainage plans to achieve the intent indicated above.
- 12) In the event the City of Port St. Lucie adopts a land acquisition impact fee ordinance for the preservation of native wetland and upland habitat, any owner that preserves a native wetland and upland habitat area shall be entitled to a credit, based on the impact fee ordinance in effect at the time of dedication of habitat, for all native habitat preserved as part of this Development Order.

9. DRAINAGE

- a. The owner of a parcel upon which development is proposed shall design and construct the stormwater management system for the parcel to retain the volumes of water consistent with providing flood protection. For non-residential development, the system shall be designed and constructed to retain or detain, as a minimum, the first one inch of runoff or the runoff equal to 2 ½ inches times the percentage of impervious surface, whichever is greater. Required retention volumes may be accommodated in a combination of vegetated swales, dry retention areas, lakes with vegetated littoral zones, or other suitable retention structures. All discharges from

the surface water management system shall meet the water quality standards of Florida Administrative Code Rule 17-3. Under no circumstances shall post-development runoff volumes exceed predevelopment runoff volumes for a storm event of three-day duration and 25-year return frequency. Should the above criteria be subject to change, the SFWMD criteria in effect at the time of permit application shall be met.

- b. The owner of a parcel upon which development is proposed shall design and construct the surface water management system for the parcel such that maintenance of normal hydroperiods within restored, preserved, and created wetlands can be protected against the negative impacts of activities within the project boundaries, and that the functions and values provided by these habitats will be maintained or improved. Water quality treatment shall be provided prior to discharge into wetlands. Unfiltered runoff from impervious surfaces and parking areas shall not be diverted directly into wetlands. Final drainage plans shall be submitted to the South Florida Water Management District and the City of Port St. Lucie for review and approval. At a minimum, such plans shall depict how preserved and created wetland areas will be incorporated into the development site plans for each parcel or drainage basin with appropriate supporting information to demonstrate how sufficient quantities of surface runoff from the developed parcels will be conveyed to wetland areas in order to maintain or improve their existing hydroperiod in accordance with elevations established in the ADA (or in accordance with elevations submitted by applicant from a water table monitoring program established during the permit application review process). Plans shall also indicate proposed lake and well locations and demonstrate that there are no adverse impacts to wetland hydroperiods and ground water levels in the vicinity of the project site. The owner of a parcel upon which development is proposed may establish a water level monitoring program, upon approval by the SFWMD, to verify or reduce water tables established in the ADA.
- c. Existing agricultural ditches shall be maintained or rerouted such that existing drainage patterns for ongoing agricultural uses are not adversely affected. Any proposed rerouting of existing agricultural ditches shall meet SFWMD excavation/wetland separation criteria.
- d. The master stormwater system shall be designed to accommodate discharge from the proposed road rights-of-way within the DRI boundary.

10. WATER SUPPLY: POTABLE AND NONPOTABLE WATER

- a. To reduce the demand for irrigation water in all developed portions of the project site, a minimum of 30 percent of all landscaping material and 50 percent of all planted trees shall be native plants adapted to the soil and climatic conditions occurring on site.
- b. For irrigation and on an interim basis for potable water, until Port St. Lucie Utilities are cleared by Florida Department of Environmental Protection to provide service, surficial aquifer wellfields serving the LTC Ranch shall be located such that principal land uses within the cone of influence of such wells shall not be engaged in storing or producing hazardous or toxic materials unless such use, handling, storage, or production is consistent with binding wellfield protection regulations. Clearance generally means line construction, testing and acceptance of constructed transmission lines.
- c. If available, reclaimed water shall be used for irrigation.
- d. For the purpose of potable water conservation, water-saving plumbing devices shall be required in all construction (both residential and nonresidential) to reduce potable and nonpotable water demands. These devices shall include ultra-low volume water use plumbing fixtures and self-closing and/or metered water faucets. The project shall also use other water conserving devices/methods consistent with the criteria outlined in the water conservation plan of the public water supply permit issued to the City of Port St. Lucie Utilities Department by the SFWMD. Should another utility be approved, the project shall conform to the water conservation plan of that utility provider. Treated irrigation quality water shall be used for irrigation if available from the utility. Otherwise, irrigation water shall be withdrawn from existing or proposed lakes/wells whenever feasible and in accordance with SFWMD permitting criteria.
- e. Except as noted herein below, development shall occur concurrently with the provision of adequate central water services. Prior to approval of the first preliminary subdivision plat or site plan, land or capital charges shall be provided to the City as determined by the City's Utility Department in order to construct potable water facilities needed to serve the DRI development, or phase of development. The LTC Ranch DRI has received a commitment from the service provider for public water for the authorized and conceptual entitlements. A copy of the commitment letter from Port St. Lucie is attached as Exhibit "D".

Prior to an application for building permits for development demand exceeding 2.873 MGD, the owner of a parcel requesting approval shall

demonstrate that adequate water supply will exist to handle all water for completed development.

Phase I or equivalent ERUS = 2.873 MGD

1,000 Residential Units
392,040 Square Feet of Industrial
90,000 Square Feet of Retail
34,975 Square Feet of Office

If the owner of a parcel upon which development is proposed is utilizing the trade-off mechanism, the request for use of the trade-off mechanism must include a demonstration that adequate water supplies exist to handle the proposed land use. Wells shall be permitted on an interim basis, subject to approval by the State Department of Health and Rehabilitative Services and the service provider until development density has reached a threshold that enables the utility provider to provide central services to LTC Ranch. Installation and permitting of wells shall comply with Section 62-532, Florida Administrative Code.

- f. The City of Port St. Lucie Utilities Department shall have access to potable water systems within the proposed development at all times. Exclusive utility easements up to 20 feet shall be provided for water mains in accordance with applicable regulations. Exclusive utility easements with a minimum width of 20 feet shall be required to be dedicated to the City of Port St. Lucie along and adjacent to Midway Road and McCarty Road. Easements in excess of 20 feet may be required for larger sized pipelines in proximity to proposed structures.
- g. The LTC Ranch DRI development's landscape irrigation system may include piping, storage ponds and appurtenances as necessary to enable these systems to accommodate reclaimed water at future date, if deemed feasible by the City and the owner of the parcel being developed. Any on-site ponds proposed for the storage of reclaimed water must be reviewed and approved by the SFWMD.

11. WASTEWATER

- a. Except as noted herein below, development shall occur concurrently with the provision of adequate central wastewater treatment services. Prior to approval of the first preliminary subdivision plat or site plan, the owner of a parcel requesting approval shall provide land or capital charges to the City as determined by the city's Utility Department in order to construct wastewater system facilities needed to serve the DRI development, or phase of development. The LTC Ranch DRI has

received a commitment from the service provider for central wastewater treatment services for the authorized and conceptual entitlements. A copy of the commitment letter from Port St. Lucie is attached as Exhibit "D".

The owner of a parcel requesting approval shall demonstrate that adequate treatment facilities will exist to handle all wastewater generated in excess of the following cumulative entitled before additional development is authorized:

Phase 1 or equivalent ERU = a total of 2.873 MGD

1,000 Residential Units
392,040 Square Feet of Industrial
90,000 Square Feet of Retail
34,975 Square Feet of Office

- b. For wastewater treatment from the City in excess of Phase 1, the issuance of building permits and final development orders shall be subject to concurrency management regulations of the City with respect to the provision of adequate wastewater facility capacity and levels of service pursuant to an approved developer's agreement. If the owner of a parcel upon which development is proposed is utilizing the trade-off mechanism, the request for use of the trade-off mechanism must include a demonstration that adequate treatment facilities will exist to handle the proposed land use. Evidence of adequate treatment and disposal capability shall be subject to approval by the service provider in consultation with the Department of Environmental Protection.
- c. If agreed with the service provider, the existing and proposed wastewater treatment and disposal system shall be constructed or modified to produce irrigation quality water, if possible, so that spray irrigation of such water will be a wastewater disposal method. Excess wastewater may be disposed of, as permitted.
- d. If requested by the service provider, a site for wastewater treatment plant shall be deeded in a location acceptable to the service provider and the owner of the parcel upon which development is proposed. Capacity credits shall be granted in an amount equal to the fair market value of the site dedicated and sewer connection fees shall be waived for the DRI property.
- e. The City of Port St. Lucie Utilities Department shall have access to wastewater collection systems within the proposed development at all times. Exclusive utility easements with a minimum width of 20 feet shall be provided for gravity sewer collection systems and exclusive utility easements up to 20 feet shall be provided for force mains in accordance with applicable regulations. Easements in excess of

20 feet may be required for larger sized pipelines in proximity to proposed structures.

12. HAZARDOUS MATERIALS AND WASTE

The owner of each nonresidential parcel shall follow the hazardous materials management plan submitted in the ADA. Pretreatment of hazardous wastewater which may be generated within the office, commercial or industrial portions of the DRI shall be the responsibility of individual site owners. The plan includes:

- a. Required disclosure by all owners or tenants of nonresidential property of all hazardous materials proposed to be stored, used, or generated on the premises;
- b. Required inspection of all business premises storing, using, or generating hazardous materials prior to the commencement of operation, and periodically thereafter to assure that adequate facilities and procedures are in place to properly manage hazardous materials projected to occur; and
- c. An outline of emergency procedures in case of a spill or contamination involving hazardous materials. This plan shall indicate exit routes from buildings, personnel and agencies to be contacted and any medical information necessary.

13. EDUCATION

A School Dedication Site is shown on Map H-1, within the DRI West Side. Midway Glades Developers, LLC, or its successors or assigns, shall enter into an agreement with the School Board of St. Lucie County setting forth the calculation of school impact fee credits that Midway Glades Developers, LLC, or its successors or assigns, will receive for the conveyance of the foregoing school site to the School Board. **The DRI East Side has no obligations with respect to this Paragraph 13, as there is no residential development permitted within the DRI East Side.**

14. RECREATION AND OPEN SPACE

Before the issuance of a certificate of occupancy for the first residence in the DRI West Side, Midway Glades Developers, LLC, or its successor or assigns, shall convey a site to the City of Port St. Lucie to be used for park and recreational facilities, depicted on Map H-1 as the 113 acre OSR/I Dedication Site. The OSR/I Dedication Site is encumbered by a Well Site Easement Agreement, whereby Midway Glades Developers, LLC granted the City an easement for a well site and related improvements, and for access thereto, and the area encumbered by this easement shall not be deemed to reduce the acreage of the land being donated to the City for the OSR/I Dedication Site. As to the City's park impact fee ordinance, the owner of a parcel upon which development is proposed may elect either a payment of the impact fee or construction of improvements for public parks with an

impact fee credit, if approved by the City. **The DRI East Side has no obligations with respect to this Paragraph 14, as there is no residential development permitted within the DRI East Side.**

15. POLICE AND PUBLIC SAFETY

In conjunction with preliminary and/or final development plan application, the owner of a parcel requesting approval shall consult with the City of Port St. Lucie through the development review process to ensure that all development plans enhance the ability to provide for public safety through consideration of adequate access to the parcel, consideration of lighting and building layout, and other features which will help ensure the safety and security of the project.

The owner of a parcel requesting approval may elect either a payment of any adopted impact fee or the designation of the site acceptable to St. Lucie County or the City of Port St. Lucie with an impact fee credit as may be permitted.

16. FIRE PROTECTION

In conjunction with preliminary and/or final development plan application, the owner of the parcel requesting approval shall consult with the St. Lucie County Fire District through the development review process to ensure that all development plans enhance the ability of the District to provide for public safety through consideration of adequate access to the parcel, consideration of building layout, consideration of fire hydrant location and spacing, and other features which will help ensure the safety and security of the project. If St. Lucie County or the City of Port St. Lucie adopts a fire impact fee ordinance, the owner of a parcel upon which development is proposed may elect either a payment of the impact fee or the designation of a site acceptable to the fire district with an impact fee credit as may be permitted.

17. TRANSPORTATION

- a. No individual building permit shall be granted for a parcel upon which development is proposed within the DRI West Side unless and until any right-of-way described in the St. Lucie County Thoroughfare Plan or on the City of Port St. Lucie Transportation Needs Assessment Map, as applicable, within the boundaries of the parcel has been dedicated to or acquired by the appropriate public agency, free and clear of all liens and encumbrances. No future road corridors within the DRI East Side are shown on the St. Lucie County Thoroughfare Plan or the City of Port St. Lucie Transportation Needs Assessment Map. Impact fee credits may be granted to the owner of the parcel for all dedicated right-of-way as permitted under the City's road impact fee ordinance. The dedication of right-of-way provided for in the annexation agreement entered

into by LTC Joint Venture and the City Council of Port St. Lucie shall not be entitled to an impact fee credit. Pursuant to the Contribution Agreement dated April 15, 2003 and recorded in Official Records Book 1863, Page 1819, of the Public Records of St. Lucie County and attached hereto as Exhibit "F", a \$2,000,000.00 contribution was paid to the City. The Contribution Agreement states as follows: "In consideration of all the payments to be made by the Owner as set forth herein, the City agrees and hereby acknowledges that the entire LTC Ranch DRI is and shall be vested in perpetuity for purposes of transportation concurrency as set forth herein and shall not have any further obligation for any traffic or transportation impacts (including but not limited to off-site improvements or contribution for any road improvements) east of I-95, with the exception of the Owner's proportionate share of the intersection (including signalization) improvements, if warranted, for the north bound entrance ramp at the intersection of I-95 and Midway Road, and the Owner shall be permitted to develop the property as permitted on the date of execution of this Agreement to the full extent permitted by the Development Order. The foregoing shall not be interpreted to exempt the Owner from the payment of applicable transportation impact fees." The forgoing improvements at the intersection of I-95 and Midway Road have been completed, therefore the entire LTC Ranch DRI has no further obligations for any traffic or transportation impacts east of I-95 (other than the payment of transportation impact fees). Obligations relating to improvements east of I-95 set forth in this Paragraph A.17 have therefore been identified as "satisfied".

b. **The obligations set forth in this paragraph A.17.b (including subparagraphs 1 and 2 below) have all been satisfied.** No building permit shall be issued for any structure within a parcel which uses Delcris Drive (as shown on Map H-1) for access until all of the intersection improvements listed in either paragraph 1) or 2) below have been completed or contracts let and bonded with the County or the City of Port St. Lucie, as applicable to obtain the following configurations:

1) West Midway Road and Delcris Drive

- | | |
|--------------------------|----------------------------|
| Northbound Delcris Drive | Eastbound West Midway Road |
| One right-turn lane* | One through lane |
| One left-turn lane* | One right-turn lane* |
| | Westbound West Midway Road |
| | Two through lanes |
| | One left-turn lane* |

2) Glades Cut-Off Road and Delcris Drive

- | | |
|--------------------------------|-------------------------|
| Northbound Glades Cut-Off Road | Eastbound Delcris Drive |
|--------------------------------|-------------------------|

One through lane
One left-turn lane*

One right-turn lane*
One left-turn lane*
Southbound Glades Cut-Off Road
One through lane

* Required Improvement

No building permits for development in Development Area A (DRI East Side), as shown on Map H-1 shall be issued for more than 9,000 daily trips, 600 A.M. peak hour trips and 950 P.M. peak hour trips until contracts for all improvements outlined in paragraphs 1 and 2 above have been let and the improvements have been bonded with the County or the City of Port St. Lucie, as applicable.

- c. ~~No b~~ Building permits for no more than 950 residential dwelling units may be issued for development within the DRI west side shall be issued within a parcel which has direct access to Arterial A (as shown on map H-1) unless and until intersection improvements have been completed or contracts let and bonded with the County or the City of Port St. Lucie, as applicable to obtain the following access configurations (this paragraph A.17.c shall not apply to the DRI East Side, and the DRI East side shall have no obligation hereunder):

West Midway Road and Arterial A

Northbound Arterial A
One right-turn lane*
One left-turn lane*

Eastbound West Midway Road
One through lane

Westbound West Midway Road
One through lane
One left-turn lane*

* Required Improvement.

- d. No building permits shall be issued within a parcel which has direct access to Glades Cut-Off Road or West Midway Road until separate left and right turn lanes serving inbound and outbound movements at the Glades Cut-Off Road or West Midway Road access points have been let for construction. All access points onto West Midway Road and Glades Cut-Off Road shall comply with St. Lucie County's Access Management Guidelines.
- e. **The obligations set forth in this Paragraph A.17.e (including the traffic improvements listed below) have all been satisfied.** No building permits shall be issued until the plans have been authorized for completion and the following improvements have been budgeted by St. Lucie County or paid for by third parties for construction of the intersection improvements to obtain the following

configurations at the intersection of West Midway Road and Glades Cut-Off Road:

Northbound Glades Cut-Off Road	Eastbound West Midway Road
One through lane	One right-turn lane*
One left-turn lane*	One through lane
	One left-turn lane*
Southbound Glades Cut-Off Road	Westbound West Midway
One through lane	One through lane
One left-turn lane*	One left-turn lane*

* Required Improvement

- f. Monitoring Program for St. Lucie West Boulevard from I-95 to West Peacock Boulevard.

The obligations set forth in this Paragraph A.17.f (including subparagraphs f.1 through f.4 below) have all been satisfied.

Prior to approval of development generating more than 15,800 average daily trips, 1050 A.M. peak hour trips or 1660 P.M. peak hour trips, an annual monitoring program of St. Lucie West Boulevard from I-95 to West Peacock Boulevard including the intersections of St. Lucie West Boulevard at I-95 and St Lucie West Boulevard at West Peacock Boulevard shall be undertaken.

This monitoring program shall end at the completion of developing the Authorized Entitlements - (Phases 1 and 2). The traffic monitoring program shall be conducted by a traffic engineering firm that is qualified by the Florida Department of Transportation in F(3.05), Traffic Operation Studies, and G(3.06), Traffic Operation Design, or equivalent. Traffic counts shall be conducted in the peak season period (January 1 - March 31). A two-day, mid-week twenty-four hour (hourly recording) count shall be made on the link. Turning movement counts shall be conducted during two P.M. peak hours (4:00 to 6:00 P.M.) at each intersection.

- f.1 Link and Intersection Traffic Volume Projections.

The monitoring program will project traffic demands for the link and intersections using historical traffic growth data from the monitoring program. Forecasts will be made for a three year period. When the link is projected to exceed its service volume for the adopted Level-of-Service standard for peak season peak hour conditions, or an intersection is projected to operate at below the adopted Level-of-Service standard,

during the three year period, the month and the year for such exceedence will be estimated (exceedence date).

f.2 Signalization.

The actual P.M. peak hour intersection traffic volumes collected in accordance with paragraph f. above, for the unsignalized study intersections shall be compared to the volume thresholds of signal warrants numbers 1 and 2 in the Manual of Uniform Traffic Control Devices (MUTCD). At such time that the actual P.M. peak hour turning movements exceed both the major street and minor street volume signal warrant criteria, it will constitute an indication of a possible signal warrant and a complete signal analysis will be conducted unless the City engineer determines such study is not required. The complete signal warrant study shall be completed within four months of the approval of a monitoring report that finds the P.M. peak hour to indicate a possible signal warrant.

f.3 Improvements.

The link and intersection improvements identified in this monitoring program must be let for construction by the construction date. The construction date is defined as twelve (12) months prior to the exceedence date defined in paragraph h. above. Design and permitting of these improvements must be completed by the construction date.

The signalization requirements identified in this monitoring program must be let for construction within twelve months after a signal is warranted.

f.4 Annual Traffic Monitoring Report for St. Lucie West Boulevard

An annual traffic monitoring report on the operating condition of St. Lucie West Boulevard shall be submitted as part of the Annual Report. The report shall present existing counts and traffic conditions, and shall include all analysis and projections. The report shall specify any improvements necessary to provide Level-of-Service "D" for peak season, peak hour conditions. The report will identify any exceedence and construction dates as defined under this condition. The report will be submitted to all agencies which receive the annual development report and the Florida Department of Transportation. The City of Port St. Lucie shall review and approve the monitoring report and its findings in consultation with the Florida Department of Transportation's recommendation for state roads.

g. Monitoring Program for Roads and Intersections in Tables 1 and 2

The traffic monitoring set forth in this Paragraph A.17.g shall take place biennially instead of annually.

Commencing in January of 1998, a biennial monitoring program for the roadway links and intersections listed in Tables 1 and 2 shall be undertaken. The links and intersections contained in Table 1 have been projected to be significantly impacted by the LTC Ranch DRI by full build out of the Entitlements (Phases 1, 2 and 3). Monitoring of each roadway segment and intersection as specified by this condition may be discontinued whenever all related improvements to the roadway segment or intersection have been completed. The monitoring program shall end at completion of developing the Authorized Entitlements (Phases 1, 2 and 3).

The traffic monitoring program shall be conducted by a traffic engineering firm that is qualified by the Florida Department of Transportation in F(3.05), Traffic Operation Studies, and G(3.06), Traffic Operation Design or equivalent. Traffic counts shall be conducted in the peak season period (January 1 - March 31). A two-day, mid-week twenty-four hour (hourly recording) count shall be made on the link. Turning movement counts shall be conducted during two P.M. peak hours (4:00 to 6:00 P.M.) at each intersection.

g.1 Links and Intersection Traffic Volume Projections.

Commencing in January of 1998, the monitoring program will project traffic demands for each link and intersection listed in Table 1, using historical traffic growth data from the monitoring program. Forecasts will be made for a three year period. When a link is projected to exceed its service volume for a Level-of-Service "D" for peak season peak hour conditions, or an intersection is projected to operate below Level-of-Service "D" during the three year period, the month and the year for such exceedence will be estimated (exceedence date).

g.2 Signalization.

The actual P.M. peak hour intersection traffic volumes collected in accordance with above, for the unsignalized intersections in Table 1, shall be compared to the volume thresholds of signal warrants numbers 1 and 2 in the Manual of Uniform Traffic Control Devices (MUTCD). At such time that the actual P.M. peak hour turning movements exceed both the major street and minor street volume signal warrant criteria, it will constitute an indication of a possible signal warrant and a complete signal analysis will be conducted unless the City engineer determines such study is not required. The complete signal warrant study shall be completed within four months of approval of a monitoring report that finds the P.M. peak hour to indicate a possible signal warrant.

g.3 Improvements.

The link and intersection improvements listed in Table 1, which are shown to be needed by the monitoring program, must be let for construction by the construction date. The construction date is defined as twelve (12) months prior to the exceedence date defined in paragraph g.1 above. Design and permitting of these improvements must be completed by the construction date.

The signalization requirements identified in this monitoring program must be let for construction within twelve months after a signal is warranted.

g.4 Biennial Traffic Monitoring Report for Tables 1 and 2.

A biennial traffic monitoring report shall be submitted on the operating condition of the links and intersections listed in Tables 1 and 2, as part of the Biennial Report. The report shall present existing counts and traffic conditions, and shall include all analysis and projections. The report shall specify any improvements necessary to provide the adopted Level-of-Service for peak season, peak hour conditions. The report will identify any exceedence and construction dates as defined under this condition. The report will be submitted to all agencies which receive the biennial development report and the Florida Department of Transportation. The City of Port St. Lucie shall obtain comments from the appropriate agencies and shall review and approve the monitoring report and its findings.

g.5 Site Plan Approval.

Certain traffic improvements listed in Tables 1 & 2 below have been marked “satisfied”. The requirements of this paragraph g.5 shall only apply to those remaining traffic improvements listed in Tables 1 & 2 below, which have not been marked “satisfied”.

No site plan approval for development within the DRI West Side shall be issued if cumulative site plan approvals within the DRI West Side include development generating more than 10,000 average daily trips, 660 A.M. peak hour trips or 1,030 P.M. peak hour trips from the DRI West Side beginning one year prior to the construction date until any of the following improvements identified to be required by the monitoring program described above are contained in the first three years of the St. Lucie County or City of Port St. Lucie or Florida Department of Transportation work program or are bonded for construction (the “West Side Traffic Improvements”):

- West Midway Road from Arterial A to I-95 (widen to 4 lanes)
- Glades Cut-Off Road from I-95 to Arterial A (widen to 4 lanes)
- Intersection of West Midway Road and Arterial A
 - Signalization when warranted
 - Add second westbound left turn lane

No site plan approval for development within the DRI East Side shall be issued if cumulative site plan approvals within the DRI East Side include development generating more than 7,928 average daily trips, 535 A.M. peak hour trips or 851 P.M. peak hour trips from the DRI East Side beginning one year prior to the construction date until any of the following improvements identified to be required by the monitoring program described above are contained in the first three years of the St. Lucie County or City of Port St. Lucie or Florida Department of Transportation work program or are bonded for construction (the “East Side Traffic Improvements”):

- Intersection of West Midway Road and I-95 West
 - Add second southbound left turn lane
 - Add second westbound left turn lane

No site plan approval for development within the DRI West Side shall be issued if cumulative site plan approvals include development within Development Areas B and C and if the combined trip generation of the development within Development Areas B and C (also known as the DRI West Side) would be more than 10,000 average daily trips, 660 A.M. peak hour trips or 1,030 P.M. peak hour trips beginning one year prior to the construction date until The West Side Traffic Improvements (defined above) identified to be required by the monitoring program described above are contained in the first three years of the St. Lucie County or City of Port St. Lucie or Florida Department of Transportation work program or are bonded for construction.

- h. Within the DRI West Side, no building permits shall be issued for development generating more than 35,053 (average daily trips) 2,126 A.M. peak hour trips, or 3,615 P.M. peak hour trips from the DRI West Side, until additional review of the cumulative regional impacts of the 35,053 daily trips and 2,126 A.M. peak hour trips, and 3,615 P.M. peak hour trips together with the impact of proposed development beyond the threshold is undertaken and the City may require additional transportation improvements to address such proposed development within the DRI West Side. Within the DRI East Side, no building permits shall be issued for development generating more than 14,183 (average daily trips) 1,321 A.M. peak hour trips, or 1,676 P.M. peak hour trips from the DRI East Side, until additional review of the cumulative regional impacts of the 14,183 daily trips and

1,321 A.M. peak hour trips, and 1,676 P.M. peak hour trips together with the impact of proposed development beyond the threshold is undertaken and the City may require additional transportation improvements to address such proposed development within the DRI East Side. A traffic report shall be provided with each biennial report for the DRI East Side or DRI West Side, showing the average daily trips, A.M. peak hour trips and P.M. peak hour trips generated by the then-existing development within such DRI East Side or DRI West Side, unless no new development has occurred within such DRI East Side or DRI West Side since the last biennial report. Attached as Exhibit “G” is a trip tracking table to be used in tracking trip generation as development within the DRI East Side or DRI West Side is approved by the City. If the land use for any proposed development within the DRI does not match the uses shown on Exhibit “G”, then ITE Trip Generation 10th Edition should be applied with 34% internal capture and ITE pass-by. **The Contribution Agreement referenced in Paragraph A.17.a above states as follows: “In consideration of all the payments to be made by the Owner as set forth herein, the City agrees and hereby acknowledges that the entire LTC Ranch DRI is and shall be vested in perpetuity for purposes of transportation concurrency as set forth herein and shall not have any further obligation for any traffic or transportation impacts (including but not limited to off-site improvements or contribution for any road improvements) east of I-95, with the exception of the Owner’s proportionate share of the intersection (including signalization) improvements, if warranted, for the north bound entrance ramp at the intersection of I-95 and Midway Road, and the Owner shall be permitted to develop the property as permitted on the date of execution of this Agreement to the full extent permitted by the Development Order. The foregoing shall not be interpreted to exempt the Owner from the payment of applicable transportation impact fees.”** The forgoing improvements at the intersection of I-95 and Midway Road have been completed, therefore the entire LTC Ranch DRI has no further obligations for any traffic or transportation impacts east of I-95 (other than the payment of transportation impact fees). Therefore, any traffic improvements located east of I-95 referenced in Tables 1 & 2 below have been marked “satisfied”.

TABLE 1

ROADWAY LINKS	FROM	TO	POTENTIAL IMPROVEMENT TO:
West Midway Road	Arterial A	I-95	4-lane
	I-95	Glades Cut-Off Road	4-lane - Satisfied

	I-95	Glades Cut-Off Road	6-lane - Satisfied
	Glades Cut-Off Road	25th Street	4-lane - Satisfied
	25th Street	U. S. 1	4-lane - Satisfied
Glades Cut-Off Road	West Midway Road	Delcris Drive	4-lane - Satisfied
	I-95	Arterial A	4-lane
Glades Cut-Off Road ¹	Selvitz Road	West Midway Road	4-lane - Satisfied
St James Drive ²	West Midway Road	Aircso Boulevard	4-lane - Satisfied
East Torino Parkway ²	West Midway Road	St. Lucie West Boulevard	4-lane - Satisfied
St. Lucie West Blvd.	I-95	Cashmere Road	6-lane - Satisfied

TABLE 2

Intersections	Improvements
West Midway Road and Arterial A	Signalization. when warranted Add second WB left-turn lane
West Midway Road and I-95 West	Signalization when warranted - Satisfied Add second SB left-turn lane Add second WB left-turn lane
West Midway Road and I-95 East	Signalization when warranted - Satisfied
West Midway Road and Delcris Drive	Signalization when warranted - Satisfied Add second NB left-turn lane - Satisfied Add second WB through lane - Satisfied
West Midway Road and Glades Cut-Off Road	Add SB right-turn lane - Satisfied Add second NB left-turn lane - Satisfied
West Midway Road and Torino Parkway	As required by monitoring studies - Satisfied
West Midway Road and Selvitz Road	As required by monitoring studies - Satisfied
West Midway Road and 25th Street	As required by monitoring studies - Satisfied
Glades Cut-Off Road and Delcris Drive	Signalization when warranted - Satisfied
Okeechobee Road and I-95 East	Signalization when warranted - Satisfied Add third WB through lane - Satisfied

1 Glades Cut-Off Road will be monitored until two years after the completion of construction on the four laning of Prima Vista Boulevard between Airoso Boulevard and Cashmere Boulevard, or until two years after entering Phase 2, whichever is later. At that monitoring this road will be discontinued. - **Satisfied. This monitoring is no longer required.**

2 St. James Drive will be monitored until East Torino Parkway is connected between West Midway and North Peacock Drive. At that time monitoring of St. James Drive will be replaced with monitoring of East Torino Parkway. - **Satisfied. This monitoring is no longer required.**

3 Pursuant to the Contribution Agreement referenced in Paragraph A.17.a above (and attached hereto as Exhibit "F"), the requirements to construct traffic improvements East of I-95 referenced in Tables 1 & 2 have been satisfied, and therefore those improvements have been marked "satisfied" in Tables 1 & 2.

- i. Phase 1 development shall occur in Development Areas A and B. If development is requested in Area C during Phase 1, a traffic analysis evaluating Glades Cut-Off Road from I-95 to the most southerly development access shall be submitted to the City of Port St. Lucie (the DRI East Side shall have no obligation with respect to this traffic analysis). The analysis will document the adequacy of Glades Cut-Off Road to accommodate the proposed Area C development. Should roadway improvements (other than access turn lanes be required), then prior to issuance of a building permit in Area C, one or both of the West Side Owners shall enter into an agreement with the City to provide for four-laning Glades Cut-Off Road from I-95 to the most southerly development access (the foregoing improvements to Glades Cut-Off Road shall be obligations of the DRI West Side). Access turn lanes will be required in conjunction with roadway or access connection permitting.
- j. Development quantities reflected in Section 2, DRI Approval, pages 3 - 4, and in the Map H-1, Master Plan (Exhibit "B") can be adjusted in accordance with the Conversion Matrix attached here to as Exhibit "E". Additionally, each biennial report submitted shall include a summary of the trade-off mechanisms requested or utilized to date.

Residential trade offs to non-residential shall be limited to a maximum of 1,350 dwelling units in additional Authorized Entitlements. Non-residential trade offs to residential shall be limited to a maximum of 1,060,000 square feet total. Further, no more than 60,000 total square feet of retail may be traded for any other use in the Authorized Entitlements. The limits in this paragraph can be exceeded with the approval of the City of Port St. Lucie, if such changes do not create additional unreviewed regional impacts.

No tradeoff shall be permitted within the DRI East Side without the express written consent of the LTC Joint Venture. No tradeoff shall be permitted within the DRI West Side without the express written consent of the West Side Owners. No tradeoffs shall be permitted between the DRI East Side and the DRI West Side, or vice versa (for example, reducing the square footage of retail space in the DRI West Side to allow additional square footage of office space in the DRI East Side), without the express written consent of the City, LTC Joint Venture and the West Side Owners , in which case the City may require additional transportation improvements.

18. COMPLIANCE AND VIOLATIONS.

LTC Joint Venture shall be responsible for compliance with all requirements and conditions set forth herein relating to the DRI East Side and the West Side Owners shall

each be responsible for compliance with all requirements and conditions set forth herein relating to their respective properties within the DRI West Side. If the DRI East Side is in violation of any requirements or conditions set forth herein, such violation shall not prevent or otherwise affect the development of the DRI West Side. If the DRI West Side is in violation of any requirements or conditions set forth herein, such violation shall not prevent or otherwise affect the development of the DRI East Side.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, AS FOLLOWS:

- A. It has been determined that the conditions contained herein assure that the development meets all the City of Port St. Lucie concurrency regulations.
- B. Approval of this Development Order does not constitute a zoning, as referenced in Section 193.461, Florida Statutes.
- C. Any modifications or deviations from the approved plans or requirements of this Development Order shall be submitted to the Port St. Lucie Director of Planning & Zoning for a determination by the City Council of Port St Lucie as to whether the change constitutes a substantial deviation as provided in Section 380.06(19), Florida Statutes. The City Council of Port St. Lucie shall make its determination of substantial deviation at a public hearing after notice to the applicant, if required by Chapter 380, Florida Statutes.
- D. The City of Port St. Lucie shall monitor the development of the project to ensure compliance with this Development Order. The Port St. Lucie Director of Planning & Zoning shall be the local official assigned the responsibility for monitoring the development and enforcing the terms of the Development Order. The Port St. Lucie Director of Planning & Zoning may require periodic reports of the development with regard to any item set forth in the Development Order.
- E. A biennial report or biennial reports as required by Section 380.06(6) Florida Statutes shall be submitted once every two (2) years on the anniversary date of the adoption of this Development Order, for the DRI East Side and the DRI West Side in accordance with the forms promulgated by the Department of Community Affairs, and shall continue until expiration of this Development Order. This requirement may be satisfied by separate biennial reports submitted for the DRI East Side and the DRI West Side, or by the submission of a single biennial report addressing both properties, at the option of LTC Joint Venture and the West Side Owners. LTC Joint Venture and the West Side Owners shall each only be responsible for the biennial report for their respective property and shall not be penalized if biennial report is not filed for the other party's property within the DRI. In addition to the information requested on the forms, the following information must be submitted as part of the biennial report:

1. Any changes in the plan of development, or in the representations contained in the Application for Development Approval, or in the phasing for the reporting year and for the next year;
2. A summary comparison of development activity proposed and actually conducted for the year;
3. Undeveloped tracts of land that have been sold, transferred, or leased to a successor developer;
4. An updated Map H-1 incorporating the preliminary plan approvals, final plan approvals given to date showing the uses, parks, schools, uplands, wetlands and public facilities designated;
5. Identification and intended use of lands purchased, leased, or optioned by a developer adjacent to the original site since the Development Order was issued;
6. An assessment of the LTC Ranch's and local government's compliance with the conditions of approval contained in this Development Order and the commitments specified in the Application for Development Approval and summarized in the Regional Planning Council Assessment Report for the development undertaken;
7. The Conversion Matrix set forth on Exhibit "E" shall be provided summarizing the trade-off mechanism utilized for transportation to date;
8. A summary of the trade-off used for water and wastewater showing the total GPD used to date;
9. A list of significant local, State, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;
10. Any request for a substantial deviation determination that was filed in the reporting year or is anticipated to be filed during the next year;
11. An indication of a change, if any, in local government jurisdiction for any portion of the development since the Development Order was issued;
12. The traffic monitoring referenced in Paragraphs A.17.e and f is no longer required, as more specifically set forth above, however, a traffic report, including the traffic monitoring requirements of Paragraph 17.g and h above, will be provided with each biennial report.

13. A copy of any recorded notice of the adoption of a Development Order or the subsequent modification of an adopted Development Order that was recorded by the applicant pursuant to Subsection 380.06(15), Florida Statutes; and
 14. Any other information requested by the City Council of Port St. Lucie or its Director of Planning & Zoning to be included in the biennial report;
 15. The biennial report shall be transmitted to the City of Port St. Lucie, and such additional parties as may be appropriate or required by law.
- F. The definitions found in Chapter 380, Florida Statutes, shall apply to this amended Development Order.
- G. The City of Port St. Lucie hereby agrees that prior to May 23, 2041 (in accordance with previously filed extensions), the LTC Ranch shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the City of Port St. Lucie demonstrates that substantial changes in the conditions underlying the approval of the Development Order have occurred or the Development Order was based on substantially inaccurate information provided by the original DRI applicant, or that the change is clearly established by the City of Port St. Lucie to be essential to the public health, safety, or welfare. The foregoing shall not limit any right of LTC Joint Venture or either of the West Side Owners to obtain any further extensions of such deadline allowed by laws then in effect.
- H. This Development Order shall be binding upon the owners of land within LTC Ranch and their assignees or successors in interest. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced government agency in existence on the effective date of this Development Order.
- I. The approval granted by this Development Order is conditional and shall not be construed to obviate the duty of the owners of land within the LTC Ranch DRI to comply with all other applicable local, state and federal permitting requirements in effect at the date of adoption of this Development Order to the extent consistent with this Development Order.
- J. Pursuant to Section 380.06(5)(c), Florida Statutes, this development is bound to the rules adopted pursuant to Chapters 373 and 403, Florida Statutes, in effect at the time of issuance of this Development Order.
- K. In the event that any portion or section of this Development Order is deemed to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision

shall in no manner affect the remaining portions or sections of this Development Order, which shall remain in full force and effect.

- L. This Development Order shall become effective immediately upon adoption by the City Council of Port St. Lucie.
- M. Certified copies of this Development Order shall be transmitted immediately by certified mail to the applicants.
- N. Within 21 days of the effective date of this Resolution No. _____, approving an amended and restated Development Order, the applicant shall record a notice of adoption of this order in compliance with Chapter 380.06(15)(f), Florida Statutes, with copies of said notice being provided to the City of Port St. Lucie.

After motion and second, the vote on this resolution was as follows:

(Remainder of page intentionally left blank.)

PASSED AND DULY ADOPTED this _____ day of _____, 20__.

CITY COUNCIL OF PORT ST. LUCIE, FLORIDA

BY _____
SHANNON M. MARTIN, MAYOR

ATTEST:

APPROVED AS TO FORM AND CORRECTNESS:

KAREN A. PHILLIPS
City Clerk
(SEAL)

_____, City Attorney

EXHIBITS

Exhibit A	Legal Description
Exhibit B	Master Plan, Map H-1
Exhibit C	Wildlife Habitat/Listed Species Map (Map G)
Exhibit D	City Commitment Letter for Water
Exhibit E	Conversion Matrix
Exhibit F	Contribution Agreement
Exhibit G	Trip Generation Table

EXHIBITS

Exhibit A	Legal Description
Exhibit B	Master Plan, Map H-1
Exhibit C	Wildlife Habitat/Listed Species Map (Map G)
Exhibit D	City Commitment Letter for Water
Exhibit E	Conversion Matrix
Exhibit F	Contribution Agreement
Exhibit G	Trip Generation Table

EXHIBIT A

5.

LTC Ranch Legal Description

A parcel of land lying within Sections 1, 2, 3, 4, 9, 10, 11, 15 and 16, Township 36 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

All lands in the South 1/2 of Section 1, Township 36 South, Range 39 East, St. Lucie County, Florida, lying North and Northwesterly of Glades Cut-Off Road and South of Canal 103; LESS the right-of-way of I-95;

TOGETHER WITH all lands in the South 1/2 of Section 2, Township 36 South, Range 39 East, St. Lucie County, Florida, lying North and Northwesterly of Glades Cut-Off Road and South of Canal 103; LESS the lands described in O.R. Book 102, Page 538, ALSO LESS the right-of-way for I-95 as recorded in O.R. Book 318, Page 2209, St. Lucie County, Florida; SUBJECT TO easement for Florida Power & Light Company as described in O.R. Book 206, Page 2302; O.R. Book 254, Page 370; St. Lucie County, Florida;

TOGETHER WITH all lands in Section 3, Township 36 South, Range 39 East, St. Lucie County, Florida, lying North and Northwesterly of Glades Cut-Off Road and South of the South right-of-way of State Road No. 712, LESS the lands described in O.R. Book 385, Page 2944, and O.R. Book 318, Page 2209, St. Lucie County, Florida; SUBJECT TO easements for Florida Power & Light Company rights-of-way as described in O.R. Book 302, Page 192; O.R. Book 206, Page 2302; O.R. Book 265, Page 1184, St. Lucie County, Florida;

TOGETHER WITH all lots 1, 8, 9 and 16 of the Southeast 1/4 of the PLAT OF SUBDIVISION OF SECTION 4, as recorded in Plat Book 3, Page 30, of the Public Records of St. Lucie County, Florida; LESS the right-of-way of State Road No. 712;

TOGETHER WITH all lands in the East 1/2 of Section 9, Township 36 South, Range 39 East, St. Lucie County, Florida; LESS right-of-way of North St. Lucie River Water Management District Canal 91;

TOGETHER WITH all lands in Section 10, Township 36 South, Range 39 East, St. Lucie County, Florida, lying North and Northwesterly of Glades Cut-Off Road; LESS lands described in O.R. Book 385, Page 2944, St. Lucie County, Florida; SUBJECT TO easements for Florida Power & Light Company rights-of-way as described in O.R. Book 206, Page 2302; O.R. Book 265, Page 1184; O.R. Book 302, Page 192; St. Lucie County, Florida;

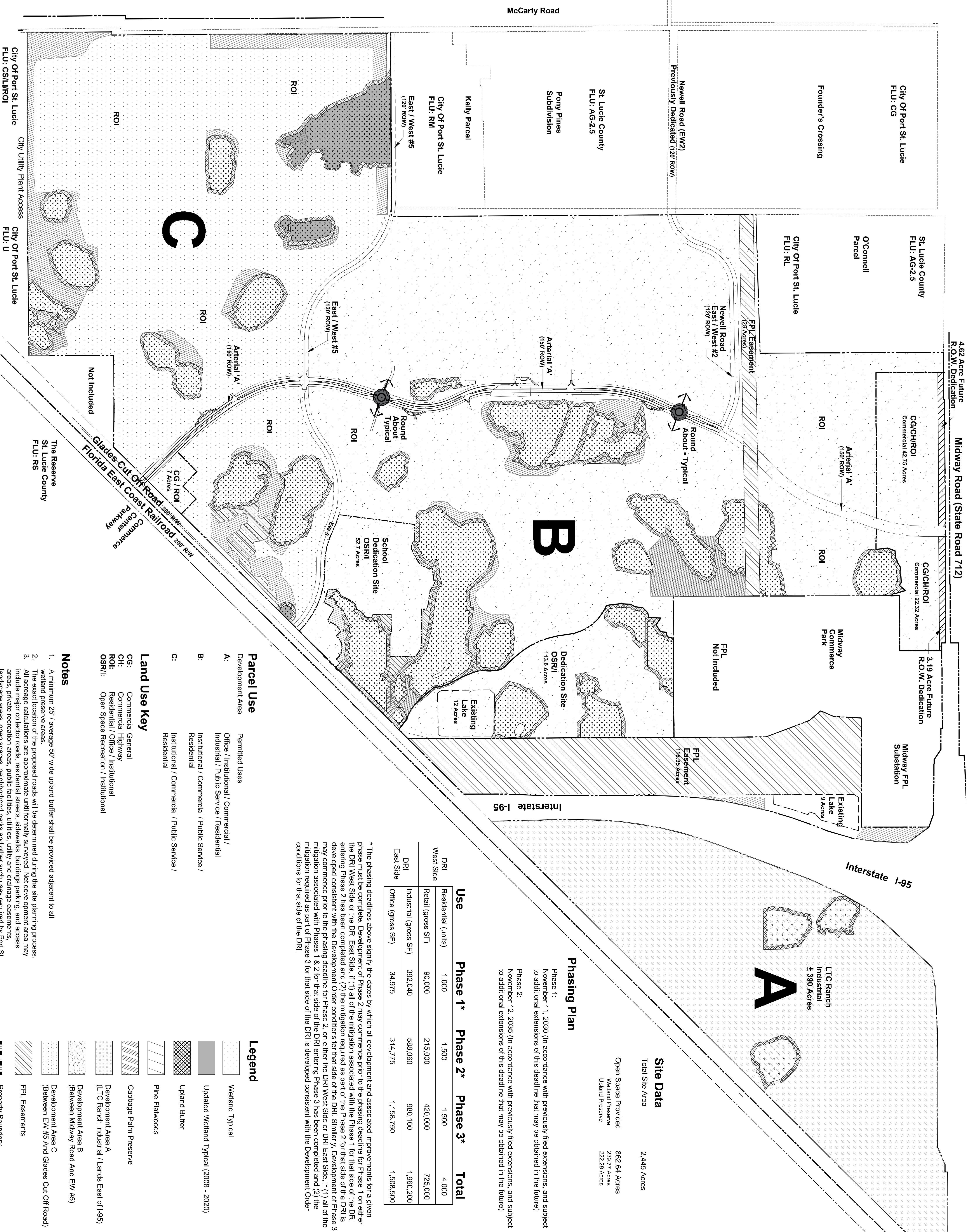
TOGETHER WITH all lands in Section 11, Township 36 South, Range 39 East, St. Lucie County, Florida, lying North and Northwesterly of Glades Cut-Off Road; LESS the right-of-way for I-95 as recorded in O.R. Book 318, Page 2209, St. Lucie County, Florida; SUBJECT TO easement for Florida Power & Light Company as described in O.R. Book 302, Page 2302; O.R. Book 254, Page 370, St. Lucie County, Florida;

TOGETHER WITH all lands lying in Section 15, Township 36 South, Range 39 East, St. Lucie County, Florida, lying North and Northwesterly of Glades Cut-Off Road; LESS the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 15, Township 36 South, Range 39 East, St. Lucie County, Florida;

TOGETHER WITH all lands lying in Section 16, Township 36 South, Range 39 East, St. Lucie County, Florida, lying North and Northwesterly of Glades Cut-Off Road; LESS the right-of-way of McCarty Road, as described in Deed Book 245, Page 193, St. Lucie County, Florida; ALSO LESS right-of-way of North St. Lucie Water Management District Canal No. 90; ALSO LESS the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 16, Township 36 South, Range 39 East, St. Lucie County, Florida.

The area of the above-described parcel contains 2,455.021 acres.

EXHIBIT "B"



Phasing Plan

Phase 1:
November 11, 2030 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

Phase 2:
November 12, 2035 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

Site Data

Total Site Area	2,445 Acres
Open Space Provided	862.64 Acres
Wetland Preserve	239.77 Acres
Upland Preserve	222.28 Acres

Use	Phase 1*	Phase 2*	Phase 3*	Total
Residential (units)	1,000	1,500	1,500	4,000
Retail (gross SF)	90,000	215,000	420,000	725,000
Industrial (gross SF)	392,040	588,050	980,100	1,960,200
Office (gross SF)	34,975	314,775	1,158,750	1,508,500

* The phasing deadlines above signify the dates by which all development and associated improvements for a given phase must be complete. Development of Phase 2 may commence prior to the phasing deadline for Phase 1 on either the DRI West Side or the DRI East Side, if (1) all of the mitigation associated with the Phase 1 for that side of the DRI entering Phase 2 has been completed and (2) the mitigation required as part of the Phase 2 for that side of the DRI developed consistent with the Development Order associated with the phasing deadline for Phase 2, on either the DRI West Side or DRI East Side, if (1) all of the mitigation associated with Phases 1 & 2 for that side of the DRI entering Phase 3 has been completed and (2) the mitigation required as part of Phases 1 & 2 for that side of the DRI is developed consistent with the Development Order conditions for that side of the DRI.

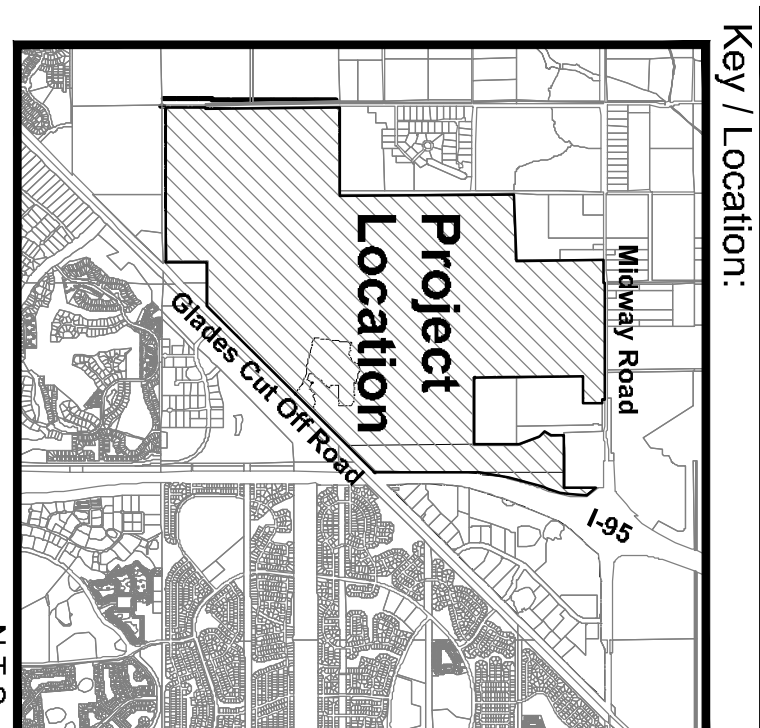
Legend

- Wetland Typical
- Updated Wetland Typical (2008 - 2020)
- Upland Buffer
- Pine Flatwoods
- Cabbage Palm Preserve
- Development Area A (LTC Ranch Industrial / Lands East of I-95)
- Development Area B (Between Midway Road And EW #5)
- Development Area C (Between EW #5 And Glades Cut Off Road)
- FPL Easements
- Property Boundary

- ### Notes
- A minimum 25' / average 50' wide upland buffer shall be provided adjacent to all wetland preserve areas.
 - The exact location of the proposed roads will be determined during the site planning process. All acreage calculations are approximate until formally surveyed. Net development area may include major collection roads, residential streets, sidewalks, buildings parking, and access areas, private recreation areas, public facilities, utilities, utility and drainage easements, landscape areas, open spaces, neighborhood parks and other such uses required by Port St. Lucie's planned development regulations and/or supportive to neighborhood and community planning.

- ### Parcel Use
- Development Area
- A: Office / Institutional / Commercial / Industrial / Public Service / Residential
 - B: Institutional / Commercial / Public Service / Residential
 - C: Institutional / Commercial / Public Service / Residential

- ### Land Use Key
- CG: Commercial General
 - CH: Commercial Highway
 - ROI: Residential / Office / Institutional
 - OSRI: Open Space Recreation / Institutional



Project Team:

Client & Owner: Glades Midway Developers, LLC
2900 SW 52nd Street, Suite 205
Jupiter, FL 33458

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Suite 1, Fort St. Lucie
34984

Engineer: Kirby, Horn & Associates
445 24th Street
Suite 200
Fort St. Lucie, FL 34989

Surveyor: Calhoun & Topping, Inc.
2990 SW 52nd Street
Fort Pierce, Florida 34981

Traffic Engineer: Mackenzie Engineering & Planning, Inc.
1172 SW 30th Street
Palm City, Florida 34969

Environmental Consultant: EW Consultants
1000 SE Monterey Commons Blvd.
Stuart, Florida 34986

LTC Ranch DRI Revised Master Plan Map H-1

City of Port St. Lucie

Date	By	Description
16SEP20	SJS	Submittal
13JAN21	SJS	Update per Comp Plan
23MAR21	SJS	Correction To Wetland Boundary

SCALE: 1" = 600'

0 300' 600' 12,000'

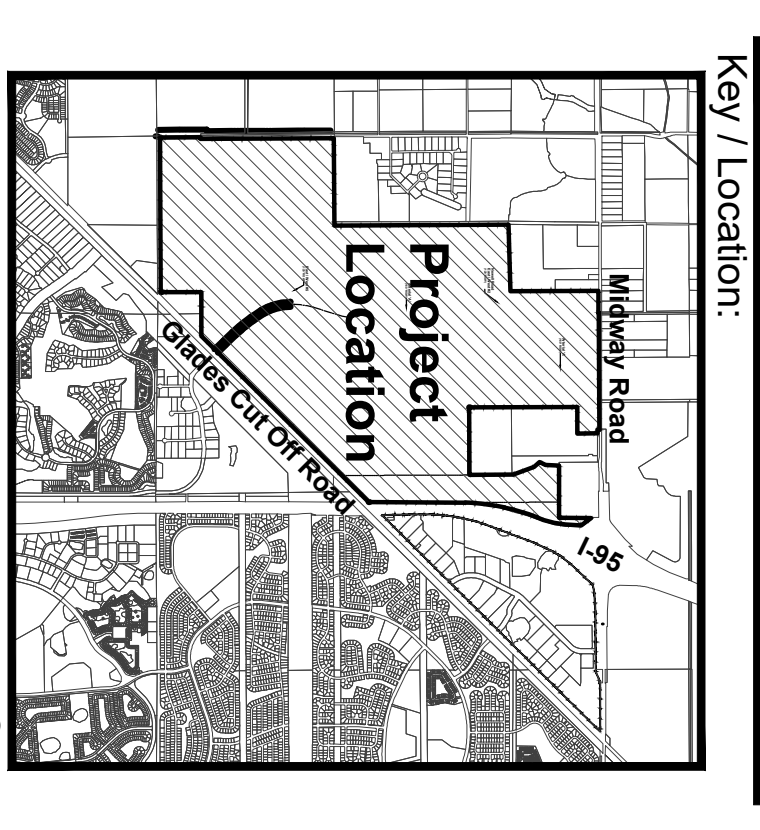
REG. # 1018
Thomas P. Lucido

Designer: SJS Sheet
Manager: SG
Project Number: 20-535
Municipal Number: ...
Computer File: 20-535 - LTC - Map H.dwg

1 of 1

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701 SE Ocean Blvd., Stuart, Florida 34984
(772) 293-9100, Fax: (772) 225-2020



Key / Location:

Project Team:
 Client & Property Owner: Glades Midway Developers, LLC
 7807 Bayside Road East, Suite, 205
 Jacksonville, Florida 32216
 Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34984
 Engineer: Kenny, Horn & Associates
 445 2nd Street
 Vero Beach, Florida 32980
 Surveyor: Colquhoun & Topping, Inc.
 5200 US Highway 1
 Fort Pierce, Florida 34881
 Traffic Engineer: Mackenzie Engineering & Planning, Inc.
 1172 SW 30th Street,
 Suite 500
 Palm City, Florida 34990
 Environmental Consultant: EW Consultants
 1000 SE Kennedy Commons Blvd.
 Suite 210
 Stuart, Florida 34986

LTC Ranch DRI Environmental Exhibit Map G
 City of Port St. Lucie

Date	By	Description
16SEP20	SJS	Submittal
13JAN21	SJS	Update per Comp Plan
3MAR21	SJS	Update Wetland Hatch

SCALE: 1" = 600'

0 300' 600' 1200'

REG. # 1018
 Thomas P. Lucido

Designer: SJS
 Manager: SG
 Project Number: 20-535
 Municipal File: _____
 Computer File: _____

DRI West Wetland Inventory	
Wetland Number	Acreage
1	1.52 AC
2	0.74 AC
3	2.36 AC
4	6.37 AC
5	2.96 AC
6	0.24 AC
7	1.63 AC
8	6.52 AC
9	1.22 AC
10	5.04 AC
11	3.91 AC
12	7.65 AC
13	26.45 AC
14	6.99 AC
15	0.56 AC
16	0.47 AC
17	0.31 AC
18	0.52 AC
19	0.60 AC
20	6.64 AC
21	0.25 AC
22	8.63 AC
23	5.30 AC
24 N	5.60 AC
24 S	6.38 AC
26	0.06 AC
32 A	6.14 AC
33	0.84 AC
35	0.11 AC
37	37.18 AC
38	2.69 AC
39	12.78 AC
40	7.67 AC
41	2.10 AC
42	10.67 AC
44	3.59 AC
45	3.50 AC
46A	5.31 AC
46B	13.15 AC
47	13.67 AC
48	0.59 AC
49	2.03 AC
50	0.43 AC
51	4.95 AC
52	0.41 AC
106	0.05 AC
107	0.15 AC
108	0.78 AC
Total	237.71 AC

DRI East Wetland Inventory	
Wetland Number	Acreage
37	0.79 AC
38	0.63 AC
39	5.56 AC
40	4.23 AC
41	5.58 AC
42	0.68 AC
43	1.91 AC
Total	19.36 AC

MAP G - DATA:

Wetland Preserve	Required:	Provided:
DRI West	239.77	246.82
DRI East	224.40	231.45
	15.37	15.37

Impacted Wetlands to be Eliminated	Required:	Provided:
DRI West	n/a	12.65
DRI East	n/a	8.62
	n/a	4.03

Upland Preserve	Required:	Provided:
DRI West	222.28	230.61
Buffer	215.48	222.56
Habitat	86.70	86.70
DRI East	6.80	135.86
Buffer	7.05	7.05
Habitat	n/a	1.00

Native Upland Habitat	Required:	Provided:
DRI West	640.44	708.04
DRI East	67.60	67.60

Drainage Ditches	Required:	Provided:
DRI West	12.60	22.30
DRI East	9.70	9.70

FPL Easements	Required:	Provided:
	144.90	144.90

Villages Property Boundary	Required:	Provided:
DRI West	2055.00	2,445.00
DRI East	390.00	390.00



Legend

- Wetland Preserve
- Impacted Wetlands To Be Eliminated
- Upland Buffer/ Preserve Area
- Upland Habitat/ Preserve Area
- Native Upland Habitat
- Drainage Ditches
- FPL Easements

- Notes**
- A minimum 25' / average 50' wide upland buffer shall be provided adjacent to all wetland preserve areas.
 - Impacted wetlands to be eliminated shall be developed in accordance with applicable state, federal and local mitigation policies. Proposed mitigation plans shall assure "no net loss" of wetland function or values.
 - All acreage calculations are approximate until formally surveyed.
 - All wetland and upland habitat preservation requirements for DRI East Side have been satisfied, as more specifically set forth in the Development Order for the LTC Ranch DRI (Resolution No. 19R40).

CITY OF PORT ST. LUCIE

CONSERVE OUR WATER RESOURCES



UTILITY SYSTEMS DEPARTMENT

City Burgess, Director

March 10, 1995

Ms. Cynthia A. Henderson
Annis, Mitchell, Cockey, Edwards & Roehn
One Tampa City Center Suite 2100
PO. Box 3433
Tampa FL 33601

Re: LTC Ranch DRI

Dear Ms. Henderson,

Thank you for your letter of February 16, 1995 (copy attached) regarding availability of water and wastewater capacity for the referenced development. As we discussed with you and Mr. Glaubitz of BSE Consultants, Inc., this utility will provide service to the proposed project pursuant to our interlocal agreement with St. Lucie County, in accordance with ordinance no. 94-95 (utility service availability and extension rules) and upon execution of a Developer Service Agreement. However, we will respond to your questions, numbered one (1) through five (5) as accurately as possible based on your projected phasing schedule, present available capacity, existing capacity reservations, scheduled plant expansions and future capacity consumption based on historical connection rates.

Water Facilities - Response to Question No. 1:

<u>Phase</u>	<u>Time</u>	<u>(1) Projected Excess Capacity MGD</u>
I	1995	1.036
-	1996 (2)	2.873
II	2001	2.173
III	2006	1.423

(1) See Exhibit "A" to MOU - Attached

(2) Water plant expansion to 8.0 MGD 4/96 and assuming connection rate of 50 ERC'S/month at 250 GPD.

Water Facilities - Response to Question No. 2:

The above projected excess capacity includes reserved capacity as of February 1, 1995. No projected capacity reservations are included. Please see Exhibit "A" to MOU - Attached.

250 N.W. Country Club Drive • Port St. Lucie, FL 34986
Administration - (407) 871-5395 Technical Services - (407) 871-5435
Fax (407) 871-5460

Water Facilities - Response to Question No. 3:

The utility confirms receipt of the proposed project water demand and supply exhibits contained in the DRI application.

Water Facilities - Response To Question No. 4:

Provisions for providing capacity for the proposed project if not available at the time the project requests capacity will be addressed in a Developer Service Agreement. Several options are available, i.e., the utility charges for water treatment facilities expansion or the project constructs a water treatment facility on-site and donates the facilities to the utility. Typical costs for new lime softening facility expansion is in the range of \$ 1.50 to \$ 1.75 per gallon and for new construction is in the range of \$ 1.50 per gallon.

Wastewater Facilities - Response to Question No. 1:

Wastewater service can be provided by the Northport WWTP or by construction of a wastewater facility on the project site. The permitted capacity of the NPWWTP is 1.000 MGD and the 12 month average day flow is 0.700 MGD. The present available capacity is 0.300 MGD. No capacity reservations presently exist. Projected excess capacity is not identified at this time for each phase, however excess capacity can be addressed in a Developer Service Agreement.

Wastewater Facilities - Response to Question No. 2:

No commitments presently exist for wastewater capacity at the NPWWTP.

Wastewater Facilities - Response to Question No. 3:

The utility confirms receipt of the proposed project wastewater flows and exhibits contained in the DRI application.

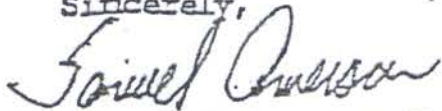
Wastewater Facilities - Response to Question No. 4:

Provisions for providing capacity for the proposed project if not available at the time the project requests capacity will be addressed in a Developer Service Agreement. Several options are available, i.e., the utility charges for wastewater treatment facilities expansion or the project constructs a wastewater treatment facility on-site and donates facilities to the utility. Typical costs for the wastewater facility expansion is in the range of \$ 2.50 to \$ 3.00 per gallon and for new construction is the range of \$ 2.25 to \$ 2.50 per gallon.

Hopefully this information will provide the necessary documentation that the Port St. Lucie Utility Systems Department can and will

provide the water and wastewater service to your proposed project
at such time as service is requested.

Sincerely,



Samuel T. Emerson, P.E.
Utilities Engineer

STA/kat

cc: Cliff Burgess - Utility Systems Director
John Moulton - Florida Department of Environmental Protection
Scott Glaubitz, P.E. - BSE Consultants, Inc.
Ken Johnson - System Planning Coordinator
File - 11.054

EXHIBIT "E"

Conversion Rates Based Upon Resultant PM Peak Hour Trip Rates

Land Use		SF	MF	GO	IP	WH	SC
	↓ Trip Rate per DU or per KSF →	0.64	0.34	0.71	0.29	0.14	1.15
Single Family Detached	0.64	1.00	1.88	0.90	2.21	4.57	0.56
Multi-Family Housing	0.34	0.53	1.00	0.48	1.17	2.43	0.30
General Office	0.71	1.11	2.09	1.00	2.45	5.07	0.62
Industrial Park	0.29	0.45	0.85	0.41	1.00	2.07	0.25
Warehousing	0.14	0.22	0.41	0.20	0.48	1.00	0.12
Shopping Center	1.15	1.80	3.38	1.62	3.97	8.21	1.00

Note: GO, IP, WH and SC are per 1000 SF

To Add a land use located the use you want to add along the Y axis then locate the use to remove along the x axis, multiply by the number in the intersecting cell:

- If the applicant wishes to add units they would multiply that intensity by the conversion rate for the land use they would need to remove.

Ex: If you want to add 100 Du's of SF, and remove units from multi-family, you would multiply the 100 new DU's by 1.88, the conversion rate for SF:MF. $100 * 1.88 = 188$. Therefore 188 DU's would need to be removed from MF.

- If the applicant wanted to add 12,000 square feet of of shopping center and wanted to know how much to reduce the Industrial Park you would: calculate $12,000 * 3.97 = 47,647$ square feet.

If the applicant wants to add 30,000 SF of Industrial Park they could remove 12,300 SF of GO general office space ($30000 * 0.41$)

To Subtract/ reduce a use:

Start with the use along the x axis and locate the use to add along the y, divide by the number in the intersecting cell.

- If the applicant has 200,000 square feet of warehouse to remove, how many multifamily units can be added?

Divide 200,000 square feet by 2.43 = 82.34 or 82 MFDUs

If the applicant wants to remove 50,000 SF of industrial and see how many dwelling units of MF it could replace it with, divide 50 by 1.17 = 42.7 or 42 dus.

EXHIBIT "F"

COUNCIL ITEM 7
DATE 4/21/03

April 11, 2003

CONTRIBUTION AGREEMENT

THIS AGREEMENT entered into this 15 day of April, 2003, by and between the CITY OF PORT ST. LUCIE, a Florida corporation (the "City") and LTC JOINT VENTURE (the "Owner"), recites and provides as follows:

RECITALS

- A. The City has entered into an "Interlocal Agreement" with St. Lucie County (the "County") in the form of Exhibit "A" attached hereto, pursuant to which the County will construct the Midway Road Improvement Project (the "Project") described therein.
- B. LTC Joint Venture and the City have entered into an "Annexation Agreement" with respect to the LTC Ranch DRI property lying east and west of I-95 and containing, in the aggregate, 2455 acres, more or less (the "Property") and consistent with that agreement the Property has been annexed into the City.
- C. The Owner has agreed to fund the City's contribution obligations under the Interlocal Agreement on the terms and conditions hereinafter set forth.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

- 1. Funding. The Owner will contribute to the City (~~or pay directly to the County if so directed in writing by the City~~) the total amount of Two Million Dollars (\$2,000,000.00), ~~payable in eight (8) quarterly payments of Two Hundred Fifty Thousand Dollars (\$250,000.00) each. This obligation shall be secured by an~~

Additions to text are indicated by underline; deletions by ~~strikeout~~.

Ref.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2322043 OR BOOK 1863 PAGE 1819
Recorded: 12/16/03 09:48

~~irrevocable letter of credit substantially similar in form to that attached to the Interlocal Agreement as Exhibit "A." The Owner shall deliver the signed original letter of credit to the City (or directly to the County if so directed in writing by the City) within thirty (30) days after the City approves this Agreement. The City reserves the right to assign the letter of credit to the County. City hereby acknowledges receipt of Two Hundred Fifty Thousand Dollars (\$250,000.00) on or about March 13, 2003. The balance, One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000.00) is due and payable within three (3) days after City's acceptance of this Agreement.~~

~~The first quarterly payment of \$250,000.00 shall be due and payable on or before the earlier to occur of: April 1, 2003, or within 30 days after the construction contract for the Project has been executed. Future payments shall be made as provided in the schedule attached hereto as Exhibit "B." In the event the Owner shall fail to make any payment when due, the Owner shall have the right to cure such failure by the payment of said amount to the City within ten (10) days following receipt of written notice of such failure by the Owner from the City, as provided herein below.~~

2. Vesting. In consideration of all the payments to be made by the Owner as set forth herein, the City agrees and hereby acknowledges that the entire LTC Ranch DRI is and shall be vested in perpetuity for purposes of transportation concurrency as set forth herein and shall not have any further obligation for any traffic or transportation impacts (including but not limited to off-site improvements or contribution for any road improvements) east of I-95, with the exception of the Owner's proportionate share of the intersection (including signalization) improvements, if warranted, for the north bound entrance ramp at the intersection of I-95 and Midway Road, and the Owner shall be permitted to develop the

DR BOOK 1863 PAGE 1820

property as permitted on the date of execution of this Agreement to the full extent permitted by the Development Order. The foregoing shall not be interpreted to exempt the Owner from the payment of applicable transportation impact fees. ~~The failure to timely make the payments provided for herein, after notice and grace period provided above, shall be a default hereunder and a termination of the vesting determination.~~

3. Whole Understanding. This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.
4. Amendments. The Agreement may only be amended by a written document signed by both parties and filed with the Clerk of the Circuit Court of St. Lucie County, Florida.
5. Filing; Effectiveness. This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, Florida, prior to its effectiveness.
6. Reliance. Owner is permitted to rely hereon in proceeding with the development of the Property.
7. DRI Condition. Owner agrees to seek an amendment to the existing Development Order for the LTC Ranch DRI to conform to the provisions hereof.
8. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties hereto.

DR BOOK 1863 PAGE 1821

9. Attorneys' Fees. Should any litigation arise between, among or involving any of the parties concerning or arising out of this Agreement, including, but not limited to, actions for damages, specific performance, declaratory, injunctive or other relief, and whether at law or in equity, and including appellate and bankruptcy proceedings as well as at the trial level, the prevailing party in any such litigation or proceeding shall be entitled to recover reasonable attorneys' fees and costs for same.
10. Notice. Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been given either (i) when delivered in person to the persons designated hereinbelow for that purpose, (ii) upon delivery to an overnight courier (e.g., Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow; (iii) upon mailing by United States certified mail, return receipt requested, postage paid, to such address. Such notice shall be deemed received, when either (i) delivered in person to the agents designated hereinbelow for that purpose, (ii) on the first business day after delivery to an overnight courier (e.g., Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow, or (iii) three (3) days after deposited in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the other party. The addresses of the parties are as follows:

To City:

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

DR BOOK 1863 PAGE 1822

With Copy To: Roger Orr, Esq.
City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

To Owner: LTC Joint Venture
c/o James Kern
The Kern Company
700 Island Landing Drive
St. Augustine, FL 32095

With Copy to: Alan J. Ciklin, Esq.
Boose Casey Ciklin, et al.
515 North Flagler Drive
Suite 1700
West Palm Beach, FL 33401

Notice sent to counsel for either party hereto, in the manner or delivery provided for herein, shall be effective as notice to such party. Any party hereto may, from time to time, give to the party written notice, in the manner provided for herein, of some other address to which communications to such party shall be sent, in which event, notices to such party shall be personally delivered or sent in the manner set forth hereinabove to such address.

WITNESS the following signatures on the dates signed below.

CITY:
CITY OF PORT ST. LUCIE, FLORIDA

Attest:

By: Karen A. Phillips
Karen A. Phillips, City Clerk

By: Donald B. Cooper
Name: Donald B. Cooper
Title: CITY MANAGER

Date: 4-21-03

Approved As to Form and Correctness:

By: [Signature]
Roger G. Orr, City Attorney

Date: 4/21/03

OWNER:

LTC JOINT VENTURE

By: [Signature]
Name: ROBERT A. KEAR
Title: PROPERTY MGR

[Corporate Seal]

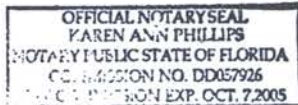
Date: 15 April '03

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida to take acknowledgments, personally appeared Donald B. Cooper as CITY MANAGER of the CITY OF PORT ST. LUCIE, who is personally known to me or has produced _____ as identification and who executed the foregoing instrument, and who acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the State of Florida, County of St. Lucie, this 21 day of April, 2003.

[Signature]
Notary Public, State of Florida

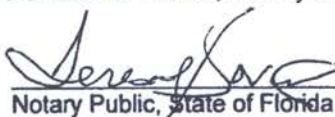


DR BOOK 1863 PAGE 1824

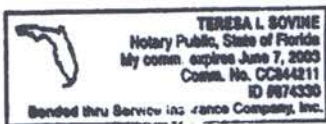
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida to take acknowledgments, personally appeared James A. Kean, as Property Manager of LTC JOINT VENTURE, who is personally known to me or has produced F.I.D.L. as identification and who executed the foregoing instrument, and who acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the State of Florida, County of St. Lucie, this 15 day of April, 2003.



Notary Public, State of Florida



DR BOOK 1863 PAGE 1825

**INTERLOCAL AGREEMENT
MIDWAY ROAD IMPROVEMENT PROJECT**

THIS AGREEMENT entered into this 4 day of November, 2002, by and between **ST. LUCIE COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as "County," and the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, hereinafter referred to as "City."

WHEREAS, County and the City have agreed to cooperate in the implementation of the Midway Road Improvement Project (the "Project"); and,

WHEREAS, the objective of this Project is to provide road improvements to Midway Road which are more specifically described in Exhibit "A" attached, which improvements benefit the citizens of the City and the County; and,

WHEREAS, the County will be responsible for the design, permitting and construction of the Project; and,

WHEREAS, the City has agreed to assist the County in partially funding the Project as hereinafter set forth.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. **Authority:** This Agreement is entered into pursuant to Section 163.01, Florida Statutes, Interlocal Cooperation Act.

2. Design and Permitting. The County will contract with a consulting engineer to prepare the necessary plans and specifications for the Project and obtain all required permits.

3. Bidding; Award; Contract Administration. The County will bid and award the contract for construction of the improvement project. The County will provide contract administration and inspection during construction.

4. Project Budget; Funding. The estimated total project cost is eight million two hundred thousand and 00/100 (\$8,200,000.00) dollars including design, permitting and construction. The City will contribute the amount of two million (\$2,000,000.00) dollars payable in eight (8) quarterly payments of two hundred fifty thousand (\$250,000.00) dollars each and secured by an irrevocable letter of credit in substantially the form attached hereto as Exhibit B. The City shall provide the signed letter of credit within thirty (30) days after the County notifies the City that the County has advertised for bids for construction of the Project. The first quarterly payment shall be due January, 2003 or within 30 days of award of contract, whichever comes first.

5. In consideration of the City contributing to the improvement of the Midway Road Improvement Project, the County agrees and hereby acknowledges that

properties and developments within the existing city limits of the City of Port St. Lucie as described on the effective date of this agreement, including upon annexation into the City of Port St. Lucie, the LTC Ranch, Development of Regional Impact Area lying in unincorporated St. Lucie County, that would otherwise require that West Midway Road be four laned between the intersection of West Midway Road and I-95 and the intersection of West Midway Road and U.S. #1 shall be deemed to be vested for purposes of concurrency and any transportation impacts on that section of West Midway Road as herein described, except any proportional improvements that may be required to the northbound on/off ramps with I-95 (including signalization) at West Midway Road . Provided that nothing in this Agreement shall prevent the City and County from jointly agreeing to fund future improvements to West Midway Road, where it is shown that the improvements would be of benefit to the City of Port St. Lucie and St. Lucie County.

Furthermore, in recognition that the West Midway Road Corridor is a critical transportation corridor to all of St. Lucie County, both the City and the County agree to jointly request that as part of the development of the next project priority list, the St. Lucie MPO advance the segment of West Midway Road from Torino Parkway

to South 25th Street into the Cost Feasible Plan component of the 2025 Long Range Plan.

6. Maintenance. The County will continue to maintain roads within the Project.

7. Whole Understanding. This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.

8. Amendment. The Agreement may only be amended by a written document signed by both parties and filed with the Clerk of the Circuit Court of St. Lucie County, Florida.

9. Filing; Effectiveness. This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, Florida, prior to its effectiveness.

IN WITNESS WHEREOF, the parties hereto have caused the execution hereof by their duly authorized officials on the dates stated below.

ATTEST:

Melita Cliford
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY: *Douglas Conrad*
Chairman

DATE: 11/4/02

APPROVED AS TO FORM AND
CORRECTNESS:

BY: *W. A. [Signature]*
County Attorney

ATTEST:

Kenneth Phillips
Deputy Clerk



CITY OF PORT ST. LUCIE, FLORIDA

BY: *Robert [Signature]*
Mayor

DATE: 11-25-02

APPROVED AS TO FORM AND
CORRECTNESS:

BY: *[Signature]*
City Attorney

EXHIBIT "G"

Trip Generation: LTC Ranch - Trip Tracking

Date: _____
 Site Plan Name/Number: _____
 Allowed Uses _____
 Resultant Rates to be Used for Trip Tracking _____

Land Use	ITE Code	Intensity	Units	Resultant Rates to be Used for Trip Tracking		Factored to Allowable Trips			Enter Site Plan Units and Calculate Trips				
				In	Out	West Side Trips	East Side Trips	West Side	East Side	DUs or SF	Trips	DUs or SF	Trips
Single Family Detached	210	3,350	DU	2.89	2.85	19,207	20,940	-	-	-	-	-	-
Multi-Family Housing	220	650	DU	2.76	2.72	3,559	3,880	-	-	-	-	-	-
General Office	710	1,508,500	Sft	3.86	2.55	6.41	9,680	10,553	-	-	-	-	-
Industrial Park	130	1,000,000	Sft	1.33	0.94	2.27	2,275	2,480	-	-	-	-	-
Warehousing	150	960,000	Sft	0.64	0.46	1.10	1,054	1,149	-	-	-	-	-
Shopping Center	820	725,000	Sft	4.81	8.14	12.95	9,387	10,234	-	-	-	-	-
TOTALS						32,153	13,009	35,054	14,182				

Source: ITE 10th Edition Trip Generation Rates

45,162

49,236

Land Use	ITE Code	Intensity	Units	Resultant Rates to be Used for Trip Tracking		Factored to Allowable Trips			Enter Site Plan Units and Calculate Trips				
				In	Out	West Side Trips	East Side Trips	West Side	East Side	DUs or SF	Trips	DUs or SF	Trips
Single Family Detached	210	3,350	DU	0.17	0.35	1,739	1,739	-	-	-	-	-	-
Multi-Family Housing	220	650	DU	0.09	0.22	206	206	-	-	-	-	-	-
General Office	710	1,508,500	Sft	0.55	0.08	0.63	949	951	-	-	-	-	-
Industrial Park	130	1,000,000	Sft	0.21	0.05	0.26	263	263	-	-	-	-	-
Warehousing	150	960,000	Sft	0.08	0.03	0.11	107	107	-	-	-	-	-
Shopping Center	820	725,000	Sft	0.11	0.14	0.25	181	181	-	-	-	-	-
TOTALS						2,126	1,319	2,126	1,321				

Source: ITE 10th Edition Trip Generation Rates

3,445

3,447

Land Use	ITE Code	Intensity	Units	Resultant Rates to be Used for Trip Tracking		Factored to Allowable Trips			Enter Site Plan Units and Calculate Trips				
				In	Out	West Side Trips	East Side Trips	West Side	East Side	DUs or SF	Trips	DUs or SF	Trips
Single Family Detached	210	3,350	DU	0.48	0.16	2,146	2,416	-	-	-	-	-	-
Multi-Family Housing	220	650	DU	0.26	0.08	326	254	-	-	-	-	-	-
General Office	710	1,508,500	Sft	0.05	0.66	0.71	1,073	1,208	-	-	-	-	-
Industrial Park	130	1,000,000	Sft	0.04	0.25	0.29	286	322	-	-	-	-	-
Warehousing	150	960,000	Sft	0.03	0.11	0.14	130	146	-	-	-	-	-
Shopping Center	820	725,000	Sft	0.18	0.97	1.15	840	945	-	-	-	-	-
TOTALS						3,212	1,489	3,615	1,676				

Source: ITE 10th Edition Trip Generation Rates

4,701

5,291



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



MEMORANDUM

TO: Anne Cox, Planning & Zoning

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

DATE: October 20, 2022

SUBJECT: P22-296 LTC Ranch DRI Text Amendment
Traffic Generation & Circulation Approval

This application prepared by Lee Dobbins dated October 7, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The developer has provided a shift in the development of their land to start on the southern portion rather than the originally intended portion on the north side. This has required the connection to Glades Cut-Off Road and Arterial A (Wylder Parkway) first instead of the original DRI condition to construct the Midway Road and Wylder Parkway connection first.

The amendment includes pushing back the Midway Road connection and improvements to 950 dwelling units. This is approximately 60% build out of the currently submitted and under review parcels within this DRI. Providing the connection to Midway Road at Wylder Parkway will provide a secondary access to their sites at 60% of development which is similar to what has been required with other developments recently approved.

Widening improvements along Glades Cut-Off Road to 4 lanes from I-95 to Wylder Parkway are triggered prior to a total of 10,000 average daily trips, 660 AM Peak hour trips or 1,030 PM Peak hour trips. Currently the approved first 2 plats for LTC Ranch West include a total of 4,974 average daily trips, 423 AM Peak hour trips, and 512 PM Peak hour trips.

DEAN | MEAD

Dean, Mead, Minton & Moore

1903 South 25th Street, Suite 200
P.O. Box 2757 (ZIP 34954)
Fort Pierce, FL 34947

(772) 464-7700
(772) 464-7877 Fax
www.deanmead.com

Attorneys and Counselors at Law

Orlando
Fort Pierce
Tallahassee
Viera/Melbourne
Vero Beach
Stuart (By Appointment)

W. LEE DOBBINS

AuthorDirectNo
LDobbins@deanmead.com

October 19, 2022

VIA E-MAIL: annec@cityofpsl.com

Ms. Anne Cox
Assistant Director of Planning & Zoning
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

Re: Re: Greenpointe (Midway Glades Developers, LLC)/LTC Ranch
LTC Ranch DRI Text Amendment P22-296

Dear Ms. Cox:

As requested, this letter will confirm this law firm, on behalf of Midway Glades Developers, LLC, is requesting an amendment to the LTC Ranch DRI Resolution 21-R11 to revise the timing of Transportation Condition 17.c. Arterial A is being built from the south to the north (instead of from the north to the south). Therefore, the timing of this condition relating to improvements at Arterial A and Midway Road, should be updated.

Best regards,



W. Lee Dobbins

WLD:lk

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization - Amendment to the LTC Ranch DRI Resolution 21-R11 to revise Transportation condition 17.c, to change the timing of the condition relating to improvements at Arterial A and Midway Road.

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for DEAN, MEAD, MINTON AND MOORE to represent MIDWAY GLADES DEVELOPERS, LLC, a Florida limited liability company, for the submittal of the above-referenced Application.

Thank you for your attention to this matter.

MIDWAY GLADES DEVELOPERS, LLC, a
Florida limited liability company

By: *R. Austin Burr*
R. Austin Burr, Vice President

Date: 10/19/2022

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization - Amendment to the LTC Ranch DRI Resolution 21-R11
to revise Transportation condition 17.c, to change the timing of the condition
relating to improvements at Arterial A and Midway Road.

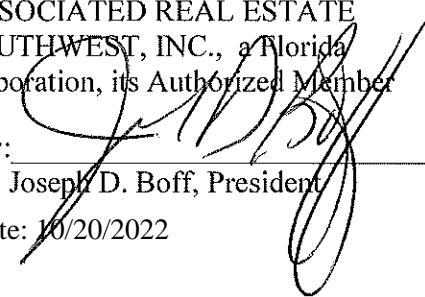
To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal
authorization for DEAN, MEAD, MINTON AND MOORE to represent LTC MIDWAY, LLC, a
Florida limited liability company, for the submittal of the above-referenced Application.

Thank you for your attention to this matter.

LTC MIDWAY, LLC, a
Florida limited liability company

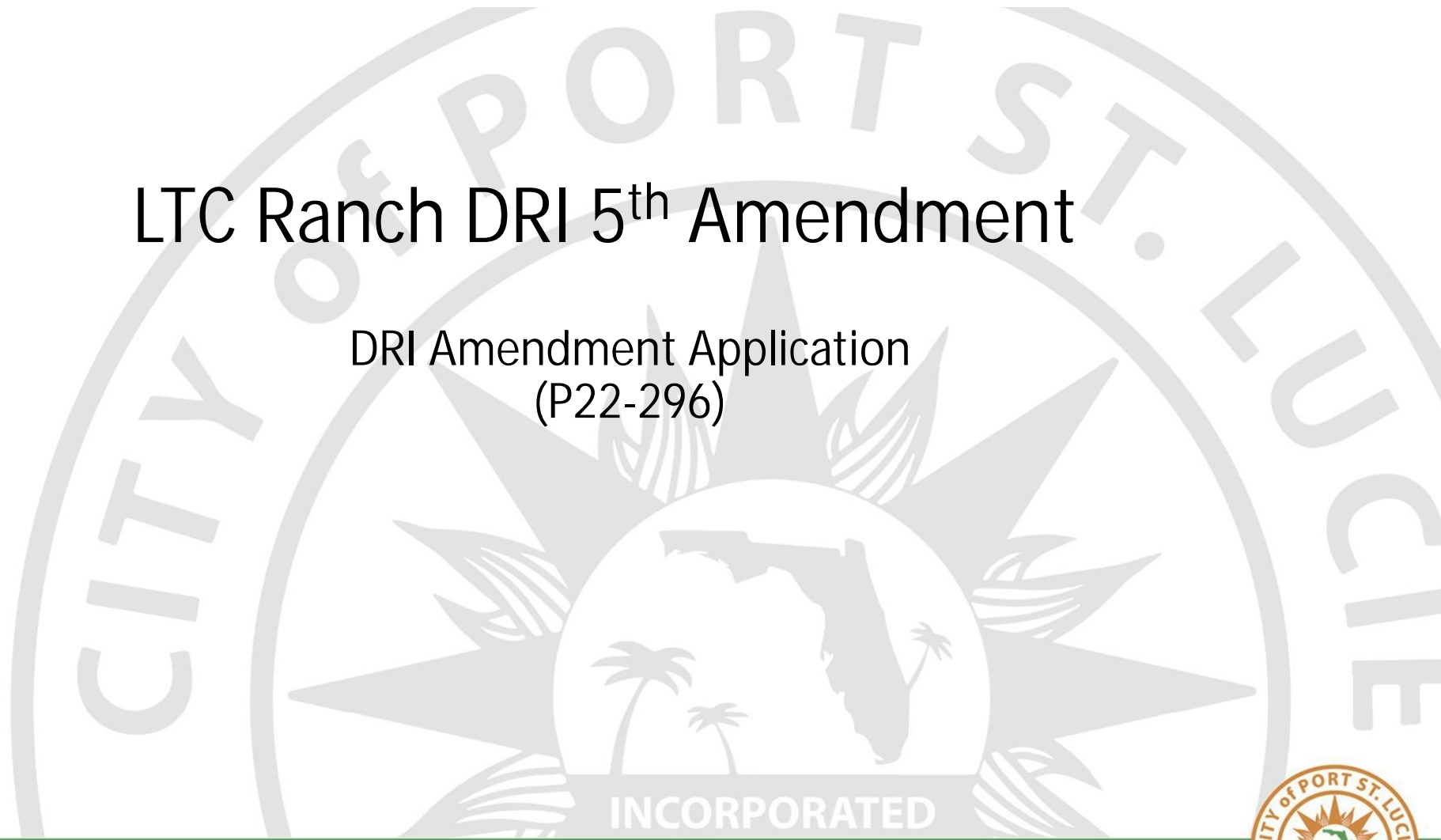
By: ASSOCIATED REAL ESTATE
SOUTHWEST, INC., a Florida
corporation, its Authorized Member

By: 
Joseph D. Boff, President

Date: 10/20/2022

LTC Ranch DRI 5th Amendment

DRI Amendment Application
(P22-296)



CityofPSL.com

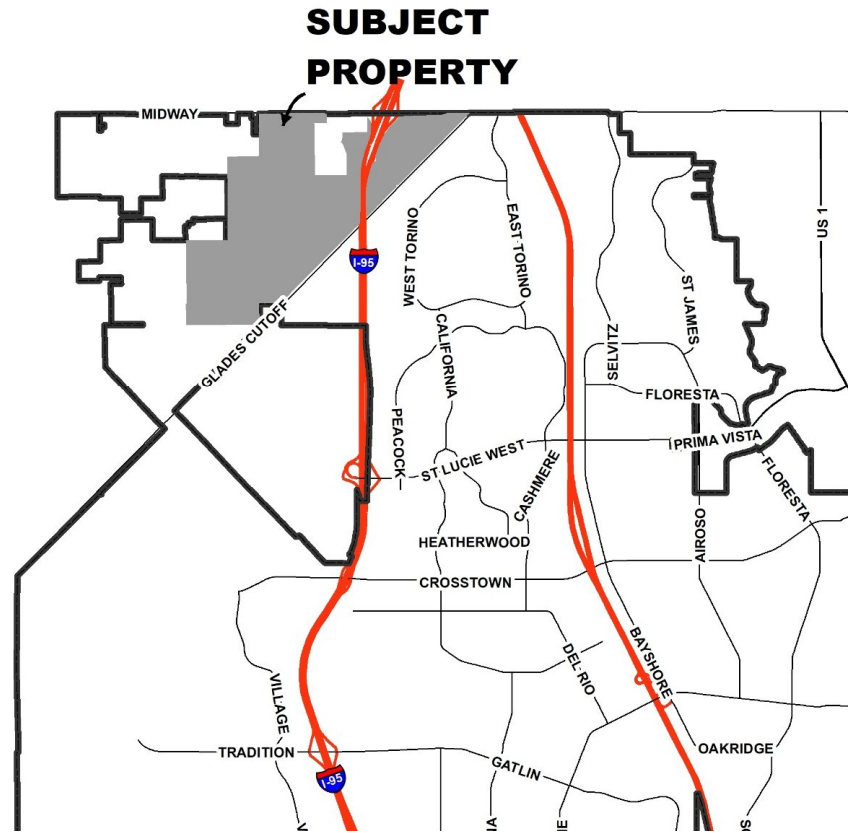


Applicant and Owners

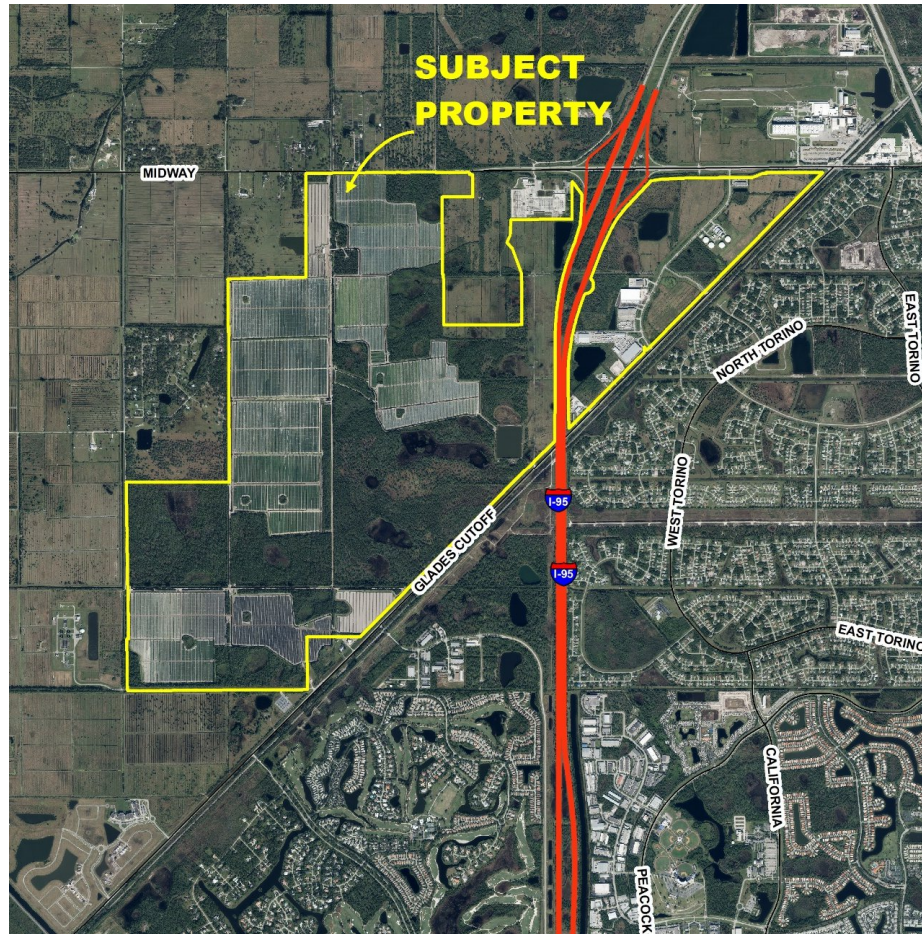
Lee Dobbins, acting as the agent for
Midway Glades Developers, LLC and LTC Midway, LLC



Location



Aerial



CityofPSL.com



Background

- LTC Ranch is an approved Development of Regional Impact (DRI) approximately 2,445 acres in size.
- Entitlements include:
 - 4,000 residential dwelling units
 - 725,000 square feet of retail use
 - 1,960,200 square feet of industrial use
 - 1,508,500 square feet of office use

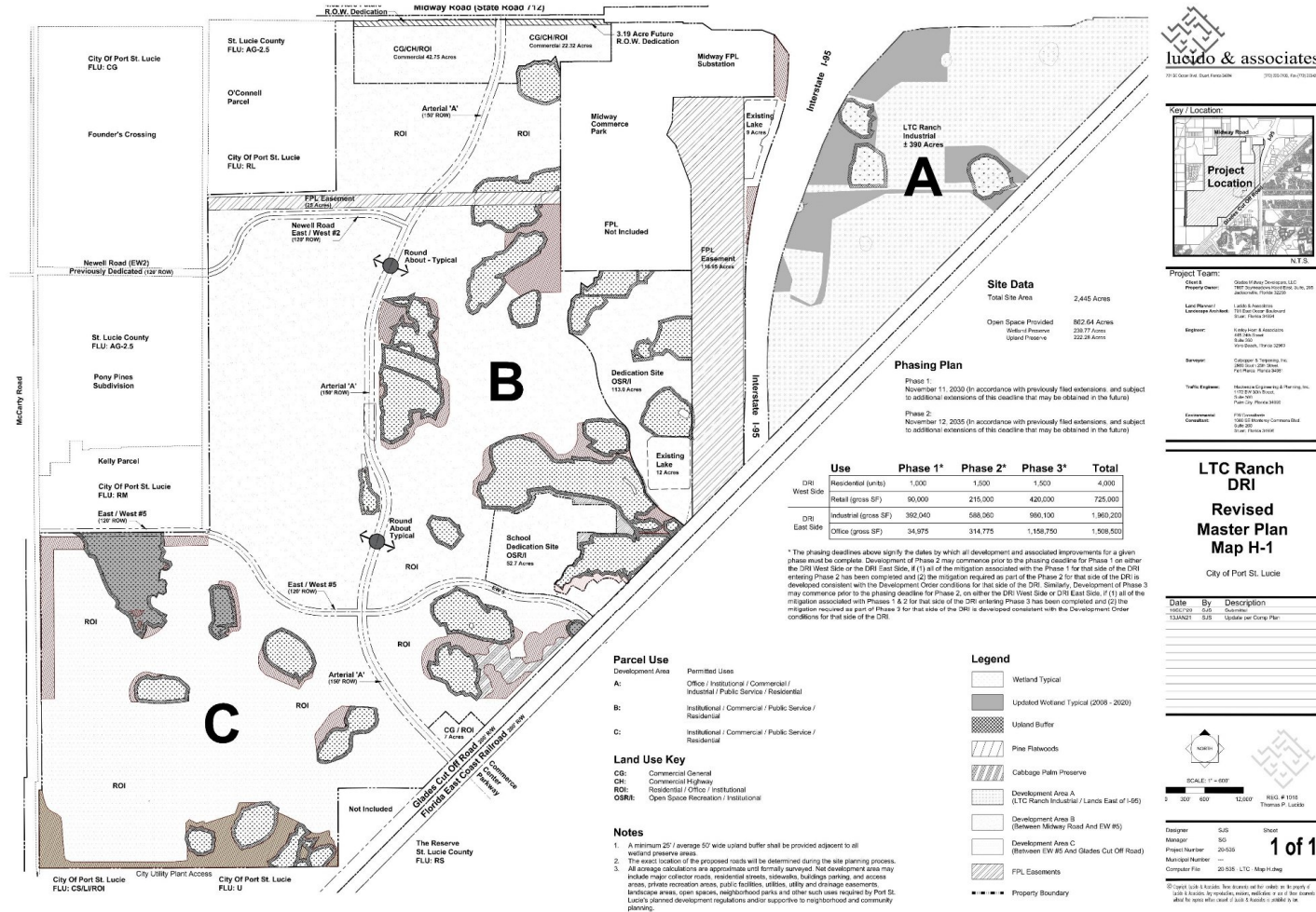


Proposed Amendment

The existing Condition No. 17 – Transportation (c) requires that no building permits be issued within a parcel which has direct access to Arterial A until the intersection improvements have been completed or contracts have been let and bonded with the City or St. Lucie County. The proposed change is to allow building permits to be issued for up to 950 residential dwelling units before the intersection improvements are required to be completed or contracts let and bonded.



Master Development Plan



Traffic Impact Review

- Original DRI roadway commitment intended for construction to begin closer to Midway road instead of the switch to connect to Glades Cut-off Road first.
- Due to this shift, Public Works is ok with extending the deadline for the Midway Road and Wylder Parkway connection and Midway Road improvements as requested to 950 dwelling units.
- This provides a secondary access at approximately 60% buildout of the current developments we have under review within this DRI.



Traffic Commitments

- DRI requirement for widening to 4 lanes of Glades Cut-off Road and Midway Road between Arterial A and I-95.
- Triggers for improvement:
 - 10,000 Average daily trips, 660 AM Peak hour trips or 1,030 PM Peak hour trips.
- Currently 2 approved plats:
 - Total 4,974 Average daily trips, 423 AM Peak hour trips, and 512 PM Peak hour trips.



Staff Recommendation

Staff finds the proposed amendment to be consistent with the direction and intent of the City's Comprehensive Plan and recommends approval.



From: Diana Spriggs
To: Anne Cox
Cc: Mary Savage-Dunham
Subject: FW: LTC Ranch and PSL Planning and Zoning Board on 11-01-2022 6:00 PM - on Tuesday, November 1, 2022
Date: Thursday, October 27, 2022 9:20:42 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[Outlook-Six310.png](#)
[image001.png](#)
Importance: High

Anne,
I received the below from SLC this evening in regards to P22-296 that is on the P&Z board meeting agenda for Tuesday is my understanding. I have copied Mary as I am not sure of the timing if this needs to be included in their packet?

Either way, I will include you in my response to Patrick as I think we have addressed the concern in what we discussed with condition 17.g.5

Thank you,

Diana Spriggs, P.E.
Regulatory Division Director
City of Port St. Lucie, Public Works Dept.
121 S.W. Port St. Lucie Blvd, Building B
Port St. Lucie, FL 34984
(772) 871-7644

From: Patrick Dayan <DayanP@stlucieco.org>
Sent: Thursday, October 27, 2022 5:04 PM
To: Diana Spriggs <DSpriggs@cityofpsl.com>
Cc: Colt Schwerdt <CSchwerdt@cityofpsl.com>; Daniel Zrallack <ZrallackD@stlucieco.org>; Daniel McIntyre <MCIND@stlucieco.org>; Mayte Santamaria <santamariam@stlucieco.org>; Heath Stocton <HStocton@cityofpsl.com>; David Hays <haysd@stlucieco.org>; Grant M. Chambers <ChambersG@stlucieco.org>
Subject: FW: LTC Ranch and PSL Planning and Zoning Board on 11-01-2022 6:00 PM - on Tuesday, November 1, 2022
Importance: High

Hi Diana,

I ran into Colt and Heath yesterday and let them know we would be submitting comments for the City's consideration on the LTC Ranch proposed amendment to the DO.

The site has submitted for a portion of the 4,000 total units to date. As we understand it, the requested change would be to allow up to 950 units (8,550+/- trips) to be constructed without tripping the need to construct Arterial A connection to Midway Road. This is concerning for the County due to the following reasons:

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Please enter these comments into the public record.

Respectfully,

Patrick Dayan, PE | Public Works Department Director
Main: 772-462-1485 | Dir: 772-462-2767 | 2300 Virginia Avenue, Fort Pierce 34982
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From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, October 25, 2022 2:43 PM
To: Peter Buchwald <BuchwaldP@stlucieco.org>
Cc: Daniel Zrallack <ZrallackD@stlucieco.org>; Patrick Dayan <DayanP@stlucieco.org>
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CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	8,886	2019	920	477	C	0.518	473	C	0.514
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,991	2019	790	544	C	0.689	477	C	0.604
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,991	2019	630	544	C	0.863	477	C	0.757
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	10,500	2021	630	636	F	1.01	629	D	0.998
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	638	4,860	2019	750	397	D	0.529	297	C	0.396
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,900	2021	790	700	D	0.886	589	D	0.746
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.081	43	C	0.08
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,300	2021	1,710	470	C	0.275	474	C	0.277
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	367	2017	390	32	B	0.082	29	B	0.074
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	11,000	2021	630	721	F	1.144	670	F	1.063
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,500	2021	920	646	C	0.702	633	C	0.688
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
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CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2021	920	947	F	1.029	916	D	0.996
CITRUS AVE	7TH ST to US 1	643	1,108	2019	800	154	C	0.193	154	C	0.193
CITRUS AVE	US 1 to 2ND ST	940160	5,200	2020	840	247	C	0.294	251	C	0.299
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,337	2016	580	264	C	0.455	267	C	0.46
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,400	2021	1,470	298	C	0.203	311	C	0.212
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	3,900	2021	1,710	231	C	0.135	280	C	0.164
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	7,453	2019	540	398	D	0.737	457	D	0.846

Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
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CASHMERE BLVD	CROSSTOWN PKWY to ST LUCIE WEST BLVD	232	12,500	2018	920	701	C	0.806	691	C	0.794
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2018	920	1,024	F	1.113	917	D	0.997
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	417	2017	390	36	B	0.164	33	B	0.150
CAMEO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	638	5,300	2016	750	348	C	0.941	295	C	0.797
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,100	2018	790	657	D	0.832	523	D	0.662
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.163	43	C	0.159
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,741	2016	1,710	533	C	0.692	543	C	0.705
CITRUS AVE	7TH ST to US 1	643	1,100	2019	750	152	C	0.411	152	C	0.411
CITRUS AVE	US 1 to 2ND ST	940160	6,200	2017	790	376	C	0.964	342	C	0.877
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,216	2016	540	257	C	0.952	259	C	0.959
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	4,933	2017	1,470	336	C	0.509	311	C	0.471
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	5,272	2017	1,710	329	C	0.427	353	C	0.458
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	5,667	2016	540	311	D	0.576	317	D	0.587

Marty E. Sanders, P.E.
 Growth Management, Land Acquisition & Inter-Governmental Relations
 School Board of St. Lucie County
 9461 Brandywine Lane, Room 2-303
 Port St. Lucie, FL 34986



office 772.429.7547
 cell 772.216.5755

From: City of Port St. Lucie <cityofpsl@public.govdelivery.com>
Sent: Tuesday, October 25, 2022 10:06 AM
To: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Subject: [EXTERNAL EMAIL] - Agenda for Planning and Zoning Board on 11-01-2022 6:00 PM - on Tuesday, November 1, 2022 at 6:00 PM EDT has been posted

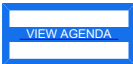
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Planning and Zoning Board on 11-01-2022 6:00 PM -

Tuesday, November 1, 2022 at 6:00 PM EDT

Council Chambers, City Hall



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From: Diana Spriggs
To: Patrick Dayan
Cc: Colt Schwerdt; Daniel Zrallack; Daniel McIntyre; Mayte Santamaria; Heath Stocton; David Hays; Grant M. Chambers; Anne Cox; Mary Savage-Dunham
Subject: RE: LTC Ranch and PSL Planning and Zoning Board on 11-01-2022 6:00 PM - on Tuesday, November 1, 2022
Date: Thursday, October 27, 2022 9:50:42 PM
Attachments: [ima0e001.png](#)
[ima0e003.png](#)
[ima0e005.png](#)
[ima0e006.png](#)
[ima0e007.png](#)
[ima0e009.png](#)

Thank you for your input and I have forwarded the comments over to Anne so that hopefully there is still time to get this included in the Board Member's packets. In the conversation that Anne and I had, we discussed the below condition 17.g.5 in the DRI as they currently have 512 PM Peak trips contained within the 2 approved developments. The next development they have submitted for our next Site Plan Review Committee would put them over the 1,030 PM Peak trips that requires the 4 laning of portions of Glades Cut Off Road and Midway Road. I will be discussing with Anne further but I am not sure that we can approve it and if we can, it could not be approved through City Council with another 536 lots proposed.

g.5 Site Plan Approval.

Certain traffic improvements listed in Tables 1 & 2 below have been marked "satisfied". The requirements of this paragraph g.5 shall only apply to those remaining traffic improvements listed in Tables 1 & 2 below, which have not been marked "satisfied".

No site plan approval for development within the DRI West Side shall be issued if cumulative site plan approvals within the DRI West Side include development generating more than 10,000 average daily trips, 660 A.M. peak hour trips or 1,030 P.M. peak hour trips from the DRI West Side beginning one year prior to the construction date until any of the following improvements identified to be required by the monitoring program described above are contained in the first three years of the St. Lucie County or City of Port St. Lucie or Florida Department of Transportation work program or are bonded for construction (the "West Side Traffic Improvements"):

- West Midway Road from Arterial A to I-95 (widen to 4 lanes)
- Glades Cut-Off Road from I-95 to Arterial A (widen to 4 lanes)
- Intersection of West Midway Road and Arterial A
 - Signalization when warranted
 - Add second westbound left turn lane

We did have a meeting with the developer recently as they needed to urgently change their DRI as submitted because they currently don't have the ability to construct any homes as it is written. There was already a DRI amendment submitted for this developer that is on hold just to get this one amendment through first. We plan to pull apart the next amendment and include more detail on every roadway commitment and when it is required as soon as this amendment is complete.

Thank you,

Diana Spriggs, P.E.
Regulatory Division Director
City of Port St. Lucie, Public Works Dept.
121 S.W. Port St. Lucie Blvd, Building B
Port St. Lucie, FL 34984
(772) 871-7644

From: Patrick Dayan <DayanP@stlucieco.org>
Sent: Thursday, October 27, 2022 5:04 PM
To: Diana Spriggs <DSpriggs@cityofpsl.com>
Cc: Colt Schwerdt <CSchwerdt@cityofpsl.com>; Daniel Zrallack <ZrallackD@stlucieco.org>; Daniel McIntyre <MCIND@stlucieco.org>; Mayte Santamaria <santamariam@stlucieco.org>; Heath Stocton <HStocton@cityofpsl.com>; David Hays <haysd@stlucieco.org>; Grant M. Chambers <ChambersG@stlucieco.org>
Subject: FW: LTC Ranch and PSL Planning and Zoning Board on 11-01-2022 6:00 PM - on Tuesday, November 1, 2022
Importance: High

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Main: 772-462-1485 | Dir: 772-462-2767 | 2300 Virginia Avenue, Fort Pierce 34982
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**Traffic Counts and Level of Service Report
2022**

466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

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CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	8,886	2019	920	477	C	0.518	473	C	0.514
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,991	2019	790	544	C	0.689	477	C	0.604
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,991	2019	630	544	C	0.863	477	C	0.757
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	10,500	2021	630	636	F	1.01	629	D	0.998
CAMEO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	638	4,860	2019	750	397	D	0.529	297	C	0.396
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,900	2021	790	700	D	0.886	589	D	0.746
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.081	43	C	0.08
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,300	2021	1,710	470	C	0.275	474	C	0.277
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	367	2017	390	32	B	0.082	29	B	0.074
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	11,000	2021	630	721	F	1.144	670	F	1.063
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,500	2021	920	646	C	0.702	633	C	0.688
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2021	920	947	F	1.029	916	D	0.996
CITRUS AVE	7TH ST to US 1	643	1,108	2019	800	154	C	0.193	154	C	0.193
CITRUS AVE	US 1 to 2ND ST	940160	5,200	2020	840	247	C	0.294	251	C	0.299
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,337	2016	580	264	C	0.455	267	C	0.46
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,400	2021	1,470	298	C	0.203	311	C	0.212
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	3,900	2021	1,710	231	C	0.135	280	C	0.164
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	7,453	2019	540	398	D	0.737	457	D	0.846

Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
CASHMERE BLVD	CROSSTOWN PKWY to ST LUCIE WEST BLVD	232	12,500	2018	920	701	C	0.806	691	C	0.794
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2018	920	1,024	F	1.113	917	D	0.997
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	417	2017	390	36	B	0.164	33	B	0.150
CAMEO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	638	5,300	2016	750	348	C	0.941	295	C	0.797
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,100	2018	790	657	D	0.832	523	D	0.662
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.163	43	C	0.159
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,741	2016	1,710	533	C	0.692	543	C	0.705
CITRUS AVE	7TH ST to US 1	643	1,100	2019	750	152	C	0.411	152	C	0.411
CITRUS AVE	US 1 to 2ND ST	940160	6,200	2017	790	376	C	0.964	342	C	0.877
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,216	2016	540	257	C	0.952	259	C	0.959
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	4,933	2017	1,470	336	C	0.509	311	C	0.471
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	5,272	2017	1,710	329	C	0.427	353	C	0.458
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	5,667	2016	540	311	D	0.576	317	D	0.587

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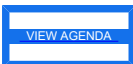
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Planning and Zoning Board on 11-01-2022 6:00 PM -

Tuesday, November 1, 2022 at 6:00 PM EDT

Council Chambers, City Hall



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