

City of Port St. Lucie

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



Meeting Agenda

Tuesday, March 4, 2025

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Melody Creese, Chair

Jim Norton, Vice Chair

Peter Previte, Chair Pro-Tem

Eric Reikenis, At-Large

John "Jack" Doughney, At-Large

Greg Pettibon, At-Large

Peter Louis Spatara, At-Large

Rose Mocerino, Alternate

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

1. Meeting Called to Order**2. Roll Call****3. Determination of a Quorum****4. Pledge of Allegiance****5. Approval of Minutes**

5.a Approval of Minutes - January 7, 2025 & February 4, 2025

[2025-209](#)

6. Consent Agenda**7. Public Hearings - Non Quasi-Judicial****8. Public Hearing - Quasi-Judicial**

8.a P24-097 Gatlin Commons Planned Unit Development (PUD)-
Amendment No. 9

[2025-211](#)

Location: The property is generally located at the southwest corner of
SW Gatlin Boulevard and SW Rosser Boulevard.

Legal Description: The property is legally described as Gatlin Commons,
Parcel 1 through 21. (PB 50, PG 21)

This is a request to amend the document to revise the parking ratio for
the medical office uses within the PUD.

8.b P24-213 - LTC Ranch - Wylder Commercial PUD - PUD
Rezoning

[2025-101](#)

Location: The property is located south of the proposed intersection of
Midway Road and Wylder Parkway.

Legal Description: LTC Ranch West, Tracts A and B.

This is a request to rezone 72.88 acres from St. Lucie County Agricultural
(SLC-AG-5) to Planned Unit Development (PUD).

8.c P25-002 Savona Plaza Drive Thru Window - Special Exception
Use

[2025-212](#)

Location: The property is generally located on the northwest corner of
SW Savona Boulevard and SW Paar Drive.

Legal Description: Port St. Lucie Section 19, Tract H

This is a request for a special exception use to allow drive-through
services in the General Commercial (CG) Zoning District.

8.d P25-003 Veranda Oaks - Sandpiper Circle to Ranch Oak Circle [2025-172](#)
- Street Name Change Request

Location: The road right-of-way for Sandpiper Circle is located on the south side of Becker Road, west of Gilson Road.

Legal Description: Tract R-1, Veranda Oaks Plat No. 3, Phases 3 & 4 (Plat Book 122, Page 19)

This is a request to change a duplicate street name for the road right-of-way referred to as Sandpiper Circle, within Veranda Oaks Plat No. 3, to Ranch Oak Circle.

8.e P25-015 Port Village, LLC - Rezoning [2025-219](#)

Location: The property is located at 2120 and 2130 SW Medlock Avenue.

Legal Description: Port St. Lucie Section 31, Block 1714, Lots 3 and 4 (PB 14, PG 22)

This is a request to rezone the subject property from Single-Family Residential (RS-2) to Highway Commercial (CH) Zoning District.

8.f P25-016 St. Lucie County - Fire Station - Milner Drive - [2025-218](#)
Variance

Location: The property is located at 5531 NW Corporate Way.

Legal Description: Midway Commerce Center, Lot 3 (PB 41, PG 1)

This is a request to grant a variance of design relief to allow a metal building with roof with less of a pitch than required.

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

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

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

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



Agenda Summary

2025-209

Agenda Date: 3/4/2025

Agenda Item No.: 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - January 7, 2025 & February 4, 2025

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

Executive Summary: The January 7, 2025 & February 4, 2025 meeting minutes are 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: January 7, 2025 & February 4, 2025 minutes.

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

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

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

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

Tuesday, January 7, 2025

6:00 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Reikenis at 6:00 p.m., on January 7, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Eric Reikenis, Chair
Peter Previte, Vice Chair
Jim Norton
Greg Pettibon
Peter Spatara
Rose Futch, Alternate
Nicole Fogarty, St. Lucie County School Board

Members Not Present:

Melody Creese
John "Jack" Doughney

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Reikenis led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - November 6, 2024 [2025-023](#)

There being no corrections, Mr. Spatara moved to approve the minutes.
Mr. Norton seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda**6.a** Reappointment of Rose Futch as Alternate Member [2025-030](#)

The Deputy City Clerk swore in alternate member Rose Futch and provided the Oath of Office.

7. Public Hearings - Non Quasi-Judicial**7.a** P24-150 Rosser Residential - Comprehensive Plan [2024-1200](#)

Amendment/Small Scale

Location: West of SW Rosser Boulevard, south of SW Open View Drive,
and east of I-95.

Legal Description: See attached sketch and legal description.

This is a request to change the future land use to change the future
land use designation from Open Space Conservation (OSC), Open
Space Recreation (OSR), and Utility (U) to Low Density Residential (RL)
for 17.24 acres of the overall property.

Board Member J Pettibon moved to approve agenda item 2024-1200. The
motion failed unanimously by roll call vote.

There being no further discussion, Mr. Spatara moved to deny P24-150
Rosser Residential - Comprehensive Plan Amendment/Small Scale to the
City Council. Ms. Futch seconded the motion which passed by roll call vote
with Ms. Futch, Mr. Norton, Mr. Spatara, and Chair Reikenis in favor of
denial, and Mr. Pettibon and Vice Chair Previte in opposition.

A break was called at 7:07 p.m., and the meeting resumed at 7:14 p.m.

7.b P24-200 Decorative Concrete Specialists of South Florida - [2024-1244](#)

Comprehensive Plan Amendment/Small Scale

Location: 2174 NW Commerce Lakes Drive

Legal Description: Go Team Industrial Park-Unit Three- Block B, Lot 13
(PB 26, PG 2)

This is a request to amend the Future Land Use Designation from
Service Commercial (CS) to Heavy Industrial (HI).

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner
Daniel Robinson presented to the Board and stated that this request was
for a future land use designation of Heavy Industrial for a 1.81-acre parcel
that was currently undeveloped, and that the purpose was to expand an
existing business on an adjoining lot to develop a concrete plant. He

discussed the surrounding FLU & Zoning, the background of the project, and Comprehensive Plan analysis. Applicant Jorge Mercado was present and accompanied by his daughter.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Norton moved to approve of P24-200 Decorative Concrete Specialists of South Florida - Comprehensive Plan Amendment/Small Scale to the City Council. Vice Chair Previte seconded the motion which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

The Senior Deputy City Attorney read the Quasi-Judicial Rules into the record for items 8.a through 8.d and the Deputy City Clerk swore in staff and applicants.

(Clerk's Note: It was determined by the Board that item 8.b be heard first.)

8.a P24-108 Joho Properties, LLC - Variance

[2024-851](#)

Location: The property is located at 8979 S US Highway 1.

Legal Description: St. Lucie Gardens 35 36 40 Block 1, part of Lot 10
(PB 1, PG 35)

This is a request to grant a variance from Section 158.060(E)(2) of the Zoning Code which requires a minimum lot size of 20,000 SF and a minimum lot width of 100' for all permitted and special exception uses except Single Family Residential uses.

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

Chair Reikenis 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.) Planner Marissa Da Breo-Latchman stated that she 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. She presented to the Board and stated that the variance request was to Section 158.060(e)(2) of the Zoning Code to allow for the development of a property with a lot size of 10,018 square feet and a width of 80 feet in a General Use Zoning District (GU). She provided a description of the project, project background, and history of the property, and she also discussed the intentions and requirements of the General Use Zoning District. She then advised that both the South Florida Water Management District (SFWMD) and Florida Department of Environmental Protection (FDEP) expressed concerns about this item, and they along with City Staff did not support the granting of this variance.

The Board and applicant discussed that the applicant's presentation had already been presented at a prior hearing for this item, but the Board could hear it again if they chose to. Adam Hart, Engineer, represented the applicant and gave a further history of the property and noted that it was technically not an underdeveloped property, it just hadn't been utilized. He discussed a meeting with the SFWMD and FDEP and informed that follow-up meetings were supposed to occur, but they had not been afforded the opportunity to have those meetings, and that they found out that in December, letters of objection were sent to the City. Mr. Hart asked the Board to look at the City and FDEP 2017 Project Plan for this area that states that the acquisition of lands around any privately owned land would not be negatively impacted due to additional restrictions.

Attorney Hertz reiterated that if the Board wished to re-hear the presentation they could do so, to which the Board responded in the negative. Mr. Pettibon stated that in reference to Mr. Hart's comment about surrounding properties not impacting use rights, it sounded like there were no use rights for the applicants. Attorney Hertz stated that she had only seen the document Mr. Hart was referring to at 4:00 p.m. this day and it was over 200 pages, but the page that was cited in the document was an FDEP document, not a City document. She advised that the Board should make their decision based on the City Code and regulation for variance criteria, and while she had not had a chance to go through the whole document, she did not believe the City was a party involved in said document. Mr. Hart advised that this document had been in the hands of the City for four months, and that it was not included in the backup documentation for this item.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Vice Chair Previte moved to deny P24-108 Joho Properties, LLC - Variance. Mr. Norton seconded the motion which passed unanimously by voice vote.

8.b P24-151 Rosser Residential - Rezoning

[2024-1201](#)

Location: The property is located west of SW Rosser Road, east of Interstate 95 and south of SW Open View Drive.

Legal Description: See attached legal description.

This is a request to rezone 17.24 acres from the General Use (GU) and Utility (U) Zoning Districts to the Single-Family Residential (RS-2) Zoning District.

(Clerk's Note: This item was heard before item 8.a.)

Chair Reikenis 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.) Sofia Trail, Planner, stated that she 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. She presented to the Board and stated that the request was to rezone the 17.24 acres to General Use (GU) to Single-Family Residential (RS-2), and she discussed the surrounding uses and justification for the rezoning.

Attorney Hertz indicated that the Board's recommendation was to deny item 7.a P24-150, and for a rezoning to be appropriate it would need to be consistent with the land use. She suggested that they keep this information in mind while making the decision for this item.

Brad Currie, Haley Ward, represented the applicant. (Clerk's Note: The applicant's presentation was heard during item 7.a.)

Chair Reikenis opened the Public Hearing, and the following residents spoke in opposition: Holly Faidley, Rachel Vaughn, Jacqueline Dostie, Jason and Brown. There being no further public to be heard, he closed the Public Hearing. Mr. Norton reiterated that they've had discussions about being diligent with variances and rezoning.

There being no further discussion, Mr. Spatara moved to deny P24-151 Rosser Residential - Rezoning to the City Council. Mr. Norton seconded the motion which passed by roll call vote with Chair Reikenis, Vice Chair Previte, Ms. Futch, Mr. Norton, and Mr. Spatara in favor of denial, and Mr. Pettibon opposed.

8.c P24-199 Decorative Concrete Specialists of South Florida-
Rezoning

[2024-1249](#)

Location: 2174 NW Commerce Lakes Drive

Legal Description: Go Team Industrial Park-Unit Three-Block B, Lot 13
(PB 26, PG 2).

This is a request to rezone a 1.81- acre parcel from Service Commercial
(CS) to Industrial (IN).

Chair Reikenis 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.) Planner Daniel Robinson 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 rezone a 1.86-acre parcel from Service Commercial (CS) to Industrial (IN) to expand the business and include a

concrete plant. He discussed the FLU & Zoning, project background, and Comprehensive Plan review. Applicant Jorge Mercado was present and accompanied by his daughter.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Spataro moved to approve P24-199 Decorative Concrete Specialists of South Florida Rezoning to the City Council. Vice Chair Previte seconded the motion which passed unanimously by voice vote.

8.d P24-220 Southern Grove-Shoppes at the Heart-Variance (Sign)

[2025-016](#)

Location: The Property is located at 10170 SW Discovery Way.

Legal Description: Shoppes at the Heart, Commercial Parcel and Parcels 1 and 2 (PB 108, PG 29).

This is a request to grant a variance to the requirements of the Tradition Master Sign Program (7th amendment) to reallocate sign square footage within a commercial development.

Chair Reikenis 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.) Planner Marissa Da Breo-Latchman stated that she 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. She presented to the Board and stated that the variance request was to reallocate allowable monument sign square-footage between the 3 monument signs at the parcel to allow a larger sign area at the main entrance, and a corresponding decrease in sign area at the other two entrances, and she noted that the maximum allowed monument sign area would not be exceeded. She then discussed the proposed Reallocation Plan and provided information on the site.

Steve Garrett, Lucido & Associates, represented the applicant and discussed the reasoning for the request, noting that it would help emphasize the entrance. Mr. Norton expressed concerns about the height of the sign due to potential safety issues, to which Mr. Garrett explained that it followed the City Codes which followed safety guidelines and that the Site Plan incorporated sight distances.

Chair Reikenis opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Vice Chair Previte moved to approve P24-220 Southern Grove-Shoppes at the Heart-Variance (Sign). Mr. Pettibon seconded the motion which passed unanimously by voice vote.

9. New Business

Mr. Spatara stated that he had previously suggested having the applicants/developers hold neighborhood meetings and inquired if staff was looking into this, to which Ms. Savage-Dunham replied that they always encourage them to hold meetings, but they are not required to. Chair Reikenis stated that it would be beneficial to change the City Code, to which Ms. Savage-Dunham and Attorney Hertz replied that they could look into this.

Ms. Savage-Dunham then discussed being in the process of updating the Comprehensive Plan and requested the Board to utilize the QR Code on the cards that were passed out to them prior to the meeting and take the survey. Ms. Savage-Dunham then gave an overview of the Workshop held for this project.

Mr. Spatara inquired if it was the City or County that controlled the traffic lights, to which Mr. Cuffy replied that some were controlled by the City and some by County. Mr. Spatara stated that the sequence of the lights could be better controlled.

The Deputy City Clerk provided a reminder to the Board about the elections for Chair, Vice Chair, and Chair Pro-Tem, and Attorney Fabien noted that there were now 1-year terms for Chair.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 8:18 p.m.

Eric Reikenis, Chair

Jasmin De Freese, Deputy City Clerk

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

121 SW Port St. Lucie
Blvd.
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34984

Melody Creese, Chair
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Greg Pettibon, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, Alternate

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

Tuesday, February 4, 2025

6:00 PM

Council Chambers, City Hall

Addition of Items 7A and 9A

1. Meeting Called to Order

A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Reikenis at 6:00 p.m. on February 4, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Eric Reikenis, Chair

Peter Previte, Vice Chair

Melody Creese

Jim Norton

John "Jack" Doughney

Greg Pettibon

Peter Spatara

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Reikenis led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes: December 3, 2024

[2025-108](#)

There being no corrections, Mr. Spatara moved to approve the minutes. Ms. Creese seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P24-219 Paradise Realty 17, LLC - Small-Scale Comprehensive
Plan Map Amendment

[2025-109](#)

Location: The property is located at the northeast corner of SE Lennard Road and SE Longhorn Avenue.

Legal Description: Section 30, Block 1543, Lots 14-19 (PB 14, PG 10)

This is a request to change the future land use designation from Residential, Office, Institutional (ROI) to Institutional (I).

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Board and stated that this request was to amend the Small-Scale Future Land Use Map from Residential, Office, Institutional (ROI) to Institutional (I) due to an incompatibility created from the previous amendment made in 2021 and she discussed the adequate public facilities analysis and traffic impact analysis.

(Clerk's Note: A PowerPoint presentation was shown at this time.) George Gentile, Paradise 17 LLC, presented to the Board and further discussed the reasons for the amendment and property history, as well as outlined the proposed use versus the existing use. He exhibited the City's Conversion Chart: Policy 1.1.4.13 and discussed the proposal consistency. Mr. Previte inquired about the difference between the assisted living facility and a nursing & convalescent home, to which Mr. Gentile replied that there were licensing differences and that in a convalescent nursing home there needed to be specific medical staff on site, and for assisted living they did not need to be.

Chair Reikenis opened the Public Hearing. Resident Dawn Cerini expressed concerns about the item being referred to as a nursing/convalescent home, but it may have other uses on the site. There being no further public to be heard, Chair Reikenis closed the Public Hearing. Mr. Norton asked for clarification on the use, to which Attorney Hertz provided a clarification, noting that what the applicant was proffering was what was being represented before the Board, but it did not mean that it would be that in perpetuity on paper. Mr. Norton then inquired about the intention of the future land use, to which Mr. Gentile replied that it was to make legal non-conforming use become conforming and the applicant did say that he wanted to make a convalescent nursing home, and Attorney

Hertz provided further clarification on the desire of the applicant.

There being no further discussion, Mr. Doughney moved to recommend approval of P24-219 Paradise Realty 17, LLC - Small-Scale Comprehensive Plan Map Amendment to the City Council. Mr. Pettibon seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

8.a P24-213 - LTC Ranch - Wylder Commercial PUD - PUD

[2025-101](#)

Rezoning

Location: The property is located south of the proposed intersection of Midway Road and Wylder Parkway.

Legal Description: LTC Ranch West, Tracts A and B.

This is a request to rezone 72.88 acres from St. Lucie County Agricultural (SLC-AG-5) to Planned Unit Development (PUD).

There being no discussion, Mr. Norton moved to table P24-213 LTC Ranch - Wylder Commercial PUD - PUD Rezoning. Ms. Creese seconded the motion which passed unanimously by voice vote.

(Clerk's Note: The motion was amended during item 9.a to reflect a date certain.)

There being no discussion, Mr. Spatara moved to table P24-213 LTC Ranch - Wylder Commercial PUD - PUD Rezoning to the March 4, 2025, Planning & Zoning meeting. Ms. Creese seconded the motion which passed unanimously by voice vote.

9. New Business

9.a Election of Officers: Chair, Vice Chair & Chair Pro Tem

[2025-131](#)

Upon ballot voting for Chair, a tie ensued, and a motion was called to determine the candidate. Mr. Previte moved to nominate Ms. Creese as the Chair. Mr. Norton seconded the motion, which passed unanimously by voice vote. Melody Creese was selected as Chair.

(Clerk's Note: An amended motion for item 8.a was made at this time.)

Upon ballot voting for Vice Chair, Mr. Norton held the majority vote. Mr. Reikenis moved to approve Mr. Norton as Vice Chair. Ms. Creese seconded the motion, which passed unanimously by voice vote. Jim Norton was selected as Vice Chair.

Upon ballot voting for Chair Pro-Tem, a tie ensued, and a motion was called to determine the candidate. Mr. Doughney moved to nominate Mr.

Previte as Chair Pro-Tem. Mr. Spatara seconded the motion, which passed unanimously by voice vote. Peter Previte was selected as Chair Pro-Tem.

Mr. Doughney moved to nominate Mr. Reikenis as the Planning & Zoning representative for the Site Plan Review Committee. Ms. Creese seconded the motion, which passed unanimously by voice vote. Erik Reikenis was voted as the Planning & Zoning representative for the Site Plan Review Committee.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

There was no public to be heard.

Ms. Savage-Dunham advised that there would be a Special Planning & Zoning Board meeting on February 18, 2025 at 6:00 p.m.

Mr. Spatara inquired about an update on the request to amend the City Code to reflect having the developers conduct mandatory community meetings, to which Ms. Savage-Dunham replied that they were holding internal discussions. Chair Reikenis stated that if the developer has not held a meeting, the Board should develop a culture of tabling the item. Attorney Hertz expressed concerns about codifying the mandatory requirement, and Mr. Spatara stated that multiple municipalities have adopted this requirement. Mr. Pettibon informed that he would not support this policy due to potential issues and Vice Chair Previte agreed. Ms. Creese stated that she would not want to require this, only strongly suggest it to the developer so that it makes the process smoother, and Ms. Savage-Dunham advised that they do currently make the suggestion.

Ms. Savage-Dunham then informed that there would be a Comprehensive Plan Workshop the next day and encouraged Board Member participation.

12. Adjourn

There being no further business, the meeting adjourned at 6:44 p.m.

Eric Reikenis, Chair

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2025-211

Agenda Date: 3/4/2025

Agenda Item No.: 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-097 Gatlin Commons Planned Unit Development (PUD)- Amendment No. 9

Location: The property is generally located at the southwest corner of SW Gatlin Boulevard and SW Rosser Boulevard.

Legal Description: The property is legally described as Gatlin Commons, Parcel 1 through 21. (PB 50, PG 21)
This is a request to amend the document to revise the parking ratio for the medical office uses within the PUD.

Submitted By: Francis Forman, Planner III

Executive Summary: The City has received an application from Redtail Design Group, acting as the agent for Gatlin Group Holdings II, LLC, the property owner, for the 9th Amendment to the Gatlin Commons PUD. The Gatlin Commons PUD encompasses approximately 124.59 acres and is divided into 21 parcels per the legal description. The site has been developed with a mixture of General Commercial, Office, Light Industrial, and Multi-family uses. This application will amend the PUD document to adjust the parking ratio for all medical office spaces. The proposed change is included in the attached PUD document (Exhibit "A") and the changes are shown as strike through and underlined.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the PUD amendment as recommended by the Site Plan Review Committee.

Alternate Recommendations:

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

Background: The Gatlin Commons PUD was first approved in 2004 (P03-489) at which time the parcels were created and rezoned under the master PUD from St. Lucie County's Agricultural (AG-1) to PUD. The master PUD was amended throughout the years to further improve the development and allowances, including commercial, offices, light industrial and multifamily dwelling uses. The creation and amendments to the master PUD are in accordance with Policy 1.1.4.13 of the Future Land Use Element, which establishes the zoning districts compatible with the City's Future Land Use classifications.

Issues/Analysis: The Site Plan Review Committee recommended approval of the proposed PUD document at the July 24, 2024, Site Plan Review Committee meeting.

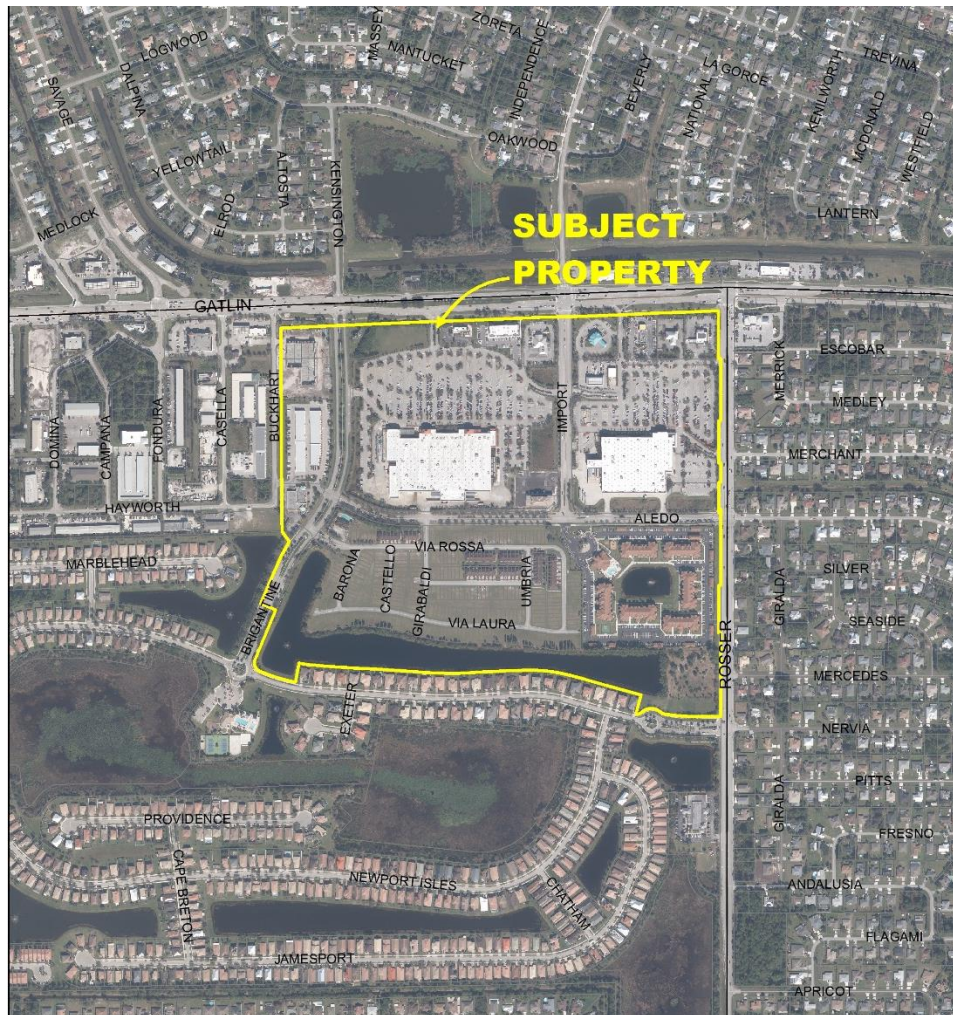
Special Consideration: N/A

Location of Project: The property is located at the SW intersection of SW Gatlin Boulevard and SW Rosser Boulevard.

Attachments:

1. Staff Report
2. PUD Document
3. Application
4. Warranty Deed
5. Agent Consent
6. Staff Presentation

Gatlin Commons PUD - Amendment No. 9
Planned Unit Development Amendment
P24-097



Project Location Map

SUMMARY

Applicant's Request:	An application for the 9 th Amendment to the Gatlin Commons Planned Unit Development (PUD) to revise the PUD's parking ratio for medical offices.
Agent(s):	Redtail Design Group
Applicant/ Property Owner:	Gatlin Group Holdings II, LLC
Location:	The Gatlin Commons PUD is generally located at the corner of SW Gatlin Boulevard and SW Rosser Boulevard.
Project Planner:	Francis Forman, Planner III

Project Description

The City has received an application from Redtail Design Group, acting as the agent for Gatlin Group Holdings II, LLC, the property owner, for the 9th Amendment to the Gatlin Commons PUD. The Gatlin Commons PUD encompasses approximately 124.59 acres and is divided into 21 parcels per the legal description.

The site has been developed with a mixture of General Commercial, Office, Light Industrial, and Multi-family uses. This application will amend the PUD document to adjust the parking ratio for all medical office spaces. The proposed change is to Exhibit 6 – Proposed Development Standards, Section E(5) as follows:

All Medical Office space will ~~provide 5 spaces per 1,000 square feet~~ 1 space per 200 gross square feet for buildings under 30,000 square feet, 1 space per 250 square feet for buildings 30,000 square feet or greater.

The proposed change is included in the attached PUD document (Exhibit “A”) and the changes are shown as ~~strike through~~ and underlined.

Project Background

The Gatlin Commons PUD was first approved in 2004 (P03-489) at which time the parcels were created and rezoned under the master PUD from St. Lucie County’s Agricultural (AG-1) to PUD. The master PUD was amended throughout the years to further improve the development and allowances, including commercial, offices, light industrial and multifamily dwelling uses. The creation and amendments to the master PUD are in accordance with Policy 1.1.4.13 of the Future Land Use Element, which establishes the zoning districts compatible with the City’s Future Land Use classifications.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on July 24, 2024.

Public Notice Requirements

Notice of the PUD amendment was mailed to property owners within a maximum of 750 feet of the subject property.

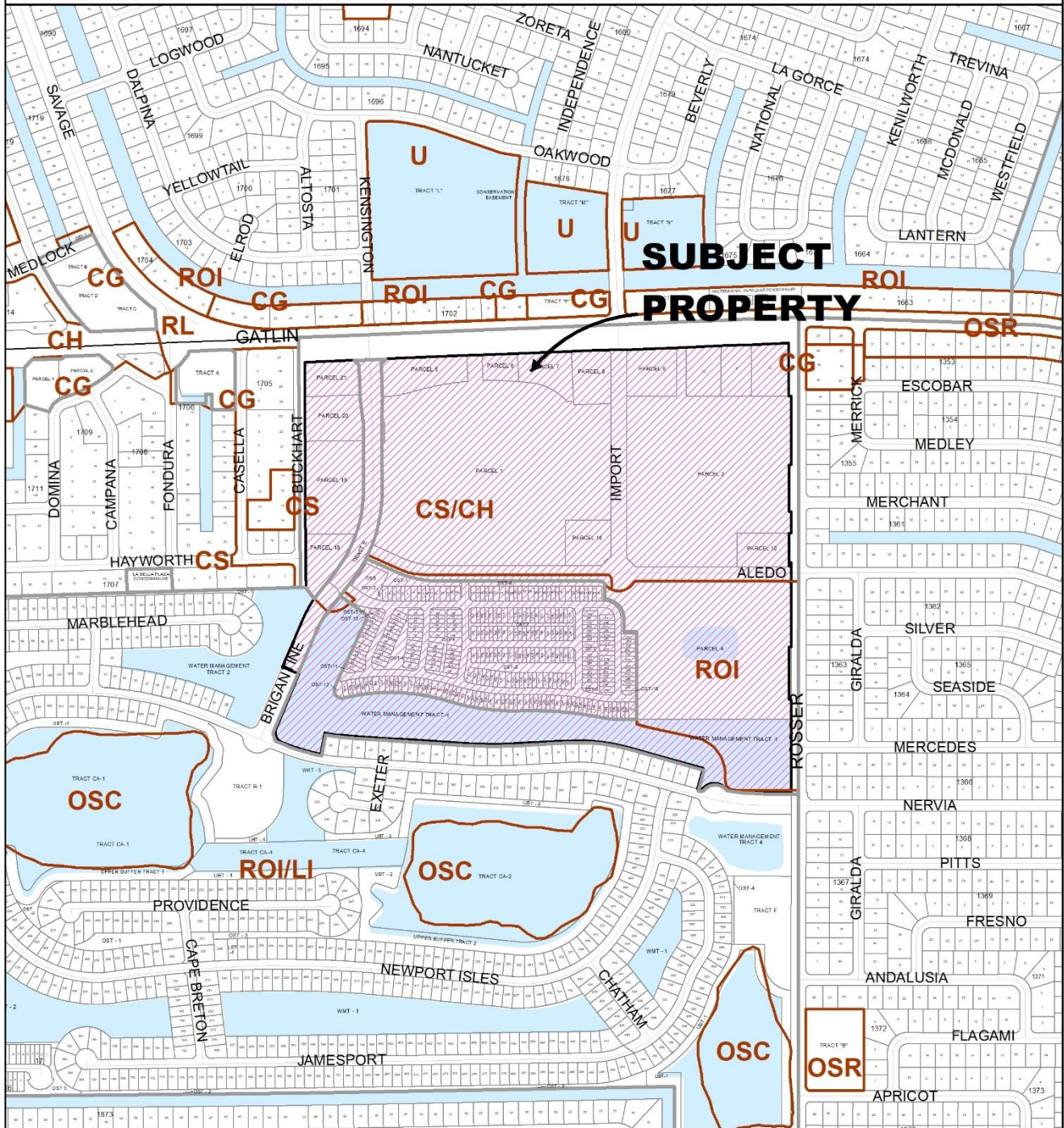
Location and Site Information

Parcel ID No.	4314-100-0001-000-0
Property Size:	124.59 acres
Legal Description:	A complete legal description is attached in the PUD regulation book.
Future Land Use:	Service Commercial/Highway Commercial/Light Industrial/Residential, Office, Institutional (CS/CH/LI/ROI)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	General Commercial, Office, Light Industrial, and Multi-family uses.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG & ROI	CG, LMD & P	Commercial retail and offices
South	ROI/LI	PUD	Single-Family Residences
East	RL & CG	RS-2 & CG	Single-Family Residences and Bank
West	CG & CS	CG & CS	Gas Station and Self- Service Storage

RL- Low Density Residential, RS-2- Residential, Single-Family, CG – General Commercial, LMD – Limited Mixed Use District, P – Professional, PUD – Planned Unit Development, ROI – Residential Office Institutional, LI – Light Industrial





IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed PUD amendment is consistent with Policies 1.1.4.13, 1.1.4.16 and 1.1.4.17 of the Comprehensive Plan establishing the compatible land use classification and zoning districts, along with the allowable uses within the Gatlin Commons Regional Activity Center. The purpose of the amendment is to adjust the overall parking calculation for any medical professional offices within the overall master PUD to match Section 158.221(C)(14) of the City Zoning Code.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the July 24, 2024, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

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

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

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

PLANNED UNIT DEVELOPMENT APPLICATION

Exhibit 'A'

GATLIN COMMONS

For

Gatlin Group Holdings II, LLC
2539 SW Greenwich Way
Palm City, FL 34990
(PSL Project No P24-097)

July 2004 (P03-489)
~~Amended April 11, 2005 (P05-011)~~
~~Amended August 8, 2005 (P05-119)~~
~~Amended August 14, 2006 (P06-079)~~
~~Amended March 17, 2010 (10-028)~~
~~Amended April 20, 2016~~
~~Amended April 5, 2017~~
~~Amended August 2, 2017~~
~~Amended August 7, 2019~~
Amended June 27, 2024

Prepared by:
~~*Engineering, Design & Construction, Inc.-Landscape Design Associates*~~
~~*10250 SW Village Parkway-25110 NW 182nd Ave*~~
~~*Port St. Lucie, FL 34987-High Springs, FL 32643*~~

City of Port St. Lucie Project No: P24-097

GATLIN COMMONS RAC – AMENDMENT NO. 9

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GATLIN COMMONS RAC – AMENDMENT NO. 9

LIST OF EXHIBITS

Exhibit 1	Application for P.U.D. Concept Plan Approval
Exhibit 2	P.U.D. Application Checklist
Exhibit 3	Letter of Unified Control
Exhibit 4	General Standards for District Establishment
Exhibit 5	Site Information
Exhibit 6	Proposed Development Standards
Exhibit 7	Legal Description/ Warranty Deed
Exhibit 8	Binding P.U.D. Agreement
Exhibit 9	P.U.D. Conceptual Master Plan
Exhibit 10	Typical Right-of-Way Sections
Exhibit 11	Elevation Plan
Exhibit 12	DRI Correspondence
Exhibit 13	SFWMD Permit
Exhibit 14	Typical Native Buffer
Exhibit 15	Traffic Study
Exhibit 16	Conceptual Utility Master Plan
Exhibit 17	Development Agreement with CDD

GATLIN COMMONS RAC – AMENDMENT NO. 9

PROJECT PROFESSIONALS

DEVELOPER:

Gatlin Group Holdings II, LLC

Hal Dodt

~~2539 SW Greenwich Way~~

11232 SW Village Ct, #204

~~Palm City, FL 34990~~

Port St. Lucie, FL 34987

~~(772) 781-5805~~

(772) 631-3703

~~(772) 781-5807 facsimile~~

SURVEYING & ENGINEERING:

Engineering Design & Construction, Inc

Contact: R.J. Kennedy

1449 Commerce

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

(772) 462-2455

PLANNING:

Landscape Design Associates

Contact: Sabine Marcks

25110 NW 182nd Ave

High Springs, FL 32643

(772) 971-6060

LEGAL REPRESENTATION:

Richard B Warren, PA

1555 Palm Beach Lakes Blvd, Suite 1006

West Palm Beach, FL 33401

(561) 681-9494

(561) 681-9436 Facsimile

GATLIN COMMONS RAC – AMENDMENT NO. 9

INTRODUCTION

Gatlin Commons is an upscale, mixed-use development designed to incorporate a synergy of luxury residential, retail and professional office components. The project provides the cornerstone to the gateway to the City of Port St. Lucie along Gatlin Boulevard.

The property received a designation of a Regional Activity Center (RAC) through the Department of Community Affairs. This allows for a fifty percent increase in DRI thresholds, with the total uses being described in Exhibit 5.

The site consists of 124.59 acres located south of Gatlin Boulevard and west of Rosser Boulevard at the western entrance to Port St. Lucie. The owners of the property have spent millions of dollars constructing improvements to benefit not only the property but all of western Port St. Lucie. Those improvements include the widening of Gatlin Boulevard to six lanes, the construction of Kensington Street south of Gatlin, the installation of water and sewer lines west of Rosser Boulevard and south of Gatlin Boulevard and the creation of a master stormwater system to benefit both the property and surrounding lands under separate ownership.

The previous owners of the site provided mitigation for all on-site wetland encroachment, and the proposed project will not impact any additional wetlands. The wetland mitigation plan for the property, and all permits related thereto, are included within the attached application submittal package.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a Planned Unit Development (“PUD”). The format will follow the outline presented in the PUD Zoning District Standards and Application requirements of the City Code.

GATLIN COMMONS RAC – AMENDMENT NO. 9

LIST OF PROPOSED CHANGES TO PUD

This amendment to the originally approved PUD document was filed to allow for the following changes:

1. Change parking requirement for Medical Office from 5 spaces per 1,000 gross square feet to 1 space per 200 square feet for buildings under 30,000 square feet, 1 space per 250 square feet for buildings 30,000 square feet or greater.

EXHIBIT 1
APPLICATION FOR PUD MODIFICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
(561) 871-5212 Fax (561) 871-5124

FOR OFFICE USE ONLY:

Planning Department _____
Fee (Nonrefundable) \$ _____
Receipt # _____

For use only if property is zoned PUD and does not have approved concept plan. Application fee: \$1,800, plus \$10 for each acre or portion thereof. Fee is nonrefundable unless application is withdrawn prior to Planning & Zoning Board meeting. **Attach two copies of proof of ownership (i.e., warranty deed, affidavit).**

PROPERTY OWNER:

Name: Gatlin Group Holdings II, LLC
Address: 11232 SW Village Court
Port St. Lucie, FL 34987
Telephone: (772) 631-3703

AGENT OF OWNER (if any):

Name: Landscape Design Associates, LLC
Address: 25110 NW 182nd Ave
High Springs, FL 32643
Telephone: (772) 971-6060

Legal description and location of property (attach sketch and/or survey):

Plat of Gatlin Commons PUD.

Parcel I.D. Number: 4314-100-0001-000-0



Signature of Applicant

6.27.24

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.

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 2

P.U.D. APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed P.U.D. is attached as Exhibit 3.
2. Gatlin Commons is a proposed upscale, mixed-use development to provide commercial, residential, and office components centered around a state-of-the-art medical center.
3. The Conceptual Master Plan for Gatlin Commons is attached as Exhibit 9 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibit 5. Proposed development uses are shown in Exhibit 6.
5. This development is within the corporate limits of Port St. Lucie with underlying land uses to support the intended uses.
6. The following data reflects the number of average daily trips (ADT) the Gatlin Commons project will generate: Trip Generation Rate Per I.T.E. Manual, 10th Edition

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 3

June 28, 2024

Mrs. Mary Savage-Durham
Director of Planning and Zoning
CITY OF PORT ST. LUCIE
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD REZONING APPLICATION / GATLIN COMMONS

Dear Mrs. Savage-Durham:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. The following entities are the owner of record of the subject property, pursuant to Corrective Special Warranty Deed recorded in Official Records Book 1775, Page 1884, Public Records of St. Lucie County, Florida, and copies of which are attached to this application.

Gatlin Group Holdings II, LLC 2539 SW Greenwich Way <u>11232 SW Village Ct. #204</u> Palm City, FL 34990 Port St. Lucie, FL 34987 Phone: (772) 781-5805 <u>(772) 631-3703</u> Fax: (772) 781-5807	Prime Homes at Portofino Court, LTD., CO Larry Abbo 21218 Saint Andrews Boulevard, #510 Boca Raton, FL 33433 Phone: (954) 392-8788 Fax: (954) 392-8748	Wal-Mart Stores East, Inc. 2001 S. E. 10th Street Bentonville, AR 72716-0550
Sams East Inc. 2001 S. E. 10th Street Bentonville, AR 72716-0550	Seacoast, Inc. PO Box 9012, Stuart, FL 34995 Phone: (772) 221-2724 Fax: (772) 221-2855	Bank of America Attn: CW Supplier Support 13510 Ballantyne Cope Pl NC2-109-06-5 Charlotte, NC 28277
McDonald's USA, LLC 2610 Sheridan Street Hollywood, FL 33020	Edgewood Investment Partners 7307 NW 122 nd Avenue Parkland, FL 33076	Gatlin Venture, LLC 1760 N Jog Road, Suite 150 West Palm Beach, FL 33411
Buckhart Holdings, LLC 5332 SW Orchid Bay Drive Palm City, FL 34990	Jetson's Appliance 4145 S US 1 Fort Pierce, FL 34982	<u>Portofino Isles CDD</u> <u>5385 Nob Hill Rd</u> <u>Sunrise, FL 33351</u>

All property owners are members of the GATLIN COMMONS PROPERTY OWNERS ASSOCIATION, INC.

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

Sincerely,
GATLIN COMMONS PROPERTY OWNERS ASSOCIATION, INC



Harold Dodt
President

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of Gatlin Commons 124.59 acres, exceeding the 2-acre minimum for the establishment of a P.U.D. within the City of Port St. Lucie.
2. Gatlin Commons is located on the southwest corner of Gatlin Boulevard and Rosser Boulevard, just east of the intersection of I-95 and Gatlin Boulevard within the City of Port St. Lucie. Access to the property will be from a main entrance/exit on the south side of Gatlin Boulevard and from an additional entrance/exit on the west side of Rosser Boulevard. An existing signalized median opening at the Gatlin Boulevard entrance at Import Drive will provide full traffic turning movements for all vehicular traffic. Additional right-in/right-out access points will be provided, as depicted on the Conceptual Master Plan attached as Exhibit 9.
3. Gatlin Commons P.U.D. will have stormwater management provided by a master stormwater management system operated by the Portofino Isles Community Development District. The master stormwater system will be constructed and operated pursuant to South Florida Water Management District Environmental Resource Permit No. 56-0332-S-13, a copy of which is attached to this application as Exhibit 13.

Gatlin Commons P.U.D. will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide by and comply with all applicable City Ordinances, policies, specifications and regulatory agencies governing such service. Furthermore, the P.U.D. will accept reclaimed water for irrigation from the Port St. Lucie utility system when it becomes available to the property.

4. The physical characteristics of Gatlin Commons P.U.D. can be described as approximately 124.59 acres of cleared / semi-cleared pine forest. The scattered on-site wetlands have been removed pursuant to the South Florida Water Management District permit, a copy of which is attached to this application as Exhibit 13.
5. This P.U.D. application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan.
6. The exact building footprint, parking lot and internal driveway configurations, along with other detailed site improvements, will be defined and established when Final Development Plan and Construction Plan approval is sought for each parcel within the PUD.

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE

124.59 acres

II. WETLANDS IMPACTS

Please see attached Wetlands Mitigation Agreement and South Florida Water Management District Environmental Resource Permit No. 56-0332-S-13, attached hereto as Exhibit 13.

III. DEVELOPMENT AREA

Total Use Area Retail	600,000 square feet
Total Use Area Office	450,000 square feet
Total Use Area Hospital	100 Beds
Total Dwelling Units	1,500 dwelling units

The land use categories set forth above represent cumulative entitlements that are below the multi-use threshold for Developments of Regional Impact, pursuant to Section 380.0651, Florida Statutes. There may be substitution of uses as long as these substitutions, cumulatively, do not exceed the multi-use DRI threshold.

IV. NATIVE HABITAT

The site originally contained 31.08 acres of wetland, 2.3 acres of disturbed lands and 91.21 acres of cleared and semi-cleared pine flatwoods. The on-site wetlands have previously been impacted and mitigated for pursuant to South Florida Water Management District Environmental Resource Permit No. 56-0332-S.

Parcel 18 through 20 of this PUD, as well as the 17.84-acre water management tract, were already included into the Portofino Isles PUD with regard to native habitat preservation. The Portofino Isles PUD includes 2.85 acres set aside for native habitat preservation in connection with Parcel 6 and the water management tract.

In addition to the 2.85 acres of preservation related to Parcel 18 through 20 and the water management tract, the developer proposes to preserve and maintain an additional 2.40 acres of native upland buffers along Gatlin Boulevard, which leaves a balance of 11.17 acres to be mitigated pursuant to the City's off-site mitigation policy set forth in Section 157.39(B) of the City's Land Development Regulations.

GATLIN COMMONS RAC – AMENDMENT NO. 9

Total Site Area:	124.59 acres
Wetlands:	31.08 acres
Impacted Areas:	2.3 acres
Total Upland Area:	91.21 acres

Areas already included in the Portofino Isles PUD:

Parcel 18 through 20:	7.7 acres
Water Management Tract	17.84 acres
Total:	25.54 acres

Required Mitigation:

Uplands	91.21 acres
- <u>Portofino Isles PUD</u>	<u>25.54 acres</u>
Total:	65.67 x 0.25 = 16.42 acres

Preservation provided on site:	2.40 acres
<u>Preservation credit from Portofino Isles PUD</u>	<u>2.85 acres</u>
Total:	5.25 acres

Additional Mitigation required: **11.17 ac x 1.5 = 16.75 acres**

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The additional mitigation will be accomplished either through the purchase of off-site mitigation lands or by paying into the City of Port St. Lucie Conservation Trust Fund. If the developer opts to contribute to the Trust Fund, the payment will become due at time a Final Development Plan Application for each parcel within the PUD is approved by the City Council and all applicable appeal periods, if any, have expired. The developer of each parcel will be responsible for providing either off-site mitigation or payment into the Trust Fund, at a ratio of approximately 1 mitigation acre per every 7 acres within the developer's parcel, as follows:

Parcel 1:	3.57 acres of mitigation
Parcel 2:	2.50 acres of mitigation
Parcel 3:	5.00 acres of mitigation
Parcel 4:	2.91 acres of mitigation
Parcel 5:	0.25 acres of mitigation
Parcel 6:	0.09 acres of mitigation
Parcel 7:	0.18 acres of mitigation
Parcel 8:	0.19 acres of mitigation
Parcel 9:	0.21 acres of mitigation
Lot 10:	0.15 acres of mitigation
Lot 11:	0.14 acres of mitigation
Lot 12:	0.18 acres of mitigation
Parcel 12:	0.14 acres of mitigation
Parcel 16:	0.20 acres of mitigation
Parcel 18:	0.18 acres of mitigation
Parcel 19:	0.44 acres of mitigation
Parcel 20:	0.12 acres of mitigation
<u>Parcel 21</u>	<u>0.08 acres of mitigation</u>
Total	16.75 acres

V. PROPOSED DENSITY

All residential units are to be located on property with an ROI (Residential Office Institutional) Future Land Use designation (55.45 acres). The residential density within the property designated ROI is not to exceed a maximum of 11 dwelling units per acre. For commercial and office land uses, a maximum of 80 percent of the site can be impervious, and a maximum of 40 percent of total site area can be covered by structures.

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EXHIBIT 6

PROPOSED DEVELOPMENT STANDARDS

A. PURPOSE:

The purpose of this PUD is to establish an area of integrated and compatible land uses and services. The following standards shall be met in developing the PUD.

B. PERMITTED PRINCIPAL USES

1. Commercial Service

A. Retail sales and services, including drive-through services as long such drive-through services are located within 1,000 feet of Gatlin Boulevard

B. Wholesale establishment

C. Medical offices

D. Sales of a combination of both new and used motor vehicles manufactured by major national or international companies, including vehicle services and repair facilities.

E. Professional offices

F. Theaters

G. Restaurants/eateries with outside dining permitted, including drive-through establishments as long as such drive-through services are located within 1,000 feet of Gatlin Boulevard.

H. Recreational facility

I. Clubs, lodges or convention centers

J. Public utilities

K. Hospitals and medical centers w/ helicopter landing pad; ambulance/emergency vehicle parking and other related accessory uses

L. Hotels

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- M. Flag poles of 80 feet in height with a flag of 20 feet by 30 feet
- N. Car washes, except for free-standing, self-service car washes
- O. Veterinary clinics and hospitals, including internal kennels associated with treatment of animals but not including for-rent boarding facilities
- P. Daycare centers, including 24-hour operation
- Q. Adult care centers, including 24-hour operation
- R. Horticultural nurseries and garden supply sales, but not for the growing of plants in-ground
- S. Retail convenience stores
- T. Gasoline sale / services stations
- U. Retail sales of alcoholic beverages for on and off-premises
- V. Laundry or dry-cleaning establishments
- W. Equipment rental business
- X. Grocery stores, including pharmacies and bakeries
- Y. Semi-public facility or use
- Z. Mini Storage/Light Warehousing with Manufacturing (Note: Site Plan for item AA to provide Landscape Buffer Strip and 6' opaque fence along all property lines that do not provide frontage for office space)
- AA. Sign Company
- BB. Recording Studio
- CC. Enclosed assembly Area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110, City of Port Lucie Land Development Code.
- DD. Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year in accordance with Chapter 110, City of Port St. Lucie Land development Code.
- EE. Medical Marijuana Dispensing Facilities as set forth in Chapter 120, City of Port St. Lucie Land Development Code.

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FF. Pharmacy

GG. Schools (public, private or parochial) or technical or vocational schools

HH. Cabinet Shop

II. Contactor's Shop

JJ. Trade Shop (roofing, plumbing, electrical and the like)

2. Light Industrial/Residential Office Institutional

A. Multi-family residential dwellings

B. Parks or playgrounds

C. Civic or cultural facilities

D. Townhouse dwellings

E. Offices

F. Clubs or lodges

G. Day care centers, including 24-hour operation

H. Adult care centers, including 24-hour operation

I. Assisted Living Facility (ALF)

(Note: An ALF use cannot be converted to Section 8 or HUD housing)

C. NON- PERMITTED USES

1. Adult entertainment establishments

2. Kennels

3. Bingo halls

4. Truck stops

5. Free-standing self-service car washes (unless associated with vehicular repair or dealership)

6. Travel trailer parks or camp grounds

7. Mobile homes

8. Billboard signs

9. Horticultural nurseries where plants are grown in-ground

10. Wireless communication antennas and towers, as set forth in § 158.213

GATLIN COMMONS RAC – AMENDMENT NO. 9

11. Recreational Vehicle Park

12. Disposal and recycling Facility for construction and demolition debris

13. Indoor Shooting Facility

D. SPECIAL EXCEPTION USES

1. Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure; provided, however, that only one such residence may be approved for each business and required land area
2. Church or other place of worship
3. Commercial Driving School
4. Gymnastic School

E. PARKING REQUIRED

1. All retail establishments shall provide for one (1) parking space per 250 gross square feet of building.
2. All office space is to provide one (1) parking space per 250 gross square feet of building.
3. All residential development is to provide 1.5 parking spaces per dwelling unit for 1 bedroom units and 2 parking spaces for 2 and more bedroom units.
4. All hospital/medical center space will provide 3 parking spaces per hospital bed.
5. All Medical office space will provide ~~5 parking spaces per 1,000 gross square feet~~ 1 space per 200 gross square feet for buildings under 30,000 square feet, 1 space per 250 square feet for buildings 30,000 square feet or greater.
6. All free-standing restaurants will provide 1 parking space per 75 gross square feet of building.
7. All restaurants that are part of a retail or office building will provide 1 parking space per 250 gross square feet of building.
8. All flex space units Manufacturing and Industrial activities (Light Warehousing) will provide 1 parking space per 3500 gross square feet of building.
9. Where provided, on street parking located directly adjacent to a platted lot or business

GATLIN COMMONS RAC – AMENDMENT NO. 9

may be counted towards satisfying the required parking.

(These figures represent a “minimum parking requirement”. Additional parking will be provided when deemed appropriate by the developer.)

F. MINIMUM BUILDING AND UNIT SIZES

The minimum building size is pursuant to the requirements of sections 158.124, 158.125 and 158.126 of the City’s Land Development Regulations. The minimum building size for an office is 1,000 square feet. The minimum size of a multi-family residential unit is 700 square feet.

G. LANDSCAPING

Landscape buffers along Gatlin Boulevard, Rosser Boulevard and Kensington Street are to follow the typical landscape section shown on Exhibit 15. Landscape buffers along Rosser Boulevard shall include live oaks and cabbage palms as practicable and shall match the landscape buffers of the development to the south. All other landscape and buffer areas, as well as all landscape materials, shall conform to minimum size and spacing requirements as set forth in Section 154.03 of the City’s Land Development Regulations. The developer shall have the right to amend the list of approved trees and shrubs as deemed necessary. All landscape plans submitted to the City as part of final development plans shall be approved by the developer prior to submittal to the City.

H. MAXIMUM BUILDING HEIGHT

All maximum proposed structure heights are as follows:

Residential (Height Zone A)	-	35 feet
Residential Apartments (Height Zone (B)	-	50 feet
Commercial/Office (Height Zone B)	-	50 feet
Hospital/Medical Center (Height Zone C)	-	70 feet

The Conceptual Master Plan attached as Exhibit 9 depicts certain height zones for the project. Such zones are based on land use and proximity to single family residences.

I. MINIMUM BUILDING SETBACKS

Front setback:

Along Gatlin Boulevard and Rosser Boulevard:	25 Feet
Along interior property lines/right-of-ways:	0 Feet
Along Kensington Street:	15 Feet

Side Setback: 10 feet

Rear Setback: 15 feet

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Building Separation:

20 foot-minimum

The following conditions will apply:

1. The ten-foot-wide landscape strip required in front of interior buildings must be located to the side and rear of the structures, or to an alternative location within overall PUD. All alternative locations must first be approved by the developer.
2. The required 25-foot landscape strip along Gatlin Boulevard and Rosser Boulevard shall not be relocated to other areas within PUD or property.
3. Building locations shall not interfere with required sight-distances along interior intersections.
4. Additional setbacks will be provided when necessary to provide adequate room for sidewalks and lighting.
5. No garage doors will be visible from public right-of-way.

J. ACCESSORY USES

Building overhangs along front-facing walkways of 5 feet to 7 feet shall be allowed to accommodate business signage of uniform design.

K BUFFERS

When non-residential development abuts residential development, a 25-foot wide landscaped buffer with a six-foot high architectural wall or berm shall be provided. This condition shall not apply when proposed office or retail uses abut an existing lake of at least 100 feet in width which already provides a natural buffer. The same applies to multi-family uses abutting single-family uses. When retail uses abut non-retail commercial or office uses, a 6-foot wall and 10-foot-wide landscape strip will be required to screen the retail user from the other user.

L. STORMWATER SYSTEMS

Gatlin Commons will be provided stormwater attenuation through the Portofino Isles Community Development District (“CDD”). The Portofino Isles CDD will own and operate the master stormwater system necessary to serve the project. The Portofino Isles CDD is currently constructing the master stormwater system for the Gatlin Commons and adjacent land owned by Glassman Corporation and Prime Investors & Developers, Inc. pursuant to South Florida Water Management District Permit No. 56-00332-S-13, a copy of which is attached to this application as Exhibit 13. The permit requires that the Gatlin Commons provide pre-treatment of the stormwater as a requirement of Special Condition No. 14. The pre-treatment of stormwater will be through a series of dry detention areas prior to discharging into the master stormwater system. The stormwater conveyance system internal to the Gatlin Commons PUD will be designed and developed as part of the preparation for site plans and construction plans for each parcel within the PUD. The South Florida Water Management District will require a construction permit for those facilities. Should it be hydrologically feasible, the stormwater system will be designed to

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treat water from the widening improvements on Rosser Blvd.

M. ROADWAYS

The prior owners of the Gatlin Commons property dedicated to the City of Port St. Lucie 40 feet of right-of-way for Rosser Boulevard and 50 feet of right-of-way for Gatlin Boulevard, pursuant to that certain Pre-Annexation Agreement between Glassman Corporation and the City of Port St. Lucie dated September 25, 2000 and recorded in Official Records Book 1340, Page 404, Public Records of St. Lucie County, Florida (the “Pre-Annexation Agreement”). Section 11 of the Pre-Annexation Agreement requires the current owner of the Gatlin Commons property to dedicate to the City 80 feet of right-of-way for the extension of Aledo Avenue to Gatlin Boulevard. In order to accomplish that connection, the Aledo Avenue extension has been aligned with the intersection of Import Drive and Gatlin Boulevard, which is a signalized, full-movement intersection. The roadway has also been connected to the Kensington Street extension (also called Brigantine Place) to provide internal connectivity throughout the site. All on-site roads will be dedicated to the City via plat. Typical roadway sections are depicted on Exhibit 10. Final roadway sections (including landscaping) will be approved as part of such plat and final development plans. The developer or his designee will construct Import Drive and Aledo Avenue at its sole cost and expense. The Portofino Isles Community Development District recently completed construction of Kensington Street. Upon dedication of those roads to the City, the City will undertake maintenance of the same. The Gatlin Commons Property Owners Association will maintain all landscaping and common areas within the development, including all landscaping within the Aledo Lane and Import Drive rights-of-way. A right-of-way landscape maintenance agreement for the Gatlin Commons project shall be approved by the City prior to the recording of the plat to create the City road rights-of-way. A traffic study of the project, pursuant to Section 4 of that certain unrecorded Capacity Agreement between Glassman Corporation and the City of Port St. Lucie dated November 17, 2000, is attached to this application as Exhibit 16. The Conceptual Master Plan attached to this application as Exhibit 9 depicts all access points onto the property, both with full turning movements and right-in/right-out movements only.

In approving the PUD, the City is not accepting the traffic analysis methodology. The City is agreeing to the proposed improvements shown on Exhibit 9 and as further described in the following paragraph.

When applications for final site plan approval for Parcels 1, 2, 3, and 4, or any portion thereof, as depicted on the Conceptual Master Plan attached as Exhibit 9, are submitted to the City, each application must include a traffic study that analyzes the project’s potential impacts on both Gatlin and Rosser Boulevards. In the event that a traffic study done in conjunction with applications for final site plan approval for either Parcel 1, 2, 3, or 4, or any portion thereof, concludes that such development will result in a decrease in the level of service the City’s roadway network, below Level of Service D, appropriate off-site roadway improvements to accommodate the development will be identified and these improvements will need to be funded, designed and constructed as part of such development.

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The land needed to create the turn lane from Rosser Boulevard into Parcel 4 will be dedicated to the City prior to Site Plan approval for Parcel 4 and Parcel 15, if affected. The turn lane cannot affect the alignment of the intersection at Aledo Lane and Rosser Boulevard. Additional right-of-way needed for the widening of Rosser Boulevard may be required from Parcel 2 and Parcel 4. This additional right-of-way is to be dedicated to the City of Port St. Lucie prior to issuance of CO for Parcel 2 and prior to final site plan approval for Parcel 4.

N. MULTI-FAMILY DESIGN STANDARDS

Front setback:	23 feet minimum
Rear setback:	15 feet minimum
Side setback (building corners)	20 feet minimum
Perimeter setback (to property line):	15 feet minimum
Building Separation:	20 feet minimum
Rear setback from patio w/ screen:	12 feet minimum
Lot Size:	22' wide x 81' deep (1,782 square foot) minimum

The following conditions will apply:

1. The maximum number of contiguous units for town homes will be 8.
2. The maximum length of contiguous units for town homes will be 240 feet.
3. No more than two contiguous town home dwelling units shall have the same front building setback. Building articulation will provide a minimum of a two-foot difference in building to provide variation.
4. The only allowed accessory uses within the rear lot setback will be a 3' wide patio with an open air screen enclosure adjacent to the rear of the building.
5. The internal private roadway system shall have a minimum right-of-way width of 34 feet.
6. Common open space shall be 500 square feet per dwelling unit.

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EXHIBIT 7

PARCEL I (INCLUDES WMT-1) LEGAL DESCRIPTION

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, and being more particularly described as follows:

Commence at the northeast corner of said Section 14; thence S 00°01'29" W, along the east line of said Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet south of, as measured at right angles, the north line of said Section 14; thence S 87°39'47" W, parallel with the said north line of Section 14, a distance of 40.03 feet to the intersection with a line 40.00 feet west of, as measured at right angles the said east line of Section 14, and being the west right-of-way line of Rosser Boulevard, and the POINT OF BEGINNING of the following described Parcel;

Thence continue S 87°39'47" W, along lastly said line, a distance of 2,160.28 feet; thence S 42°39'47" W a distance of 35.36 feet; thence S 02°20'13" E a distance of 185.00 feet; thence S 02°14'13" W a distance of 124.08 feet; thence S 00°21'33" E a distance of 359.70 feet to the beginning of a curve concave to the west having a radius of 800.00 feet; thence southerly along the arc of said curve a distance of 536.90 feet through a central angle of 38°27'10"; thence S 38°05'37" W a distance of 194.62 feet to the beginning of a curve concave to the southeast having a radius of 450.00 feet; thence southwesterly along the arc of said curve a distance of 117.07 feet through a central angle of 14°54'19"; thence S 23°11'17" W a distance of 582.56 feet to the beginning of a curve concave to the east having a radius of 25.00 feet; thence southerly along the arc of said curve a distance of 19.63 feet through a central angle of 44°59'27" to the point of reverse curvature with a curve concave to the west, having a radius of 78.33 feet; thence southerly along the arc of said curve a distance of 18.43 feet, through a central angle of 13°28'59" to the point of reverse curvature with a curve concave to the northeast, having a radius of 25.00 feet; thence southeasterly along the arc of said curve a distance of 25.52 feet, through a central angle of 58°29'32"; thence S 66°48'43" E a distance of 28.29 feet to the beginning of a curve concave to the north having a radius of 1,053.81 feet; thence easterly along the arc of said curve a distance of 220.84 feet through a central angle of 12°00'26"; thence N 11°10'52" E a distance of 115.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 938.81 feet, the chord of which bears S 82°32'55" E; thence easterly along the arc of said curve, a distance of 122.23 feet through a central angle of 07°27'34"; thence S 86° 16' 40" E a distance of 614.43 feet to the beginning of a curve concave to the north having a radius of 2,360.00 feet; thence easterly along the arc of said curve a distance of 273.01 feet through a central angle of 06°37'41"; thence N 87°05'38" E a distance of 303.07 feet to the beginning of a curve concave to the south having a radius of 940.00 feet; thence easterly along the arc of said curve a distance of 301.86 feet through a central angle of 18°23'57"; thence S 74°30'25" E a distance of 422.38 feet; thence S 15°29'35" W a distance of 115.00 feet; thence S 74°30'25" E a distance of 6.17 feet to the beginning of a curve concave to the north having a radius of 25.00

GATLIN COMMONS RAC – AMENDMENT NO. 9

feet; thence easterly along the arc of said curve a distance of 27.59 feet through a central angle of 63°13'40" to the point of reverse curvature with a curve concave to the south, having a radius of 80.00 feet; thence easterly along the arc of said curve a distance of 131.39 feet, through a central angle of 94°06'04" to the point of reverse curvature with a curve concave to the northeast, having a radius of 25.00 feet; thence southeasterly along the arc of said curve a distance of 16.31 feet, through a central angle of 37°22'47" to the point of compound curvature with a curve concave to the north, having a radius of 1,240.00 feet; thence easterly along the arc of said curve, a distance 193.96 feet through a central angle of 08°57'44"; thence S 89°58'31" E a distance of 137.03 feet; thence N 00°01'29" E a distance of 2,404.57 feet to the POINT OF BEGINNING.

Containing 116.924 acres, (5,093,209.4 sq. ft.) more or less.

PARCEL II LEGAL DESCRIPTION

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the northeast corner of said Section 14; thence S 00°01'29" W, along the east line of said

Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet south of, as measured at

right angles, the north line of said Section 14; thence S 87°39'47" W, parallel with the said north line of

Section 14, a distance of 2370.31 feet to the POINT OF BEGINNING of the following described Parcel;

Thence continue S 87°39'47" W, along lastly said line, a distance of 263.21 feet; thence S 00°21'33" E a distance of 1,198.55 feet; thence S 35°55'46" E a distance of 74.32 feet; thence N 38°05'37" E a distance of 184.20 feet to the beginning of a curve concave to the west having a radius of 700.00 feet; thence northerly along the arc of said curve a distance of 469.79 feet through a central angle of 38°27'10"; thence N 00°21'33" W a distance of 354.93 feet; thence N 06°54'39" W a distance of 125.40 feet; thence N 02°20'13" W a distance of 185.00 feet; thence N 47°20'13" W a distance of 35.36 feet to the POINT OF BEGINNING.

Containing 7.668 acres (334,018.1 sq. ft.), more or less.

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 8

BINDING P.U.D. AGREEMENT

(Page intentionally left blank, information provided in file)

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 9

PUD CONCEPTUAL MASTER PLAN

(Page intentionally left blank, information provided in file)

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 10

TYPICAL RIGHT-OF-WAY SECTIONS

(Page intentionally left blank, information provided in file)

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 11

ELEVATION PLAN

(Page intentionally left blank, information provided in file)

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 12

DRI CORRESPONDENCE

(Page intentionally left blank, information provided in file)

GATLIN COMMONS RAC – AMENDMENT NO. 9

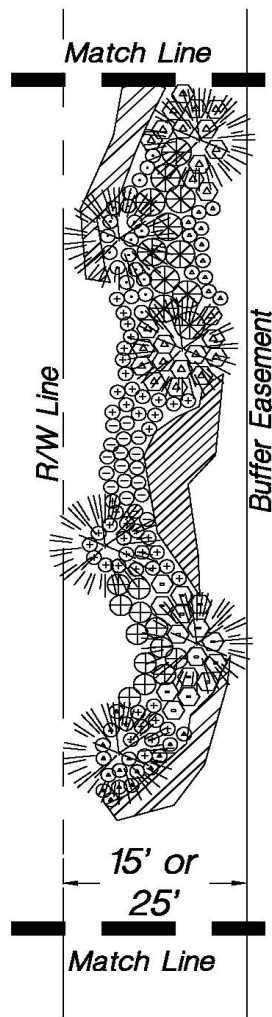
EXHIBIT 13

SFWMD PERMIT

(Page intentionally left blank, information provided in file)

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 14 TYPICAL NATIVE BUFFER



Landscape Legend:

Trees:

Slash Pine

Pinus eliottii 'Densa', 12' Ht, 2.5" cal

Shrubs:

Saw Palmetto

Serenoa repens, 3 gal, 48" o.c.

Cord Grass

Spartina bakeri, 3 Gal, 36" o.c.

Fakahatchee Grass

Tripsacum dactyloides, 3 gal, 36" o.c.

Dwarf Walters Viburnum

Viburnum obovatum 'Whorl Class', 3 gal, 24" o.c.

Dwarf Firebush

Hamelia macarantha, 3 Gal, 24" o.c.

Bahama Cassia

Senna mexicana var. *chapmanii*, 3 gal, 24" o.c.

Dwarf Fakahatchee Grass

Tripsacum floridana, 3 gal, 24" o.c.

Giant Swordfern

Nephrolepis bisserrata, 3 gal, 24" o.c.

Muhly Grass

Muhlenbergia capillaris, 3 gal, 24" o.c.

Grondcover:

Dune Sunflower, *Helianthus debilis*, 1 gal, 24" o.c.

Trailing Lantana, *Lantana montevidensis*, 1 gal, 24" o.c.

Typical Native Buffer: Scale: 1"=20'

Note:

1. Typical Buffer Planting is applicable in areas where no native Vegetation exists. Where existing, Native Vegetation is to be protected on site.
2. Typical plant list is subject to change.

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 15

TRAFFIC STUDY

(Page intentionally left blank, information provided in file)

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 16

CONCEPTUAL UTILITY MASTER PLAN

(Page intentionally left blank, information provided in file)

GATLIN COMMONS RAC – AMENDMENT NO. 9

EXHIBIT 17

AGREEMENT WITH PORTOFINO ISLES CDD

(Page intentionally left blank, information provided in file)

TYPE	STATUS	BUILDING TYPE	
PA	P&Z MEETING SCHEDULED		
ASSIGNED TO			
Breanna Vasquez; Michele Holler; Public Works Engineering; Bianca Lee; Bret Kaiser; Francis Forman			
ADDRESS			
SECTION	BLOCK	LOT	
	GatlinCommons		
LEGAL DESCRIPTION			
Plat of Gatlin Commons PUD			
SITE LOCATION			
SW corner of Gatlin Blvd & Rosser Blvd, just east of the intersection of I-95 & Gatlin Blvd			
PARCEL #			
4314-100-0001-000-0			
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
124.59			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
Change parking requirement for Medical Office from 5 spaces per 1,000 gross square feet to 1 space per 200 square feet for buildings under 30,000 square feet, 1 space per 250 square feet for buildings 30,000 square feet or greater.			
Primary Contact Email			
vlada@redtaildg.com			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
Vlada	Peterka		
Business Name			
RedtailDG			
ADDRESS			
100 S. 2nd Street			
CITY	STATE	ZIP	
Fort Pierce	FL	34950	
EMAIL	PHONE		
vlada@redtaildg.com	7723480908		
AUTHORIZED SIGNATORY OF CORPORATION			
FIRST NAME	LAST NAME		
ADDRESS			

CITY	STATE	ZIP
EMAIL	PHONE	
PROJECT ARCHITECT/ENGINEER		
FIRST NAME	LAST NAME	
Business Name		
ADDRESS		
CITY	STATE	ZIP
EMAIL	PHONE	
PROPERTY OWNER		
Business Name		
Gatlin Group Holdings II, LLC		
ADDRESS		
11232 SW Village Ct #204		
CITY	STATE	ZIP
Port St. Lucie	FL	34987
EMAIL	PHONE	
haldodt@me.com	(772) 631-3703	
FINAL PERMIT INSPECTION REQUIRED BY:		

This Document Prepared By:

Charles D. Brecker, Esq.

KATZ, BARRON, SQUITERO, FAUST & BOYD, P.A.

First Fort Lauderdale Place, Suite 280

100 N.E. 3rd Avenue

Ft. Lauderdale, FL 33301

* Doc Assump: \$	0.00
* Doc Tax : \$	0.70
* Int Tax : \$	0.00

GRANTEE'S FEI NO.: _____

TAX FOLIO NO.: 4314-100-0001-000-0

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made as of the 5th day of August, 2003, between GLASSMAN CORPORATION, a Florida corporation, whose address is 1000 South Federal Highway, Boynton Beach, Florida 33435 ("Grantor"), and GATLIN GROUP HOLDINGS II, LLC, a Florida limited liability company, whose offices are located at 707 East Colonial Drive, Orlando, Florida 32803 ("Grantee").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, including Grantee's successors and assigns forever, that certain parcel of land lying and being in St. Lucie County, Florida (the "Property"), more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO:

1. Taxes and assessments for 2003 and subsequent years;
2. Zoning and/or restrictions and prohibitions imposed by governmental authority; and
3. Those exceptions to title set forth on Exhibit "B" attached hereto, which are not reimposed hereby.

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

AND Grantor did covenant with Grantee that, at the time of the delivery of the Original Deed (as hereinafter defined), the Property was free from all encumbrances except as set forth above, and Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through and under it, but against none other.

This Corrective Warranty Deed is being provided to correct the description of the said Grantee indicated in that certain Special Warranty Deed recorded in Official Records Book 1756, Page 1450, of the Public Records of St. Lucie County, Florida on July 21, 2003 (the "Original Deed"), by changing the description of said Grantee from "Gatlin Group Holdings, LLC, a Florida limited liability company" to "Gatlin Group Holdings II, LLC, a Florida limited liability company." The description of the Grantee was indicated in the Original Deed in error.

IN WITNESS WHEREOF, Grantor has executed this Corrective Special Warranty Deed which shall be effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GLASSMAN CORPORATION,
a Florida corporation

Melissa Channing
Name: Melissa Channing

By: [Signature]
Larry D. Glassman, President

Marlene Nicholson
Name: MARLENE NICHOLSON

(Corporate Seal)

1000 South Federal Highway
Boynton Beach, FL 33433

STATE OF FLORIDA)
) ss:
COUNTY OF)

The foregoing instrument was acknowledged before me this 5 day of August, 2003, by LARRY D. GLASSMAN as President of GLASSMAN CORPORATION, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Marlene Nicholson
Signature of Acknowledger
Name typed, printed or stamped:
Title: Notary Public, State of Florida at large
Commission No.



Marlene Nicholson
MY COMMISSION # DD147883 EXPIRES
November 7, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, a portion of which being Tract WMT-1, according to the FIRST REPLAT OF PORTOFINO ISLES, as approved and under review for recording in the City of Port St. Lucie, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 14; thence South $00^{\circ}01'29''$ West, along the East line of said Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet South of, as measured at right angles, the North line of said Section 14; thence South $87^{\circ}39'47''$ West, parallel with the said North line of Section 14, a distance of 40.03 feet to the intersection with a line 40.00 feet West of, as measured at right angles, the said East line of Section 14, and being the West right-of-way line of Rosser Boulevard, and the POINT OF BEGINNING of the following described Parcel:

Thence continue South $87^{\circ}39'47''$ West, along lastly said line, a distance of 2,160.28 feet; thence South $42^{\circ}39'47''$ West a distance of 35.36 feet; thence South $02^{\circ}20'13''$ East a distance of 185.00 feet; thence South $02^{\circ}14'13''$ West, a distance of 124.08 feet; thence South $00^{\circ}21'33''$ East, a distance of 359.70 feet to the beginning of a curve concave to the West having a radius of 800.00 feet; thence Southerly along the arc of said curve a distance of 536.90 feet through a central angle of $38^{\circ}27'10''$; thence South $38^{\circ}05'37''$ West a distance of 194.62 feet to the beginning of a curve concave to the Southeast having a radius of 450.00 feet; thence Southwesterly along the arc of said curve a distance of 117.07 feet through a central angle of $14^{\circ}54'19''$; thence $23^{\circ}11'17''$ West a distance of 582.56 feet to the beginning of a curve concave to the East having a radius of 25.00 feet; thence Southerly along the arc of said curve a distance of 19.63 feet through a central angle at $44^{\circ}59'27''$ to the point of reverse curvature with a curve concave to the West, having a radius of 78.33 feet; thence Southerly along the arc of said curve a distance of 18.43 feet, through a central angle of $13^{\circ}28'59''$ to the point of reverse curvature with a curve to the Northeast, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve a distance of 25.52 feet, through a central angle of $58^{\circ}29'32''$; thence South $66^{\circ}48'43''$ East a distance of 28.29 feet to the beginning of a curve concave to the North having a radius of 1,053.81 feet; thence Easterly along the arc of said curve a distance of 220.84 feet through a central angle of $12^{\circ}00'26''$; thence North $11^{\circ}10'52''$ East a distance of 115.00 feet to the intersection with a non-tangent curve concave to the North, having a radius of 938.61 feet, the chord of which bears South $82^{\circ}32'55''$ East; thence Easterly along the arc of said curve, a distance of 122.23 feet through a central angle of $07^{\circ}27'34''$; thence South $86^{\circ}16'40''$ East a distance of 614.43 feet to the beginning of a curve concave to the North having a radius of 2,360.00 feet; thence Easterly along the arc of said curve a distance of 273.01 feet through a central angle of $06^{\circ}37'41''$; thence North $87^{\circ}05'38''$ East a distance of 303.07 feet to the beginning of a curve concave to the South having a radius of 940.00 feet; thence Easterly along the arc of said curve a distance of 301.86 feet through a central angle of $18^{\circ}23'57''$; thence South $74^{\circ}30'25''$ East a distance of 422.38 feet; thence South $15^{\circ}29'35''$ West a distance of 115.00 feet; thence South

74°30'25" East a distance of 6.17 feet to the beginning of a curve concave to the North having a radius of 25.00 feet; thence Easterly along the arc of said curve a distance of 27.59 feet through a central angle of 63°13'40" to the point of reverse curvature with a curve concave to the South, having a radius of 80.00 feet; thence Easterly along the arc of said curve a distance of 131.39 feet, through a central angle of 94°06'04" to the point of reverse curvature with a curve concave to the Northeast, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve a distance of 16.31 feet, through a central angle of 37°22'47" to the point of compound curvature with a curve concave to the North, having a radius of 1,240.00 feet; thence Easterly along the arc of said curve, a distance of 193.96 feet through a central angle of 08°57'44"; thence South 89°58'31" East a distance of 137.03 feet; thence North 00°01'29" East a distance of 2,404.57 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL III:

Being Tract "A", according to the PLAT OF PORTOFINO ISLES, as approved and under review for recording in the City of Port St. Lucie, lying in Section 14, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 14; thence South 00°01'29" West, along the East line of said Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet South of, as measured at right angles, the North line of said Section 14; thence South 87°39'47" West, parallel with the said North line of Section 14, a distance of 2,370.58 feet to the POINT OF BEGINNING of the following described Parcel:

Thence continue South 87°39'47" West, along lastly said line, a distance of 263.21 feet; thence South 00°21'33" East, a distance of 1,198.55 feet; thence South 35°55'46" East a distance of 74.32 feet; thence North 38°05'37" East a distance of 184.20 feet to the beginning of a curve concave to the West having a radius of 700.00 feet; thence Northerly along the arc of said curve a distance of 469.79 feet through a central angle of 38°27'10"; thence North 00°21'33" West a distance of 354.93 feet; thence North 06°54'39" West a distance of 125.40 feet; thence North 02°20'13" West a distance of 85.00 feet; thence North 47°20'13" West a distance of 35.36 feet to the POINT OF BEGINNING.

EXHIBIT "B"

1. Agreement by and between the City of Port St. Lucie and Glassman Corporation, dated August 10, 1998, recorded August 25, 1998, in Official Records Book 1167, Page 1774.
2. Ordinance No. 00-77 annexing property into the City of Port St. Lucie, Florida, recorded in Official Records Book 1326, Page 1157.
3. Pre-Annexation Agreement by and between Glassman Corporation and the City of Port St. Lucie, Florida, recorded in Official Records Book 1340, Page 404.
4. Notice of Establishment of the Portofino Isles Community Development District, recorded in Official Records Book 1581, Page 1306.
5. The subject property is located within the Portofino Isles Community Development District and is subject to Special Assessment Revenues as levied by said District as set forth in Final Judgment recorded in Official Records Book 1614, Page 2915.
6. Unrecorded Capacity Agreement between Glassman Corporation and the City of Port St. Lucie, Florida, dated November 17, 2000.
7. Unrecorded Wetlands Mitigation Transfer Agreement dated May 2, 2002, between Glassman Corporation and MitBank USA, Inc.
8. Reciprocal Easement Agreement between Glassman Corporation and Prime Homes at Portofino Isles, Ltd., dated May 5, 2003, recorded May 14, 2003, in Official Records Book 1712, Page 1404 (this agreement burdens to the subject property insofar as it provides for drainage into the water management tract).
9. License Agreement for Entrance Signage between Glassman Corporation and Prime Investors and Developers, Inc., dated February 7, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.
10. License Agreement for sales and construction trailer between Glassman Corporation and Prime Homes at Portofino Isles, Ltd., dated _____, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.
11. Transfer of Development Rights and Post-Closing Agreement between Glassman Corporation and Gatlin Group Holdings II, LLC, dated July __, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.
12. Water Management Easement between Glassman Corporation and Portofino Isles Community Development District, dated _____, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.
13. Stormwater Management System Maintenance Agreement between Glassman Corporation and Portofino Isles Community Development District, dated _____, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.

Gatlin Group Holdings II, LLC

May 30, 2024

Mrs. Mary Savage-Dunham
Planning Director
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

RE: Gatlin Commons PUD Amendment No. 8

Dear Mrs. Savage-Dunham

Please accept this letter as authorization for Sabine Marcks, of Landscape Design Associates and Todd Mowry, of Redtail DG, to represent Gatlin Group Holdings II, LLC in all matters related to the proposed PUD Amendment No. 8 for Gatlin Commons.

Please contact me directly should you have any questions regarding this correspondence.

Thank you,
Gatlin Group Holdings II, LLC



Harold Dodt
Managing Member



Gatlin Commons PUD 9th Amendment
P24-097
Planning and Zoning Board Meeting
March 4th, 2025

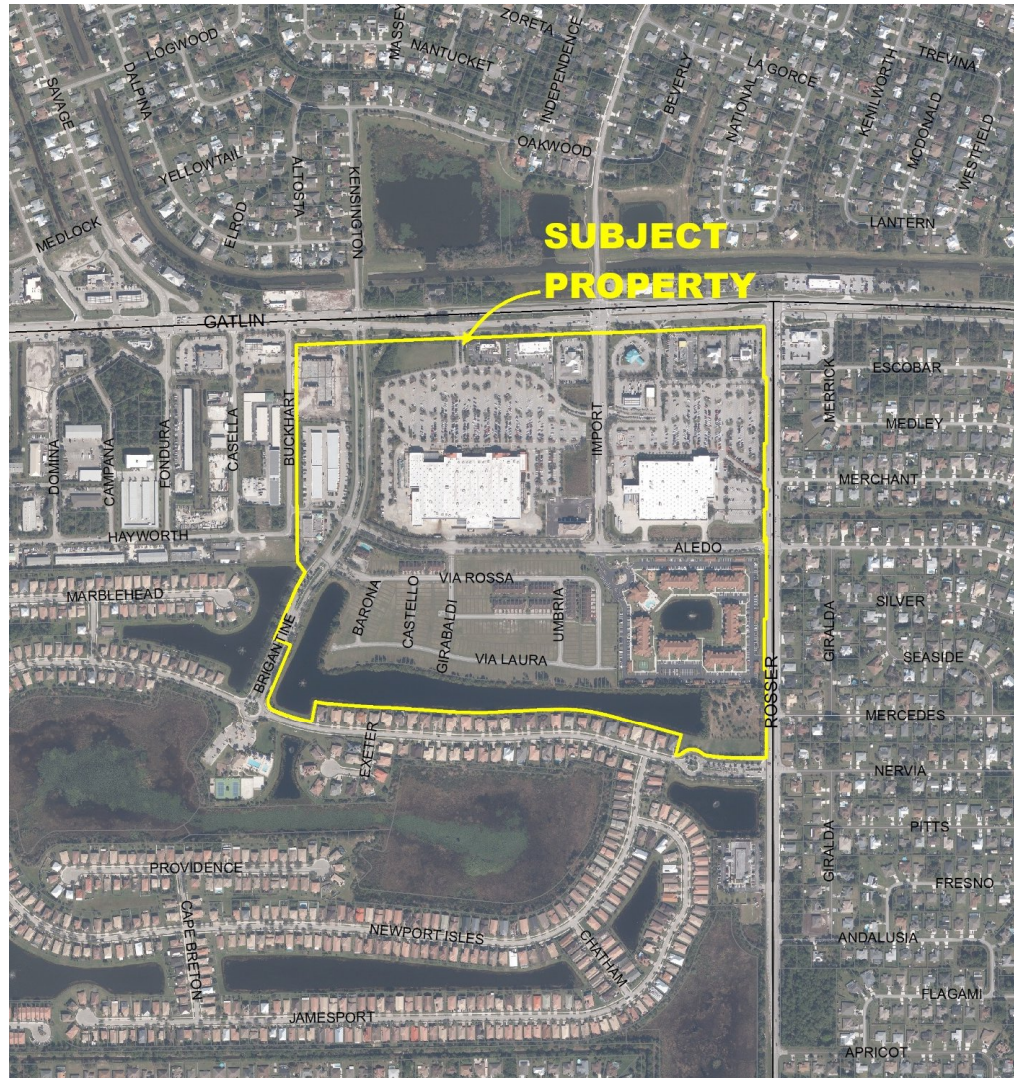
Request Summary

Applicant's Request:	An application for the 9th Amendment to the Gatlin Commons Planned Unit Development (PUD) to revise the PUD's parking ratio for medical offices.
Agent(s):	Redtail Design Group
Applicant:	Gatlin Group Holdings II, LLC
Location:	The Gatlin Commons PUD is generally located at the corner of the SW Gatlin Boulevard and SW Rosser Boulevard.

Proposed Amendment

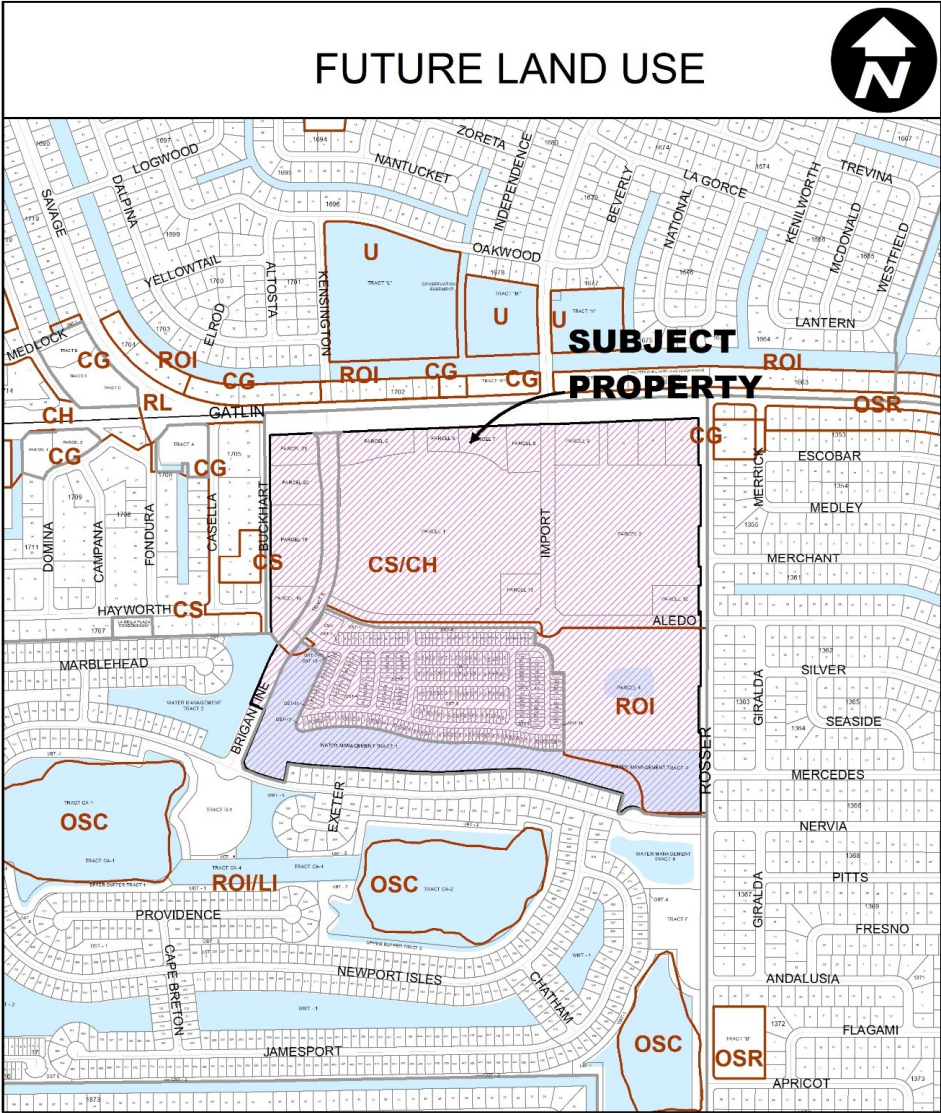
- The proposed amendment is to revise the language to Exhibit 6 – Proposed Development Standards, Section E(5) of the PUD document to match Section 158.221(C)(14) of the City Zoning Code as follows:
 - All Medical Office space will ~~provide 5 spaces per 1,000 square feet~~ 1 space per 200 gross square feet for buildings under 30,000 square feet, 1 space per 250 square feet for buildings 30,000 square feet or greater.

Aerial



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG & ROI	CG, LMD & P	Commercial Retail & Office
South	ROI/LI	PUD	Single-Family Residential
East	RL & CG	RS-2 & CG	Single-Family Residences & Commercial Bank
West	CG & CS	CG & CS	Gas Station & Self-Storage



Project Background

- The Gatlin Commons PUD was first approved in 2004 (P03-489) at which time the parcels were created rezoned under the master PUD from St. Lucie County's Agricultural (AG-1) to PUD.
- The master PUD includes a mixture of commercial, light industrial and multifamily residences.

Land Use & Zoning Code Consistency

The PUD amendment is consistent with Policy 1.1.4.13 of the Future Land Use Element, which establishes the zoning districts compatible with the City's Future Land Use classifications.

The proposed amendment seeks to revise language with regards to the parking ratio for medical office to match Section 158.221(C) of the Zoning Code and is therefore consistent with the City Code.

Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD document at the July 24, 2024, Site Plan Review Committee meeting.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

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



Agenda Summary

2025-101

Agenda Date: 3/4/2025

Agenda Item No.: 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-213 - LTC Ranch - Wylder Commercial PUD - PUD Rezoning

Location: The property is located south of the proposed intersection of Midway Road and Wylder Parkway.

Legal Description: LTC Ranch West, Tracts A and B.

This is a request to rezone 72.88 acres from St. Lucie County Agricultural (SLC-AG-5) to Planned Unit Development (PUD).

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

Executive Summary: A request from Lucido and Associates, acting as the agent(s), for Wylder Commercial, LLC to rezone approximately 72.88 acres of land, from St. Lucie County Agricultural (SLC-AG-5) to a Planned Unit Development (PUD) Zoning District. The rezoning would allow for commercial and residential uses.

Presentation Information: N/A

Staff Recommendation: Move that the Board table this item to the April 1, 2025, meeting.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: South of the proposed intersection of Midway Road and Wylder Parkway

Attachments: Memo to Table

MEMORANDUM

TO: Planning and Zoning Board Members

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

FROM: Cody Sisk, Planner III *Cody Sisk*

SUBJECT: Request to Table Application - LTC Ranch-West - Wylder Commercial (P24-213)

DATE: February 24, 2025

- The PUD rezoning application for LTC Ranch-West - Wylder Commercial (P24-213) is being requested by the applicant to **table this application to a date certain of April 1, 2025.**
- The application was advertised for the February 4, 2025, Planning and Zoning Board meeting.

Attachments:

1. Request to Table



Agenda Summary

2025-212

Agenda Date: 3/4/2025

Agenda Item No.: 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-002 Savona Plaza Drive Thru Window - Special Exception Use

Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.

Legal Description: Port St. Lucie Section 19, Tract H

This is a request for a special exception use to allow drive-through services in the General Commercial (CG) Zoning District.

Submitted By: Francis Forman, Planner III

Executive Summary: The City of Port St. Lucie has received a request from Redtail Design Group, Inc., acting as agent for the Savonna Blvd, LLC, for a special exception 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.

Presentation Information: N/A

Staff Recommendation: Staff is requesting that this item be tabled to a date uncertain.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: The property is generally located at the northwest corner of SW Savona Boulevard and SW Paar Drive.

Attachments:

1. Memo to Table



MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Francis Forman, Planner III

DATE: February 21, 2025

RE: Special Exception Use – Savona Plaza – Drive Thru
Request to Table Application (P25-002)

- Staff is requesting to **table this application to a date uncertain, Planning and Zoning Board meeting.**
- The Planning and Zoning Department advertised this application for the March 4, 2024, board hearing where the item was to be heard.



Agenda Summary

2025-172

Agenda Date: 3/4/2025

Agenda Item No.: 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-003 Veranda Oaks - Sandpiper Circle to Ranch Oak Circle - Street Name Change Request

Location: The road right-of-way for Sandpiper Circle is located on the south side of Becker Road, west of Gilson Road.

Legal Description: Tract R-1, Veranda Oaks Plat No. 3, Phases 3 & 4 (Plat Book 122, Page 19)

This is a request to change a duplicate street name for the road right-of-way referred to as Sandpiper Circle, within Veranda Oaks Plat No. 3, to Ranch Oak Circle.

Submitted By: Bethany Grubbs, Senior Planner

Executive Summary: This is a request to change a duplicate street name, within the Veranda Oaks development, from "Sandpiper Circle" to "Ranch Oak Circle".

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval.

Alternate Recommendation:

1. Move that the Board recommend denial.

Presentation Information: Staff will provide a presentation.

Background: This is a request for a street name change within the Veranda Oaks development, specifically for the section of roadway currently named "Sandpiper Circle." The applicant seeks to rename this section due to the duplication of the street name with another "Sandpiper Circle" located in another development, Villas of Sandpiper Bay. To resolve the duplication, the applicant proposes extending the existing street name "Ranch Oak Circle" to cover the area currently labeled as Sandpiper Circle in Veranda Oaks, Plat No. 3, Phase 3 and 4. This change will affect 54 residential lot addresses, but there are no existing homes or structures on the affected street segment.

Issues/Analysis: St. Lucie County has approved the use of "Ranch Oak Circle" as the official street name within the Veranda Oaks development. This name will replace the existing "Sandpiper Circle" designation, which is currently shown on the plat and represents the continuation of the circle. If City Council is in agreement with the proposed name change, St. Lucie County will be notified. The Board of County Commissioners will then approve the change by resolution. After the resolution is approved the County will notify all public safety offices, the post office, and update the St. Lucie County mapping systems.

Special Consideration: N/A

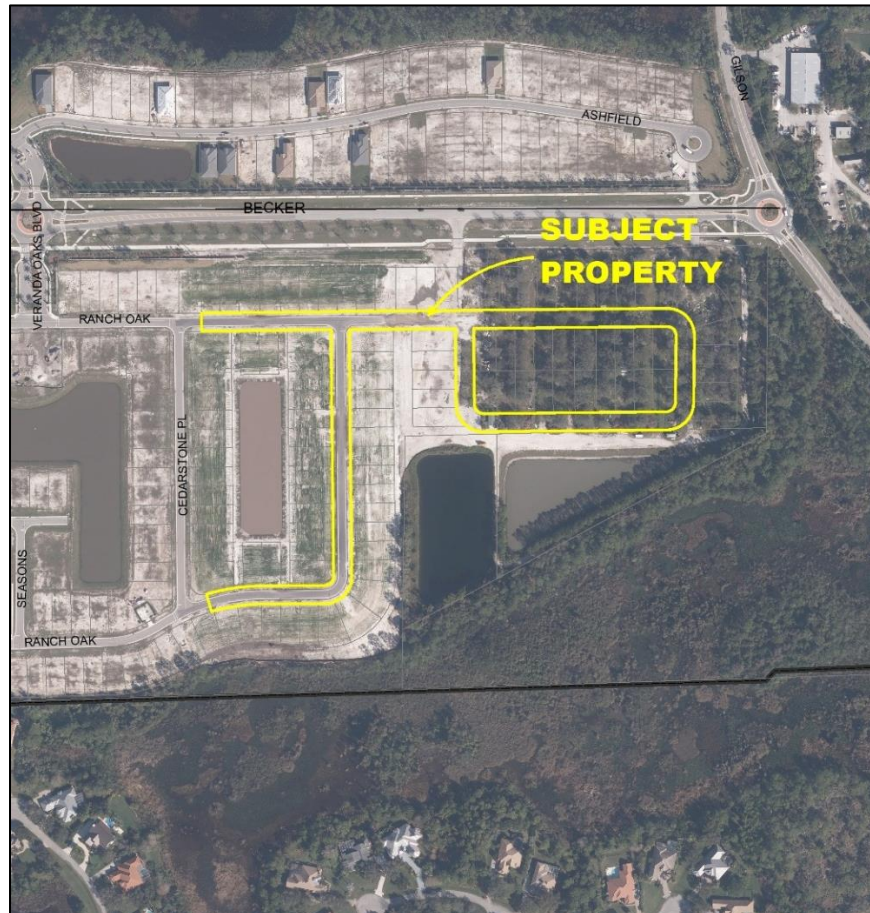
Location of Project: The road right-of-way for Sandpiper Circle is located on the south side of Becker Road, west of Gilson Road.

Attachments:

1. Staff Report
2. Veranda Oaks Plat No. 3, Phases 3 & 4
3. Application Cover Letter
4. Veranda Oaks - street names
5. Staff Presentation



Rename Sandpiper Circle to Ranch Oak Circle
Street Name Change Request
P25-003



Aerial Map

SUMMARY

Applicant's Request:	A request to change a duplicate street name for the road right-of-way referred to as Sandpiper Circle, within the Veranda Oaks development, to Ranch Oak Circle.
Applicant:	Dennis Murphy, Culpepper & Terpening, Inc.
Property Owner:	Veranda St. Lucie Land Holdings, LLC
Location:	The road right-of-way for Sandpiper Circle is located on the south side of Becker Road, west of Gilson Road.
Application Type:	Request to rename a private road right-of-way.
Project Planner:	Bethany Grubbs, Senior Planner

Project Description

This is a request for a street name change within the Veranda Oaks development, specifically for the section of roadway currently named "Sandpiper Circle." The applicant seeks to rename this section due to the duplication of the street name with another "Sandpiper Circle" located in another development, Villas of Sandpiper Bay. To resolve the duplication, the applicant proposes extending the existing street name "Ranch Oak Circle" to cover the area currently labeled as Sandpiper Circle in Veranda Oaks, Plat No. 2, Phase 3 and 4. This change will affect 54 residential lot addresses, but there are no existing homes or structures on the affected street segment. A copy of the plat is attached for reference.

Analysis

St. Lucie County has approved the use of "Ranch Oak Circle" as the official street name within the Veranda Oaks development. This name will replace the existing "Sandpiper Circle" designation, which is currently shown on the plat and represents the continuation of the circle.

If City Council is in agreement with the proposed name change, St. Lucie County will be notified. The street name change request will then be presented to the St. Lucie County Board of County Commissioners for approval via resolution. After the resolution is approved, the County will notify all public safety offices, the post office, and update the St. Lucie County mapping systems.

Public Notice Requirements

Notice of the street name request was sent to the owners of property affected by the street name change.

STAFF RECOMMENDATION

Planning and Zoning Department staff finds the petition to be consistent with the City's Land Development Regulations and recommends approval of the request.

Planning and Zoning Board Action Options:

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

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

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

PLAT BOOK 122
PAGE 19

INSTR # 5301085
P BK 122 Pages 19 - 24
RECORDED 02/16/2024 09:10:55 AM
SAINT LUCIE COUNTY

DEPUTY CLERK INGRAMJ

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C, VERANDA OAKS PLAT NO. 2, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 117, PAGES 1 THROUGH 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 29.53 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE ("OWNER") OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANDA OAKS, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE PRIVATE RIGHTS-OF-WAY (TRACT R-1), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ("ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROADS RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE AND ARE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE PROPERTY OWNERS WITHIN THE VERANDA OAKS SUBDIVISION ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE ("CITY"); IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS, AN EASEMENT OVER AND UNDER SAID PRIVATE STREETS AND ROADS IS ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY SERVICE AND EMERGENCY VEHICLES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY.

2) THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, AT&T AND ALL OTHER PUBLIC UTILITIES, FOR UTILITY PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT AREA. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SAID UTILITY EASEMENTS AS SHOWN HEREON ARE ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY.

3) THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("DISTRICT"), ITS SUCCESSORS AND ASSIGNS, AS DISTRICT DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THE MAINTENANCE RESPONSIBILITIES OF SAID DISTRICT.

4) THE LANDSCAPE EASEMENTS (LE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

5) THE WATER MANAGEMENT TRACT (WMT-2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

6) THE OPEN SPACE TRACT (OST-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE EMERGENCY ACCESS EASEMENTS, NO. 1 & NO. 2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CITY FOR ACCESS FOR EMERGENCY VEHICLES AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA.

8) THE WATER MAIN EASEMENT, AS SHOWN HEREON, IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS SUCH EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF SUCH EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED IN SUCH EASEMENT AREA BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS THAT MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF UTILITIES AND FACILITIES OF THE CITY.

IN WITNESS WHEREOF, THE ABOVE NAMED VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President THIS 12th DAY OF December 2023.

VERANDA ST. LUCIE LAND HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: R. Austin Burr
NAME: R. Austin Burr
TITLE: Vice President

WITNESS: Edgar L. Cooperman
SIGNATURE
Edgar L. Cooperman
PRINTED NAME
2980 S 25th St. Ft. Pierce, Fla.
ADDRESS

WITNESS: Benjamin Meyers
SIGNATURE
Benjamin Meyers
PRINTED NAME
844 SE Becker Rd. Port St. Lucie, Fla.
ADDRESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTIFICATION BY R. AUSTIN BURR, VICE PRESIDENT OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ☐ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 12th DAY OF December 2023.

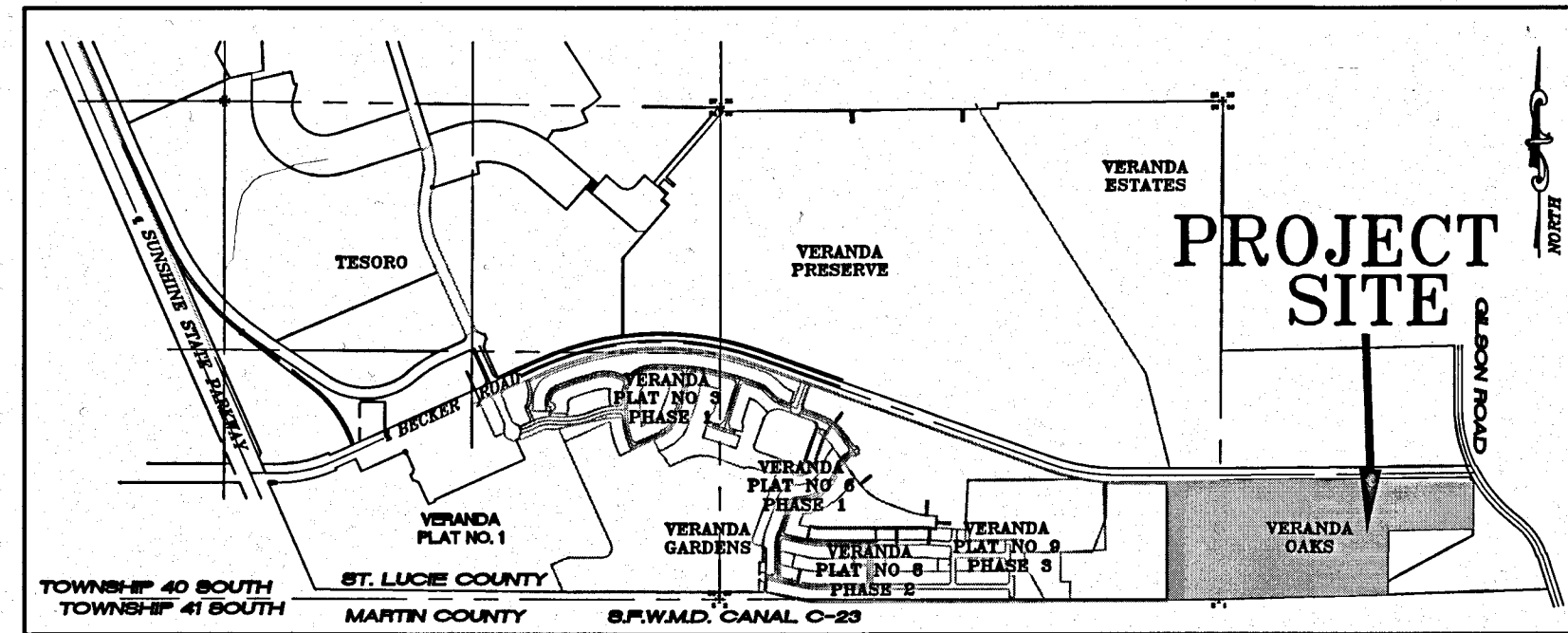
HH43610 8/21/2027
COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public State of Florida
Benjamin Meyers
My Commission Expires 8/21/2027

PRINT NAME: Benjamin Meyers

FILE NAME: 22-155-VERANDA-OAKS-PLAT-NO.-3-PHASES-3&4-COVER



LOCATION MAP

NOT TO SCALE

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA COMMUNITY DEVELOPMENT DISTRICT II HEREBY:

1) ACCEPTS THE DEDICATIONS OF THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II AND HEREBY ACCEPTS ANY REFERENCED MAINTENANCE RESPONSIBILITIES.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS 12th DAY OF December 2023.

BY: R. Austin Burr
VICE CHAIRMAN: R. Austin Burr

WITNESS: Edgar L. Cooperman
SIGNATURE
Edgar L. Cooperman
PRINTED NAME
2980 S 25th St. Ft. Pierce, Fla.
ADDRESS

WITNESS: Benjamin Meyers
SIGNATURE
Benjamin Meyers
PRINTED NAME
844 SE Becker Rd. Port St. Lucie, Fla.
ADDRESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTIFICATION BY R. Austin Burr, VICE CHAIRMAN OF VERANDA COMMUNITY DEVELOPMENT DISTRICT II ON BEHALF OF THE COMPANY. HE IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ☐ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 12th DAY OF December 2023.

HH43610 8/21/2027
COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public State of Florida
Benjamin Meyers
My Commission Expires 8/21/2027

PRINT NAME: Benjamin Meyers

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA OAKS HOMEOWNERS ASSOCIATION, INC. HEREBY:

1) ACCEPTS THE DEDICATIONS OR RESERVATIONS TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS 19th DAY OF December 2023.

PRESIDENT: John Willard

WITNESS: Alan Zab
SIGNATURE
Alan Zab
PRINTED NAME
551 N. Cattlemen Rd Suite 200
ADDRESS Sarasota, FL 34232

WITNESS: Wayne Ransom
SIGNATURE
Wayne Ransom
PRINTED NAME
14474 McCall Ave
ADDRESS Port Charlotte, FL 33953

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTIFICATION BY VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE COMPANY. HE IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ☐ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 19th DAY OF December 2023.

HH43610 8/21/2027
COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public State of Florida
Becky E Hopkins
My Commission Expires 8/21/2027

PRINT NAME: Becky E Hopkins

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE UNDERSIGNED DAN WIERZGACZ OF CHICAGO TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE DAY OF 2023:
(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE ENTITY EXECUTING THE DEDICATION.
(B) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN, EXCEPT THAT CERTAIN DEPOSIT RELEASE MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 4615, PAGE 2967 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
(D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
(E) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

THIS THE 27th DAY OF DECEMBER 2023.

NAME: DAN WIERZGACZ
TITLE: SR. COMMERCIAL TITLE EXAMINER
COMPANY NAME: CHICAGO TITLE INSURANCE COMPANY
ADDRESS: 2203 NORTH LOIS AVE., STE 450, TAMPA, FLORIDA 33607

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 122 (PAGE(S) 19-24) OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 16th DAY OF February 2024.

BY: Shannan M. Martin Deputy Clerk
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

APPROVAL OF CITY

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA OAKS, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON VERANDA PLAT NO. 2) LYING WITHIN THIS REPLAT AND NOT PREVIOUSLY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II AND HEREBY ACCEPTS THE DEDICATIONS OF THE EASEMENT OVER AND UNDER THE PRIVATE ROAD RIGHTS-OF-WAY AND THE UTILITY EASEMENTS, APPLICABLE TO THE LANDS BEING PLATTED HEREIN, FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 12th DAY OF February 2024.

ATTEST: Shannan M. Martin CITY OF PORT ST. LUCIE
SALLY WALSH, CMC
CITY CLERK SHANNON M. MARTIN, MAYOR

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.
- THE TEMPORARY ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3145 AT PAGE 2264 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA WILL TERMINATE UPON RECORDATION OF THIS PLAT.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 16th DAY OF January 2024.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

Notary Public State of Florida
Thomas P. Kiernan
My Commission Expires 8/21/2027

CITY OF PORT ST. LUCIE
PROJECT NO. P23-146
PSLUSD PROJECT NO. 11-824-10D

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6199

SHEET 1 OF 6

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

PLAT BOOK 122
PAGE 10

DEPOSIT RELEASE MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A DEPOSIT RELEASE MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS DEPOSIT RELEASE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4615, AT PAGE 2967 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF December, 2023.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

BY: [Signature]
NAME: John Wallard
TITLE: Vice President

WITNESS: [Signature]

SIGNATURE
Matthew Strauss
PRINTED NAME
551 N Cattlemen Rd Suite 200
ADDRESS Sarasota, FL 34232

WITNESS: [Signature]

SIGNATURE
Alan Zah
PRINTED NAME
551 N Cattlemen Rd Suite 200
ADDRESS Sarasota, FL 34232

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

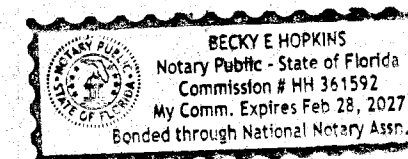
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTIFICATION BY OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY. HE IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 19th DAY OF December, 2023.

COMMISSION NO. &
EXPIRATION DATE
174361592 2/28/2027

NOTARY PUBLIC, STATE OF FLORIDA

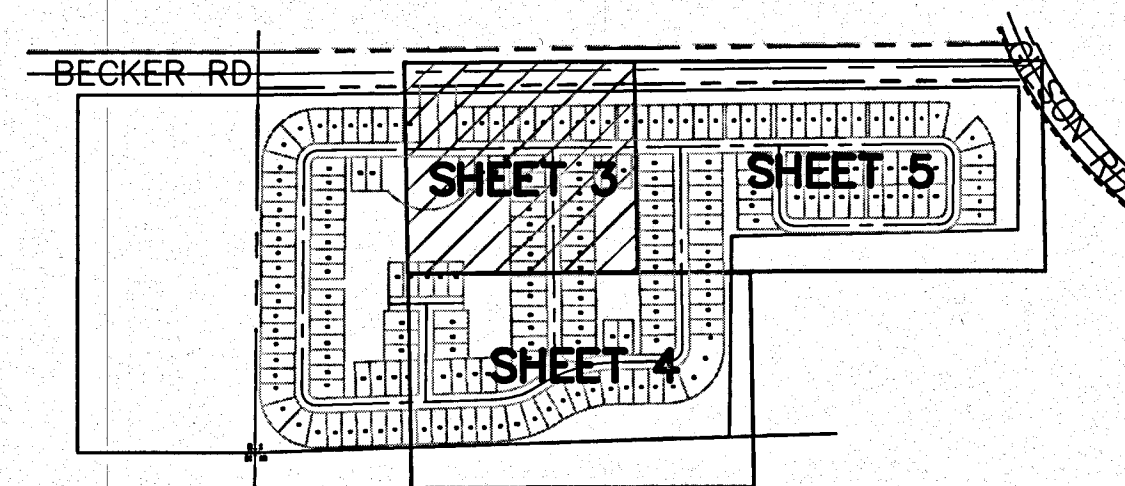
PRINT NAME: Becky E Hopkins



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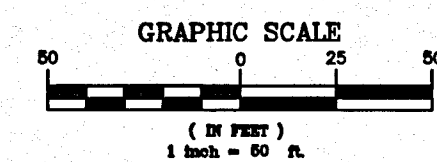
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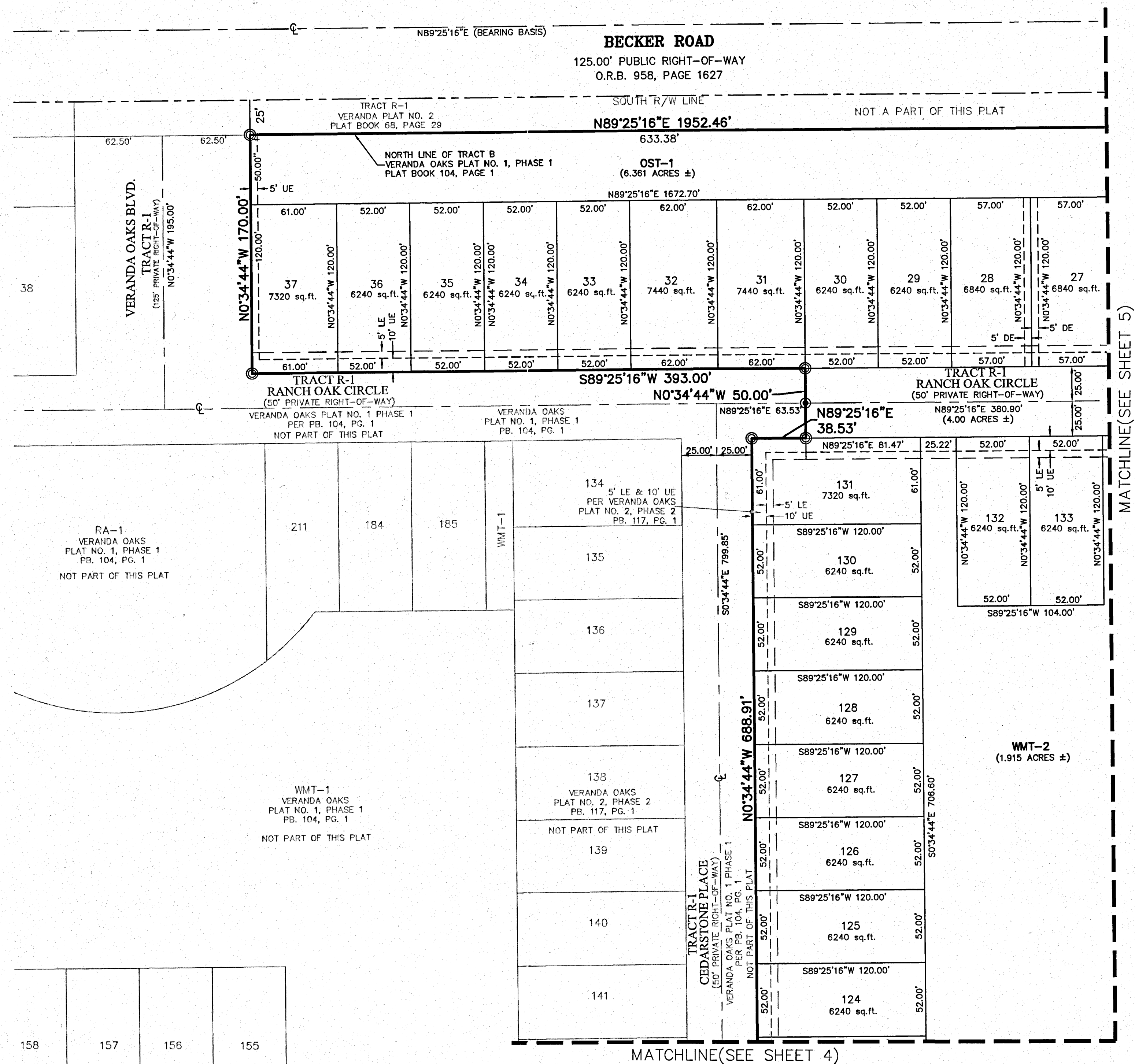
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THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 22-155-VERANDA-OAKS-PLAT-NO.-3-PHASES-3&4-SHT-3

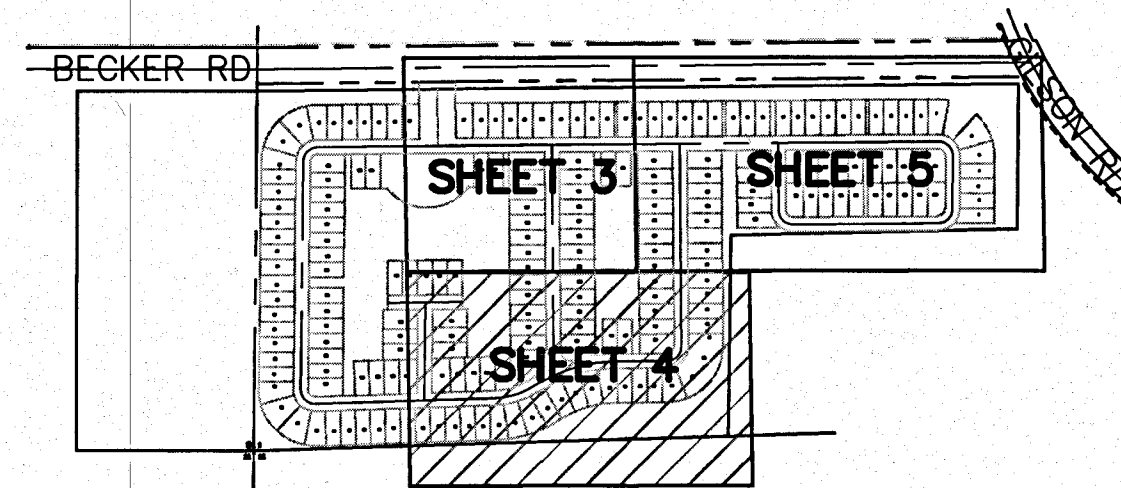


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VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

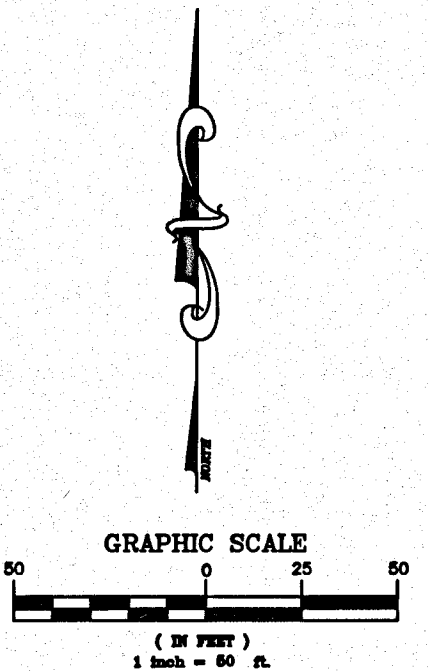
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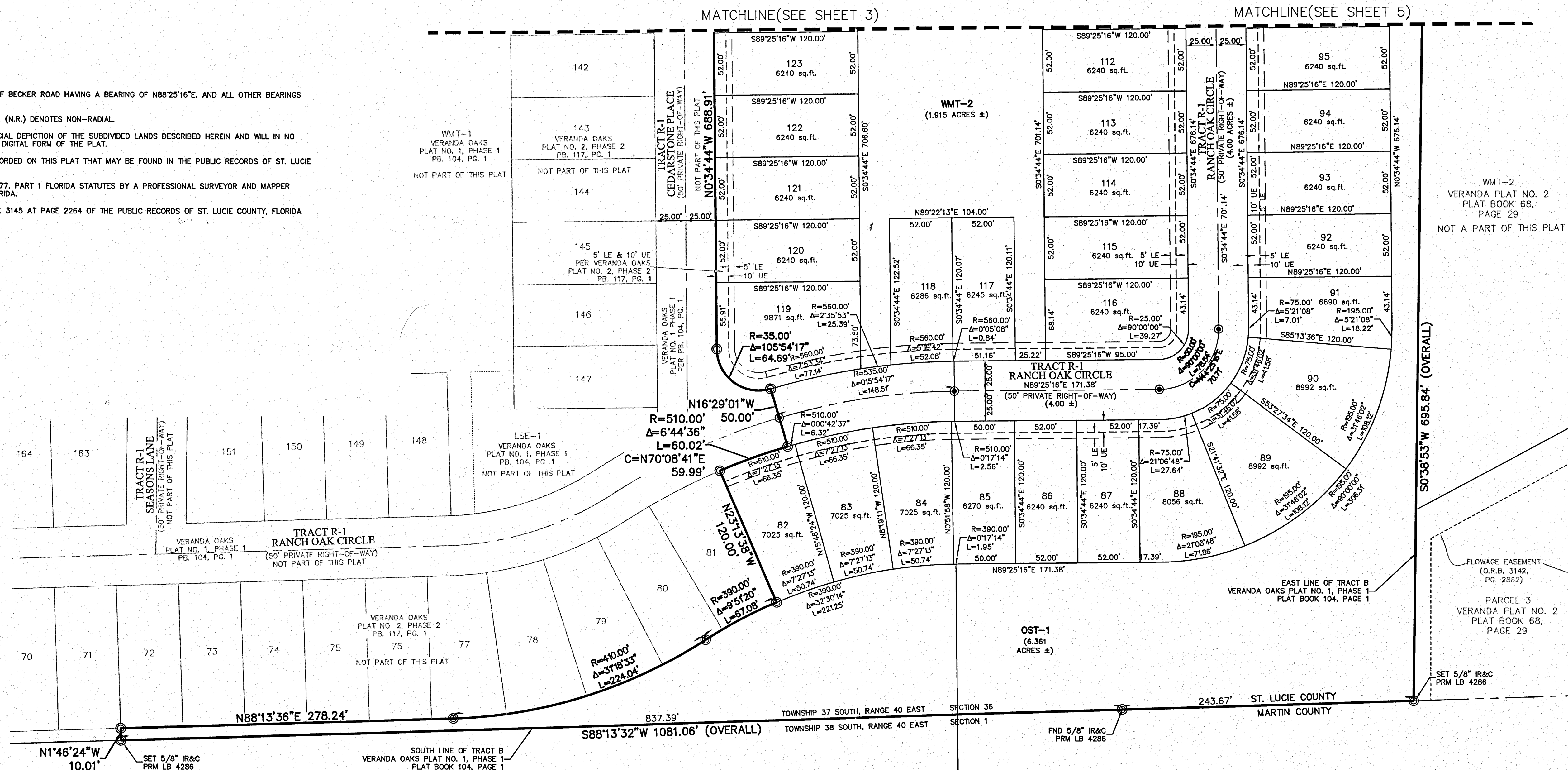


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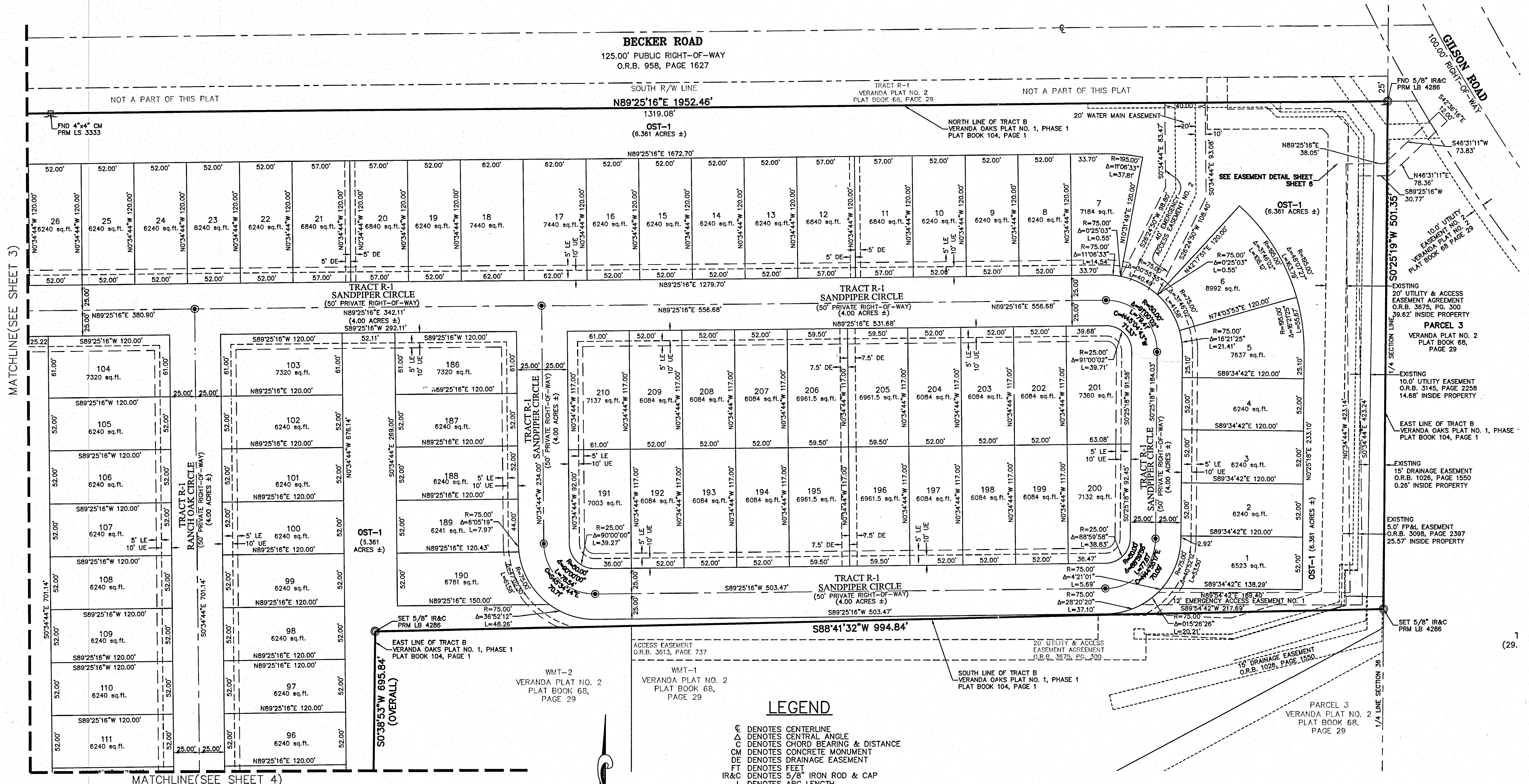
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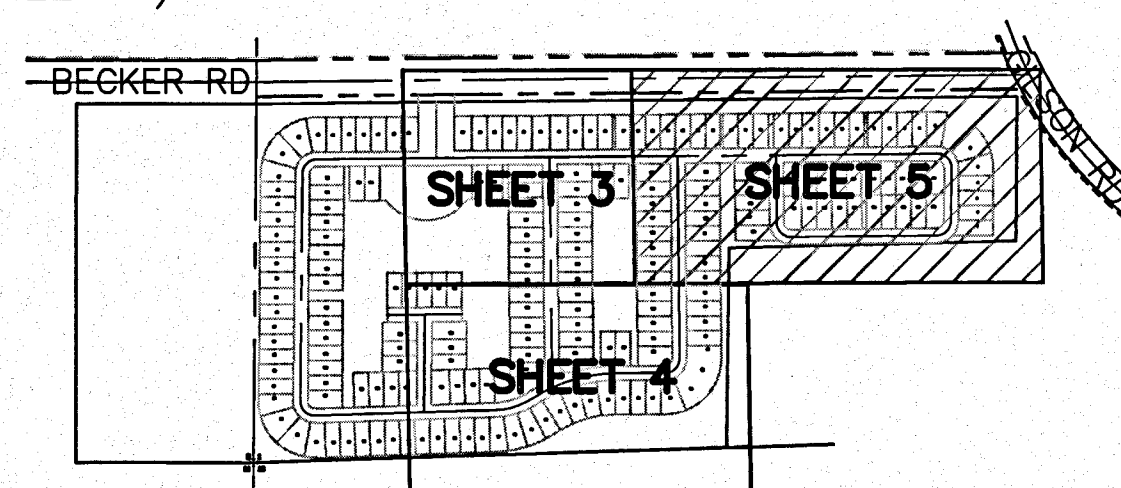
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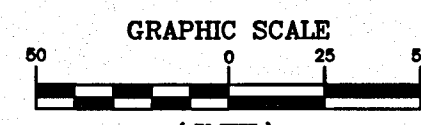
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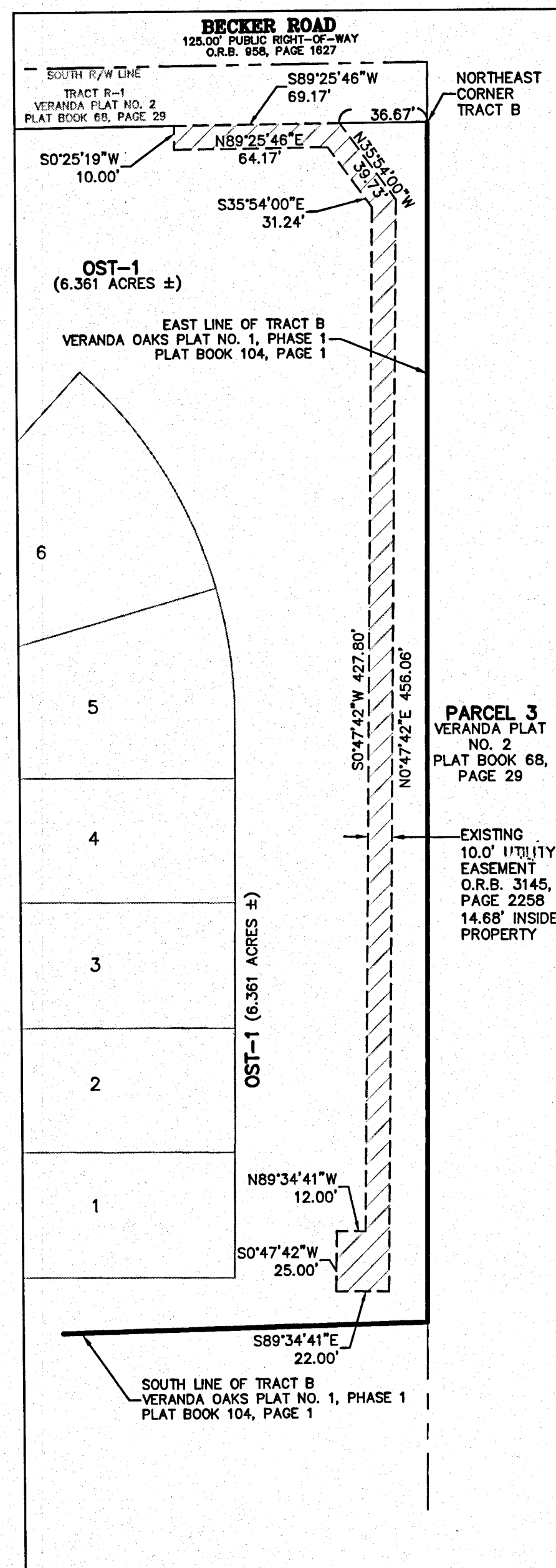
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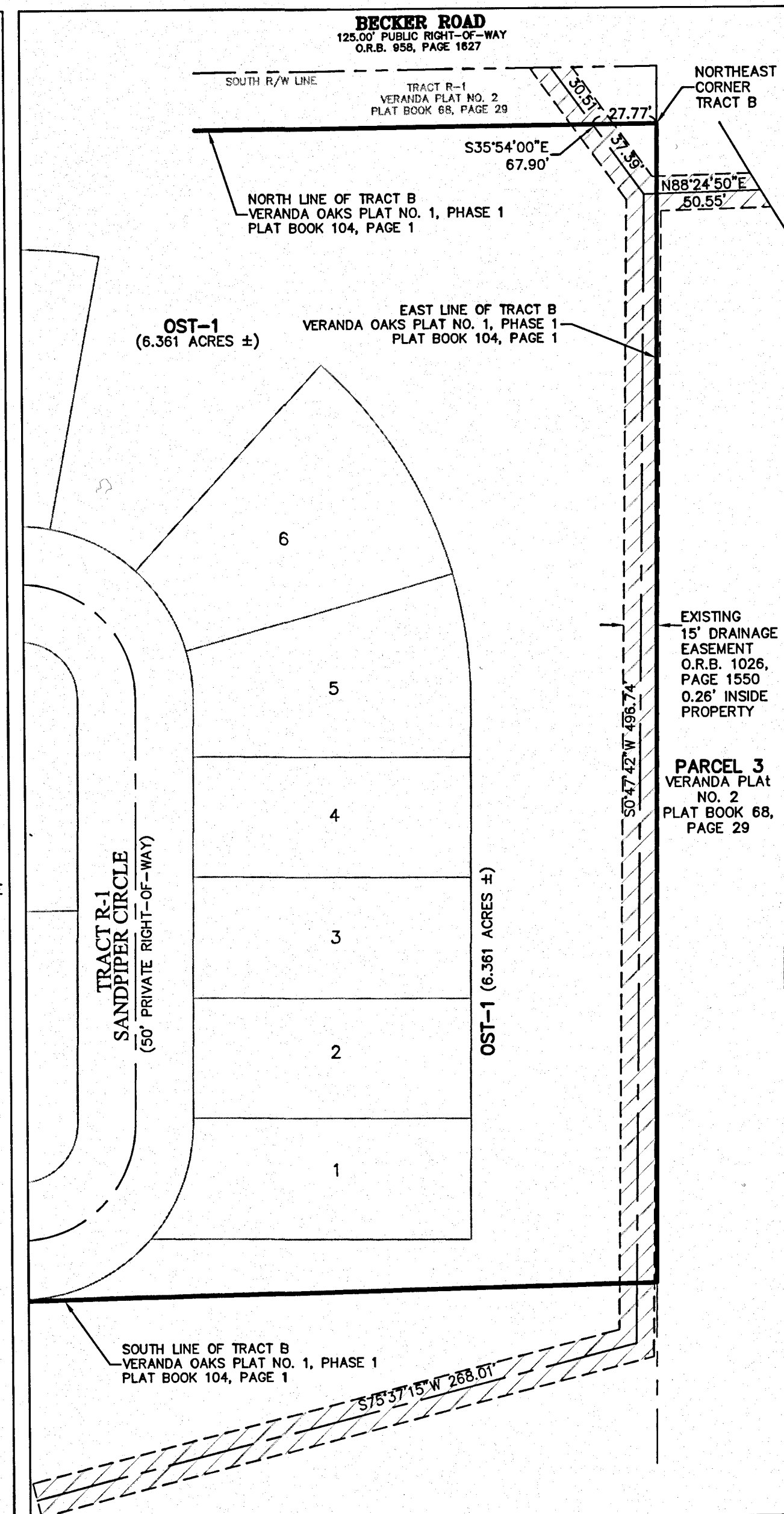
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PAGE 24

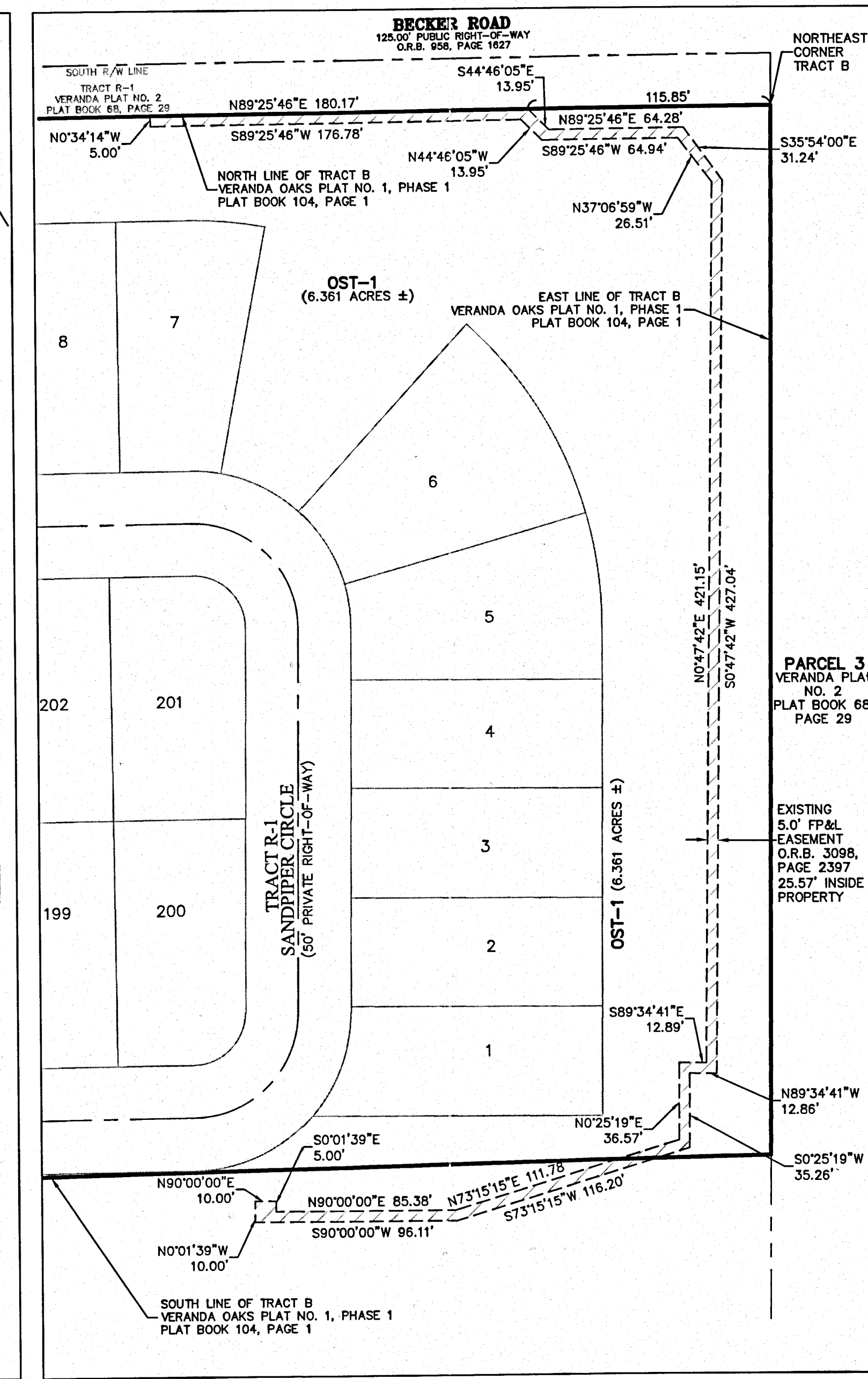
EASEMENT DETAIL A



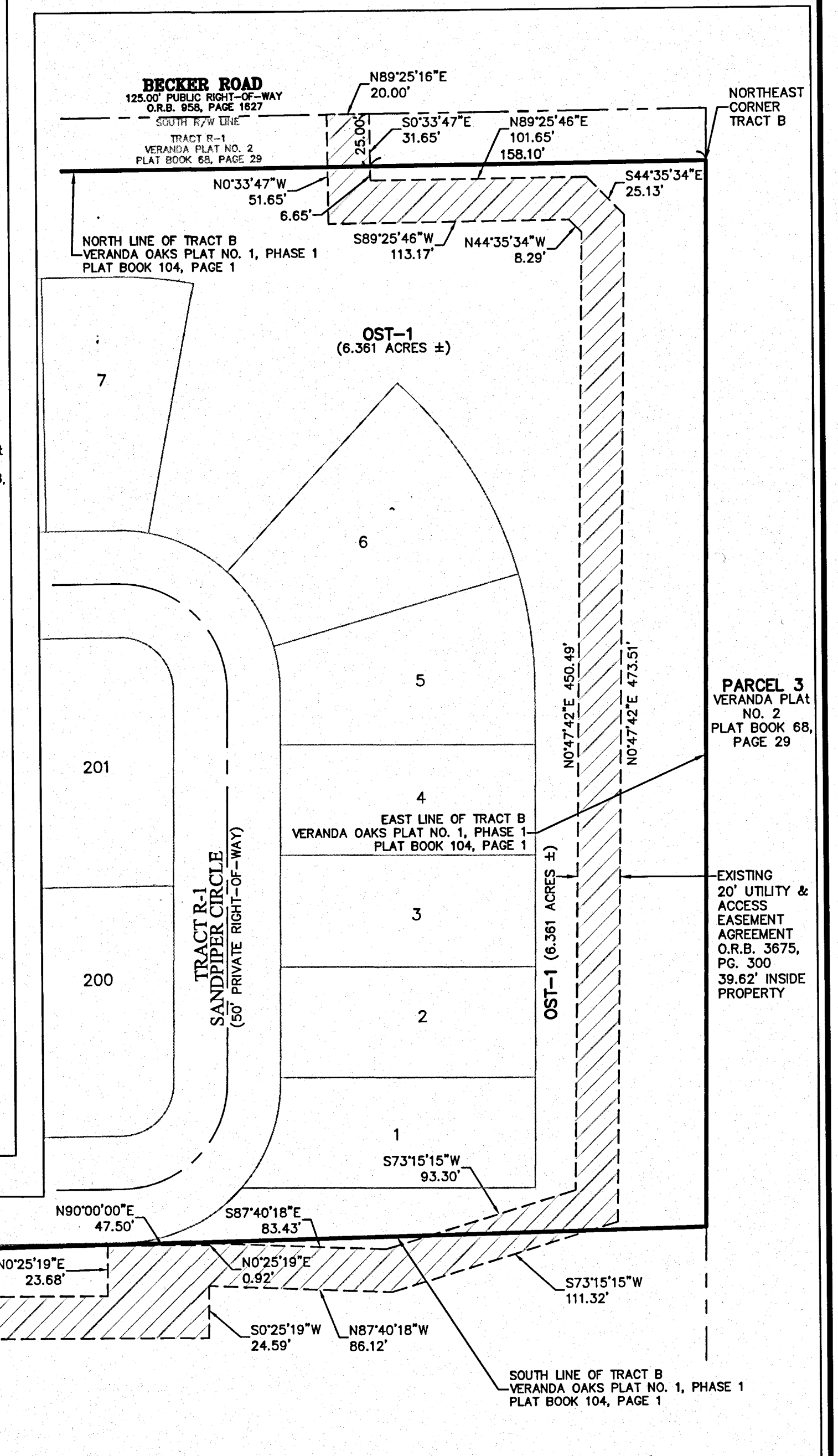
EASEMENT DETAIL B



EASEMENT DETAIL C

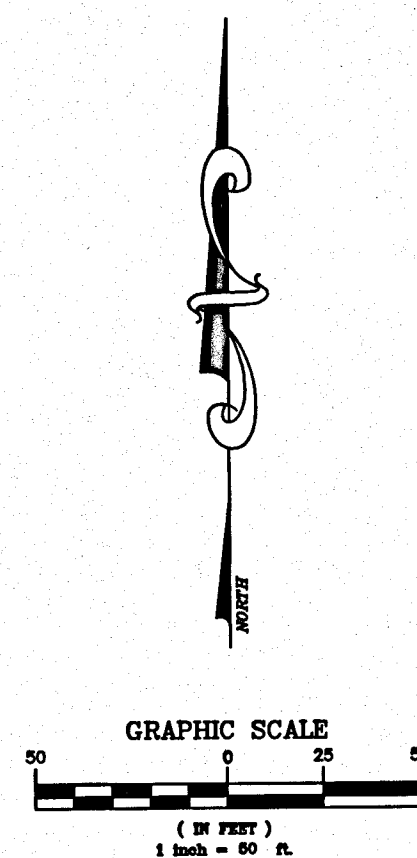


EASEMENT DETAIL D



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PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199 SHEET 6 OF 6

January 9, 2025

Ms. Bethany Grubbs, AICP, Planner III
City of Port St Lucie Planning Department
121 SW Port St Lucie Boulevard
Port St Lucie, Florida 34984

RE: Veranda Oaks, Plat No 2, Phase 3 and 4 – Street Name Change.

Dear Ms. Grubbs:

As you know we have an apparent street naming issue with the final plats at Veranda Oaks, Plat No 2, phase 3 and 4. Apparently the duplicated use of the street name "Sandpiper Circle" got by everybody in the final processing of this Plat, and we now have a situation where we need to amend the name of this portion of our internal street circulation network. As we have discussed, we are not looking to do a replat here. The enclosed application for street name change should be sufficient to address this matter.

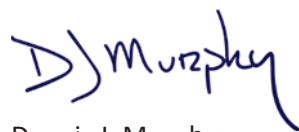
In order to keep things as simple as possible, we are requesting that the existing street name of 'Ranch Oak Circle' be extended to cover the area currently shown as 'Sandpiper Circle', on the plat of Veranda Oaks, Plat No 2, phase 3 and 4. Using this existing street name should address any concern about potential naming conflicts, since we are simply extending the use of existing and previously approved street name.

There are no existing homes on the effected street segment.

I appreciate your timely consideration in this matter. If you have any questions, please let me know.

Sincerely:

CULPEPPER & TERPENING, INC.



Dennis J. Murphy
Principal Planner

r.

BOARD OF COUNTY COMMISSIONERS



PROPERTY ACQUISITION DIVISION

January 21, 2022

Dennis Murphy
Principal Planner
Culpepper and Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981

RE: Street Names for Veranda Oaks

Dear Mr. Murphy:

Thank you for your email requesting street names for Veranda Oaks. In reviewing the proposed street name, we have decided:

1. Sandpiper Circle – **Sandpiper Circle exists. Please choose a new name.**
2. Canterwood Circle – Has been reserved for your use.
3. Ranch Oak Circle – Has been reserved for your use.
4. Sylvester Drive – **Sylvester Ln exists. Please choose a new name.**
5. Seasons Drive – Has been reserved for your use.

Please contact me at chidgeyka@stlucieco.org or (772) 462-1725 if you have any questions.

Sincerely,
Kayla Chidgey
Property Acquisition Agent

cc: County Attorney
Public Safety – Misti Glisson & Katie Hissong
City of Port Saint Lucie – Paige Perez
Property Acquisition Division/file
S:\ACQ\WP\Street Names\Veranda Oaks.doc



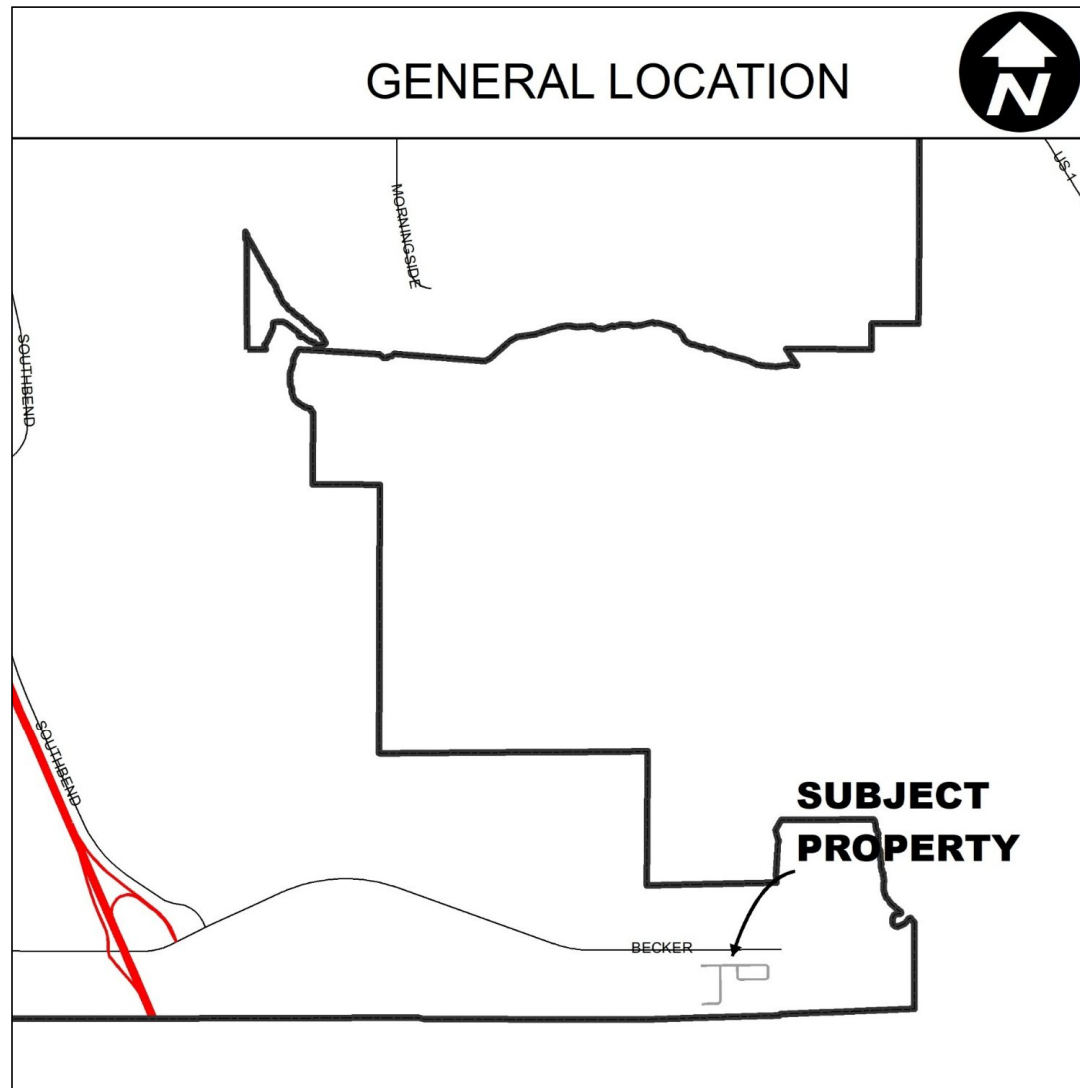
Rename Sandpiper Circle to Ranch Oak Circle
Street Name Change Request
(P25-003)

Planning and Zoning Board
March 4, 2025
Bethany Grubbs, Senior Planner

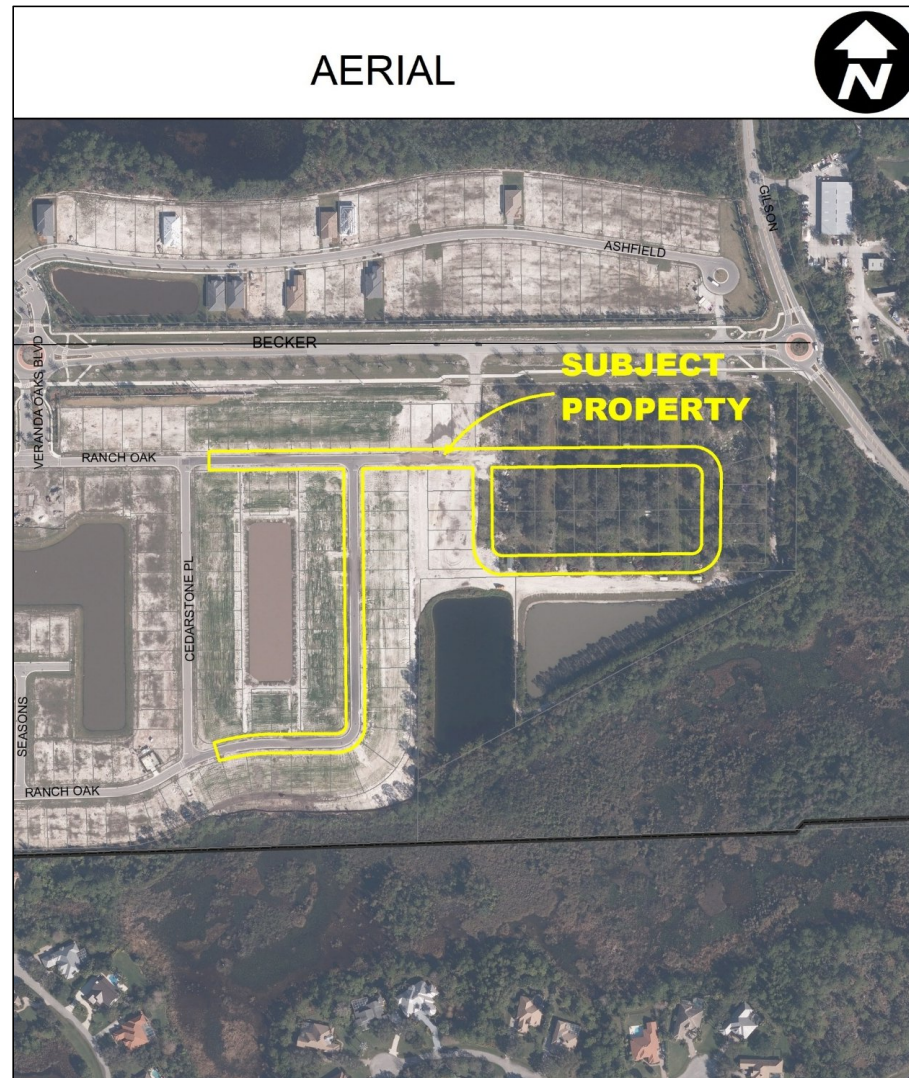
Request Summary

Applicant's Request:	A request to change a duplicate street name for the road right-of-way referred to as Sandpiper Circle, within the Veranda Oaks development, to Ranch Oak Circle.
Applicant/Property Owner:	Veranda St. Lucie Land Holdings, LLC
Agent:	Dennis Murphy, Culpepper & Terpening, Inc.
Location:	The road right-of-way for Sandpiper Circle is located on the south side of Becker Road, west of Gilson Road.

Location



Aerial



Request

- This is a request to support changing a duplicate street name within the Veranda Oaks development.
- The street name of Sandpiper Circle is already approved for a road right-of-way located in the Villas and Sandpiper Bay development.
- To resolve the duplication, the applicant proposes extending the existing street name "Ranch Oak Circle" to cover the area currently labeled as Sandpiper Circle
- This change affects 54 undeveloped residential lots with one property owner.

Analysis

- St. Lucie County has approved the use of "Ranch Oak Circle" as the official street name within the Veranda Oaks development. This name will replace the existing "Sandpiper Circle" designation, which is currently shown on the plat and represents the continuation of the circle.
- If City Council is in agreement with the proposed name change, St. Lucie County will be notified. The street name change request will then be presented to the St. Lucie County Board of County Commissioners for approval via resolution. After the resolution is approved, the County will notify all public safety offices, the post office, and update the St. Lucie County mapping systems.

Staff Recommendation

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

Planning and Zoning Board Action Options:

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



Agenda Summary

2025-219

Agenda Date: 3/4/2025

Agenda Item No.: 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-015 Port Village, LLC - Rezoning

Location: The property is located at 2120 and 2130 SW Medlock Avenue.

Legal Description: Port St. Lucie Section 31, Block 1714, Lots 3 and 4 (PB 14, PG 22)

This is a request to rezone the subject property from Single-Family Residential (RS-2) to Highway Commercial (CH) Zoning District.

Submitted By: Marissa Da Breo-Latchman, Environmental Planner II

Executive Summary: The applicant is requesting approval for the rezoning of two (2) parcels totaling 0.46-acre from Single-Family Residential (RS-2) to Highway Commercial (CH). The subject properties are located south of SW Medlock Avenue between SW Fondura Road and SW Edgarce Street and north of Gatlin Boulevard. The applicant is proposing a restaurant, cafe or sandwich shop use with drive-through facilities.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the request to rezone the 0.46-acre property from RS-2 Single Family Residential to Highway Commercial (CH).

Alternate Recommendations:

1. Move that the Board recommend denial of the rezoning to the City Council

Background: The properties have a future land use designation of Highway Commercial (CH).

Issues/Analysis: The proposed rezoning is consistent with Policy 1.1.4.13 in which the Highway Commercial (CH) zoning district is listed as a compatible zoning district under the Highway Commercial (CH) future land use classification.

Special Consideration: N/A

Location of Project: 2120 and 2130 SW Medlock Avenue

Attachments: Staff Report, Application, Deed, Agent Authorization, Staff Presentation

**Port Village, LLC
Rezoning
P25-015**



SUMMARY

Applicant's Request:	An application to rezone the subject properties from Single-Family Residential (RS-2) to Highway Commercial (CH) Zoning District.
Property Owners:	Port Village, LLC
Location:	South of SW Medlock Ave between SW Fondura Road and SW Edgarce Street.
Address:	2120 and 2130 SW Medlock Avenue
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant, Bradley Currie, Haley Ward. Inc., on behalf of property owner, Port Village LLC, is requesting approval for the rezoning of two (2) parcels totaling 0.46-acre and legally described as Port St. Lucie Section 31, Block 1714, Lots 3 and 4 from Single-Family Residential (RS-2) to Highway Commercial (CH). The subject property is located south of SW Medlock Avenue between SW Fondura Road and SW Edgarce Steet and north of Gatlin Boulevard. The properties have assigned addresses of 2120 and 2130 SW Medlock Avenue.

The properties have a future land use designation of Highway Commercial (CH). The Highway Commercial (CH) zoning district is compatible with the CH future land use designation.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the subject property on February 20th, 2025 for the March 4, 2025, Planning & Zoning Board meeting.

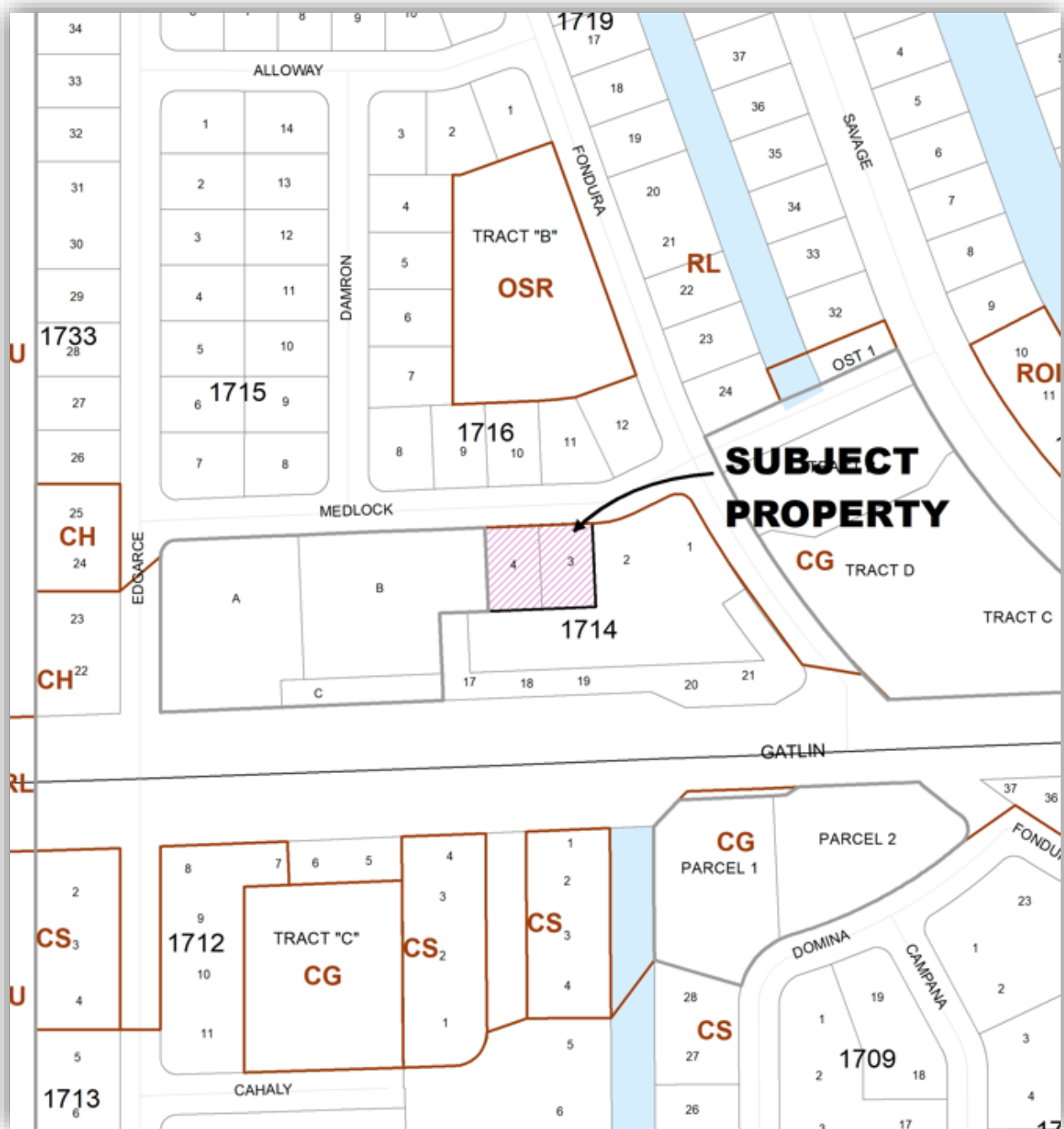
Location and Site Information

Parcel Number(s):	3420-650-1205-000-0 & 3420-650-1204-000-3
Property Size:	+/- 0.46 acres
Legal Description:	Port St. Lucie Section 31, Block 1714, Lots 3 and 4 (PB 14, PG 22)
Future Land Use:	Highway Commercial (CH)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant lots
Requested Zoning:	Highway Commercial (CH)
Proposed Use:	Restaurant, cafe or sandwich shop with drive-through facilities

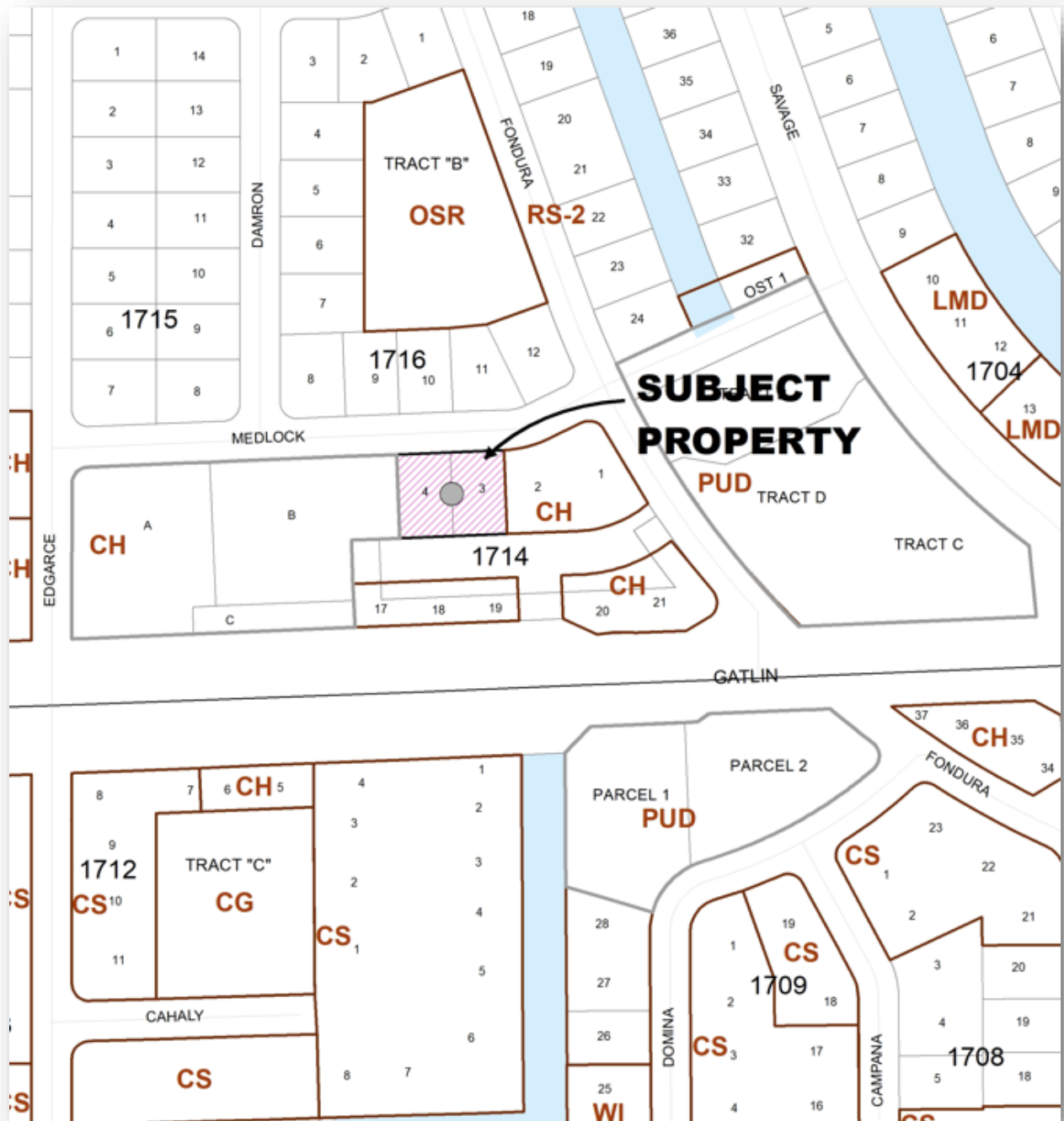
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-family Residential
South	CH	CH	Parking
East	CH	CH	Commercial
West	CH	CH	Commercial

CH - Highway Commercial, RS-2 - Single-Family Residential



FUTURE LAND USE MAP



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the CH Future Land Use Designation for highway oriented commercial uses designed to service the traveling public and located adjacent to major arterials. In addition, the proposed rezoning is consistent with Policy 1.1.4.13 in which the Highway Commercial (CH) zoning district is listed as a compatible zoning district under the Highway Commercial (CH) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
Highway Commercial (CH)	CH (Highway Commercial) and GU (General Use)

ZONING REVIEW

Applicant's Justification Statement: The applicant requests to rezone the parcels from RS-2 to CH to support development of a restaurant, café or sandwich shop with drive-through access. The current RS-2 does not support commercial development.

Staff Analysis: The existing RS-2 zoning is incompatible with the underlying CH Future Land Use. The proposed rezoning to CH is consistent with the future land use, CH, and surrounding zoning designations to the east, south and west. Existing commercial uses are located to the east and west of the subject properties.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Area 27	
Is all property within planning area?	Yes	
Type of Conversion Area	CH	
Proposed rezoning	Highway Commercial (CH)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160'	160'
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of way or non-residential use and sufficient frontage exists for development)	125' (abutting a non-residential use) single lot depth
Landscape Buffer Wall	Yes	

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed rezoning.

Planning and Zoning Board Action Options:

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

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

REZONING APPLICATION**CITY OF PORT ST. LUCIE**

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: atoro@haleyward.com

PROPERTY OWNER:

Name: Port Village LLC
Address: 402A High Point Drive, Cocoa FL, 32926
Telephone No.: (321)631-0245 Email summit@southeastpetro.com

AGENT OF OWNER (if any)

Name: EDC a Division of Haley Ward, Inc
Address: 10250 SW Village Parkway
Telephone No.: 772-462-2455 x 121 Email atoro@haleyward.com

PROPERTY INFORMATION

Legal Description: LOT 3 & LOT 4 , BLOCK 1714, PORT ST LUCIE SECTION THIRTY ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS
(Include Plat Book and Page) RECORDED IN PLAT BOOK 14, PAGE(S) 22, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA

Parcel I.D. Number: 3420-650-1204-000-3 & 3420-650-1205-000-0

Current Zoning: Single-Family Residential (RS-2)

Proposed Zoning: Highway Commercial (CH)

Future Land Use Designation: CH (Highway Commercial) Acreage of Property: TOTAL : 0.46 CRES

Reason for Rezoning Request: The seeks to develop a restaurant, cafe , or sandwich shop, including drive-through facilities. The proposed use is only permitted Highway Commercial (CH) Zoning district. The proposed zoning district is compatible with the Highway Commercial (CH) Future Land Use Classification


*Signature of Owner


Hand Print Name

01/29/2025

Date

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

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

02/26/20

HHTHIS INSTRUMENT PREPARED BY and RETURN TO:

Robert J. Gorman, Esquire
1209 Delaware Avenue
Ft. Pierce, FL 34950
(772)465-5311

Trustee's Warranty Deed

Parcel ID Number(s): 3420-650-1204-000/3

This Indenture, Made this 26th day of September, 2019 A.D., **Between**

MARY PANAGIOTAKOPOULOS, individually, and as Successor Trustee of the Fotios Panagiotakopoulos Declaration of Trust dated May 7, 1987 a/k/a Fotios Panagiotakopoulos Intervivos Declaration of Trust dated May 7, 1987

whose address is 13 Analipseos Street, Vrilisia, Greece 15235

of the Country of REPUBLIC OF GREECE, Province of ATTICA, grantors, and

PORT VILLAGE, LLC, a Florida limited liability company

whose address is: 402A High Point Drive, Cocoa, Florida 32926

of the County of Brevard, State of Florida, grantees,

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, trusts and trustees, wherever the context so admits or requires.)

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN and NO/CENTS (\$10.00) DOLLARS, and other good and valuable consideration to GRANTEE in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and confirm unto the GRANTEE all that certain land situate in ST. LUCIE County, State of Florida, to wit:

Lot 3, Block 1714, PORT ST. LUCIE SECTION THIRTY ONE, according to the map or plat thereof as recorded in Plat Book 14, Page(s) 22, Public Records of St. Lucie County, Florida.

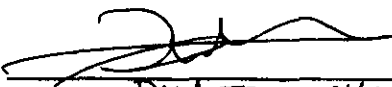
The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor; the Grantor's HOMESTEAD address is 13 Analipseos Street, Vrilisia, Greece. None of the property herein conveyed is the residence of any person supported by or to whom Grantor owed a duty of support. The property is vacant unimproved land.

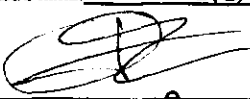
TO HAVE AND TO HOLD, the same in fee simple forever.

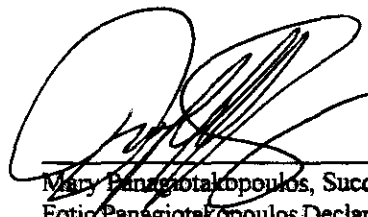
AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.

Signed, sealed and delivered in our presence:


Printed Name: DIMITRIOS CHALKIAS


Printed Name: FILIPPOS GRAMALIDIS


Mary Panagiotakopoulos, Successor Trustee of the
Fotio Panagiotakopoulos Declaration of Trust dated May
7, 1987 a/k/a the Fotios Panagiotakopoulos Intervivos
Declaration of Trust dated May 7, 1987

REPUBLIC OF GREECE
PROVINCE OF ATTICA
CITY OF ATHENS
REPUBLIC OF GREECE EMBASSY OF THE UNITED
STATES OF AMERICA

SS.: **Steven Dubé**
Consul

on the 26th day of September, 2019, before me personally appeared in said _____, Consular of the United State of America, duly commissioned, and qualified, do certify that
known, and known to me to be the individual described in, whose name is subscribed to, and who executed the foregoing instrument, and being by
me informed of the contents of said instrument MARY PANAGIOTAKOPOULOS, duly acknowledged to me that he executed the same freely and
voluntarily for the uses and purposes therein mentioned.

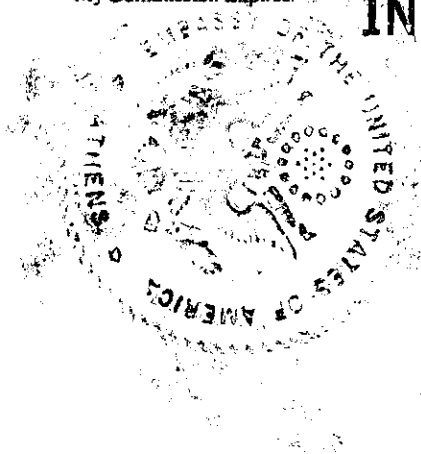
IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal the day and year last above written.

(Seal)
My Commission Expires:

INDEFINITE


Consular of the United States of America at
Republic of Greece

Steven Dubé
Consul



Please record and return to:

David Ubbens
Belfort, Suite 475
Jacksonville, FL 32216

Tax Parcel ID No. 3420-650-1205-000-0

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (this "**Deed**"), dated to be effective as of the 21st day of June 2018 ("**Effective Date**"), is by and between **RAY DISTRIBUTING COMPANY**, a Florida corporation with offices located at 7014 A.C. Skinner Parkway, Suite 290, Jacksonville, Florida 32256 ("**Grantor**") and **PORT VILLAGE, LLC**, a Florida limited liability company, with offices located at 402A High Point Drive, Cocoa, Florida 32926 ("**Grantee**").

WITNESSETH:

For and in consideration of the sum of Ten Dollars (\$10.00) and the mutual covenants and other good and valuable consideration, the receipt and sufficiency of which are agreed and acknowledged, Grantor does by execution and delivery of this Deed GRANT, BARGAIN, SELL, CONVEY, and RELEASE unto Grantee, its successors and assigns forever, all of Grantor's right, title and interest, if any, in and to the Premises more particularly described in **Exhibit A** attached to and made a part of this Deed (the "**Premises**"), together with any buildings, fixtures and improvements owned by Grantor and located thereon;

Together with all right, title and interest of Grantor in and to any streets and roads abutting the Premises to the center lines of such streets and roads, plus all the estate and rights of Grantor in and to any easements, rights, privileges, appurtenances, strips and gores and all other hereditaments appurtenant to the Premises;

This conveyance is made by Grantor and accepted by Grantee SUBJECT TO all reservations, exceptions, restrictions, easements, encumbrances and rights of way of record; ad valorem taxes for the year 2018 and subsequent years that are not yet due and payable; zoning regulations; and all other matters of record that are currently valid and subsisting, and that affect the in this Agreement described Premises (which reference shall not be deemed to reimpose any of the foregoing); and the items set forth on **Exhibit B**, to the extent that the same are currently valid and enforceable against the Premises;

TO HAVE AND TO HOLD the Premises unto Grantee, its successors and assigns in fee simple forever; but:

IN ADDITION TO THE FOREGOING, Grantor grants the Premises to Grantee subject to the following covenants and restrictions:

NOTWITHSTANDING ANYTHING CONTAINED IN THIS AGREEMENT TO THE CONTRARY, GRANTEE ACKNOWLEDGES, UNDERSTANDS AND AGREES THAT GRANTEE HAS BEEN GIVEN THE OPPORTUNITY TO MAKE FULL AND COMPLETE INSPECTIONS OF THE PREMISES TO GRANTEE'S SATISFACTION PRIOR TO THE DATE OF THIS DEED AND THAT, AS OF THE DATE OF THIS DEED, GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN INVESTIGATIONS OF THE PREMISES AND

NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR, OR ANY AGENT, REPRESENTATIVE OR OTHER PARTY ACTING, OR PURPORTING TO ACT, ON BEHALF OF GRANTOR. IT IS THE UNDERSTANDING AND INTENTION OF THE PARTIES THAT THE SALE OF THE PREMISES FROM GRANTOR TO GRANTEE IS MADE ON A STRICT "AS IS, WHERE IS" BASIS AND WITH ALL FAULTS. GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, ORAL OR WRITTEN, RELATING TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR PRESENT OR FUTURE CONDITION OF THE ASSETS, INCLUDING WITHOUT LIMITATION THE PREMISES, (B) THE COMPLIANCE OF, OR BY, THE PREMISES WITH ANY LAWS OF ANY APPLICABLE GOVERNMENTAL ENTITY, (C) THE LIABILITY, MERCHANTABILITY, MARKETABILITY, OR PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PREMISES, INCLUDING WITHOUT LIMITATION THE ASSETS THEREON, OR (D) ANY OTHER MATTER WITH RESPECT TO THE ASSETS. GRANTEE REPRESENTS TO GRANTOR THAT GRANTEE IS RELYING, HAS RELIED AND SHALL IN THE FUTURE RELY SOLELY UPON ITS OWN INVESTIGATIONS, INSPECTIONS AND STUDIES OF THE PREMISES, AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR, GRANTOR'S AGENTS OR CONTRACTORS OR OTHERWISE GENERATED FROM THIRD PARTY SOURCES. GRANTOR SHALL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENT, REPRESENTATION OR INFORMATION PERTAINING TO THE PREMISES OR THE OPERATION OF THE PREMISES FURNISHED BY ANY PARTY PURPORTING TO ACT ON BEHALF OF GRANTOR, INCLUDING, WITHOUT LIMITATION, ANY AGENT, BROKER OR SALESPERSON. GRANTEE ACKNOWLEDGES THAT THE CONTRIBUTION VALUE HAS BEEN SPECIFICALLY NEGOTIATED AND ADJUSTED TO TAKE INTO ACCOUNT THE AS-IS NATURE OF THIS SALE AND THE DISCLAIMERS AND WAIVER OF REPRESENTATIONS AND WARRANTIES AS STATED IN THIS AGREEMENT.

GRANTOR AND GRANTEE ACKNOWLEDGE AND AGREE THAT GRANTEE'S ACCEPTANCE OF THE PROPERTY WITH AND SUBJECT TO THE FOREGOING COVENANTS AS SET FORTH IN THIS DEED AND THE CONTINUING ENCUMBRANCE OF THE PROPERTY WITH THOSE RESTRICTIONS AND COVENANTS ARE EACH A SIGNIFICANT AND MATERIAL PORTION OF THE CONSIDERATION PROVIDED BY GRANTEE TO GRANTOR IN CONNECTION WITH GRANTOR'S AGREEMENT TO CONVEY THE PROPERTY AND THAT GRANTOR WOULD NOT CONVEY THE PROPERTY TO GRANTEE FOR THE OTHER CONSIDERATION GIVEN BY GRANTEE ALONE WITHOUT EACH SUCH RESTRICTION AND COVENANT.

SUBJECT to the foregoing, Grantor covenants with Grantee that Grantor will warrant specially the Premises in this Agreement conveyed and defend title to the Premises against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, provided,

that this conveyance and the special warranty made by Grantor contained in this Agreement are subject to the matters contained in this Agreement and any and all matters of record, and the interest of Grantor in any offsite easements is conveyed without warranty. The preceding sentence is for the benefit of Grantee and the parties now or hereafter constituting Grantee and may not be relied on or enforced by any other entity, including, without limitation, any direct or remote successor in title to Grantee or any title insurer of Grantee or its direct or remote successors in title, by way of subrogation or otherwise.

*[balance of page intentionally left blank;
signatures appear on following pages]*

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed on the day and year first above written.

RAY DISTRIBUTING COMPANY, a Florida corporation

By: Aubrey L. Edge
Aubrey L. Edge
Its President

Signed, Sealed and Delivered In Our Presence:

WITNESS:

A. K. Dan
Printed Name: A. K. Dan

WITNESS:

Donna A. Miller
Printed Name: Donna A. Miller

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th of June 2018 by Aubrey L. Edge, as President and on behalf of Ray Distributing Company, a Florida corporation. He is personally known to me.

Donna A. Miller

Notary Signature

Print Name: Donna A. Miller

Notary Public, State and County Aforesaid

My commission expires: 7/29/2019

Commission Number: FF 215455

(Notarial Seal)



DONNA A. MILLER
MY COMMISSION # FF 215455
EXPIRES: July 29, 2019
Bonded Thru Budget Notary Services

"GRANTEE":

PORT VILLAGE, LLC, a Florida limited liability company

By: [Signature]
Summit Shah, Its Manager

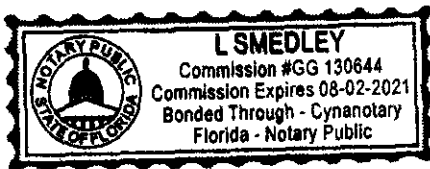
Witness: [Signature]
Print Name: Bernie Genson

Witness: [Signature]
Print Name: LOUIE KUBS

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 20th of June 2018 by Summit Shah as manager of Port Village, LLC, a Florida limited liability company, on behalf of the company who is personally known to me or produced a _____ as identification.

ORIGINAL



[Signature]
Notary Signature
Print Name: L. SMEDLEY
Notary Public, State and County Aforesaid
My commission expires: 08-02-2021
Commission Number: #66130644

(Notarial Seal)

EXHIBIT A TO DEED
Legal Description of Premises

A parcel of real property situated in St. Lucie County, Florida and more particularly described as follows:

Lot 4, Block 1714 of PORT ST. LUCIE SECTION THIRTY ONE, according to the Plat thereof as recorded in Plat Book 14, Page(s) 22, 22A through 22G, of the Public Records of St. Lucie County, Florida.

EXHIBIT A TO DEED
Permitted Exceptions

Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.

Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

Any minerals or mineral rights leased, granted or retained by current or prior owners.

Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.

Port Village, LLC
402A High Point Drive
Cocoa, FL 32926

AGENT CONSENT FORM

Project Name: Medlock Avenue Rezone
Parcel ID: 3420-650-1205-000-0; 3420-650-1204-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED MONICA SHAW, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING: MANAGER OF PORT VILLAGE LLC

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 24th day of January, 2025, by MONICA SHAW MGR OF PORT VILLAGE LLC (Name of Person Acknowledging) who is personally known to me or who has produced PERSONALLY FROM (type of identification) as identification and who did not (did not) take an oath.

Notary Signature

Printed Name of Notary

Owner's Signature

Owner's Name



08-02-2025
My commission expires



Street Address

City, State, Zip

Telephone / Email



Port Village, LLC -Rezoning
Project No. P25-015

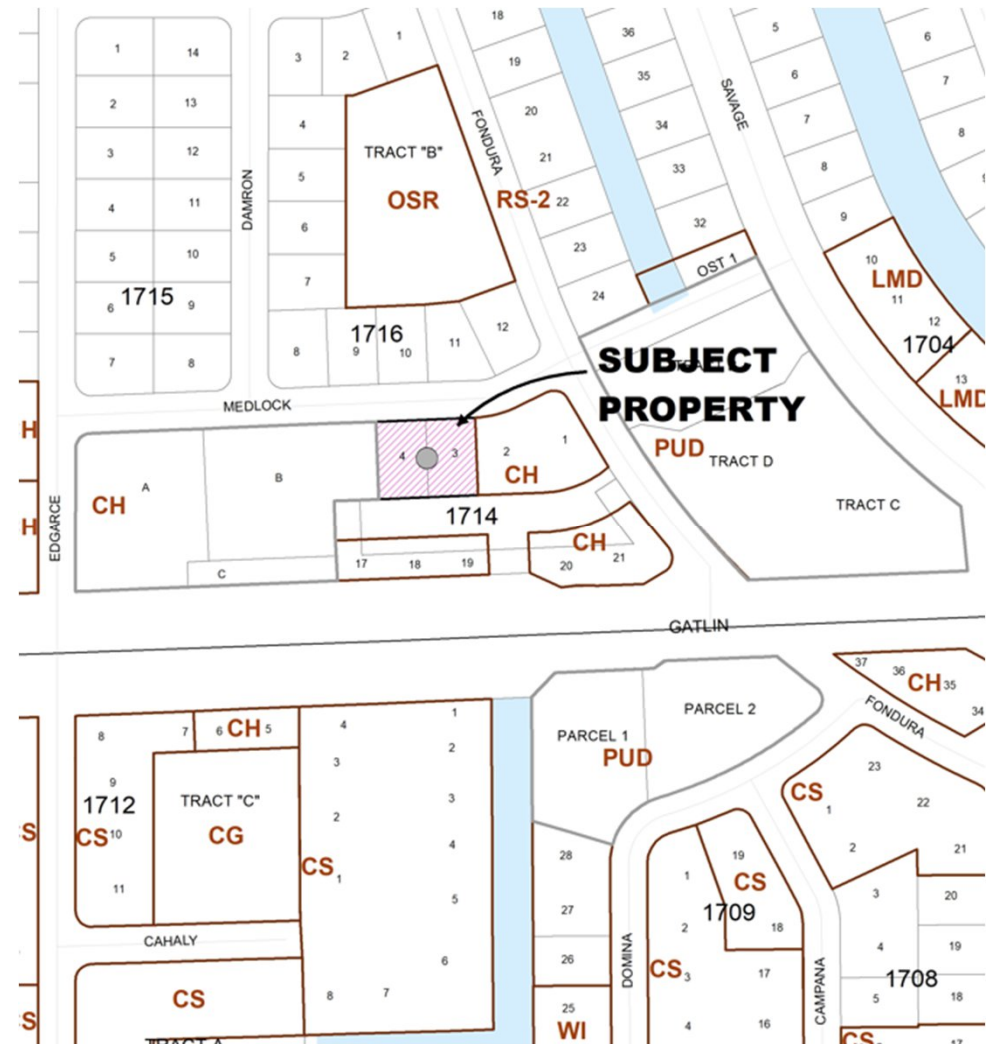
Planning and Zoning Board Meeting
Marissa Da Breo-Latchman, Environmental Planner II
March 4, 2025

Request Summary

Applicant's Request:	The applicant requests to rezone 0.46 acres from Single Family Residential (RS-2) to Highway Commercial (CH) to be consistent with the City's Comprehensive Plan and Future Land Use map. The proposed use is restaurant, cafe or sandwich shop with drive-through facilities.
Applicant:	Brad Currie, Haley Ward Inc.
Property Owner:	Port Village, LLC
Location:	The parcels are located at 2120 and 2130 SW Medlock Avenue, between SW Fondura Road and SW Edgarce Street.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single-family Residential	RL	RS-2
South	Parking	CH	CH
East	Commercial	CH	CH
West	Commercial	CH	CH



Aerial Photograph



Land Use Conversion Manual

Planning Area location per Conversion Manual	Area 27	
Is all property within planning area?	Yes	
Type of Conversion Area	CH	
Proposed rezoning	Highway Commercial (CH)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160'	160'
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of way or non-residential use and sufficient frontage exists for development)	125' (abutting a non-residential use) single lot depth
Landscape Buffer Wall	Yes	

Justification

- The proposed rezoning 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 Highway Commercial(CH) Zoning District is listed as a compatible zoning district under the Highway Commercial (CH) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
Highway Commercial (CH)	CH (Highway Commercial) & GU (General Use)

Staff Recommendation

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.



Agenda Summary

2025-218

Agenda Date: 3/4/2025

Agenda Item No.: 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-016 St. Lucie County - Fire Station - Milner Drive - Variance

Location: The property is located at 5531 NW Corporate Way.

Legal Description: Midway Commerce Center, Lot 3 (PB 41, PG 1)

This is a request to grant a variance of design relief to allow a metal building with roof with less of a pitch than required.

Submitted By: Francis Forman, Planner III

Executive Summary: The City of Port St. Lucie received a request from Velcon Engineering, acting as agent for St. Lucie County Fire District, Owner, for a variance to the Citywide Design Standards for building material design and roof pitch requirements to construct a metal building with a sloped roof with a 1.5:12 pitch. Section 4.0.1(2), Prohibited Building Features and Materials, of the Citywide Design Standards, requires that the general building design cannot include the use of corrugated metal siding/butler buildings within the General Commercial (CG) zoning district. Section 5.5.1(3), Sloped Roof Design, of the Citywide Design Standards, require that the average slope of a primary roof shall be greater than or equal to four feet of rise for every twelve feet of horizontal run, or a 4:12 slope.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board approve the variance as presented.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the variance with conditions.
2. Move that the Board deny the variance.

Background: The intent is to construct a metal building for the purposes of expanding the existing St. Lucie County Fire District logistics campus. The logistics campus currently consists of an administrative building located along NW Milner Drive and a building that is used for a combination of administrative logistical offices and a maintenance shop. The proposed northern building is to be utilized as a maintenance building for repair and upkeep of the fire trucks.

The existing campus was previously constructed in 2005 and met all design standards per the Citywide Design Standards of the Institutional Zoning district. The proposed building is to be located on the northern property of the campus, which is zoned CG, and therefore would be held to a different design standard than the southern buildings. The architectural design for the new maintenance building is proposed to match the

existing office/maintenance building on the south side. Since the proposed architectural design of the new maintenance building does not meet the requirements of the Citywide Design Standards for a commercial, relief to the building material and sloped roof elements is needed, alternately the site would need more extensive permits.

Issues/Analysis: To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided in the staff report.

Special Consideration: N/A

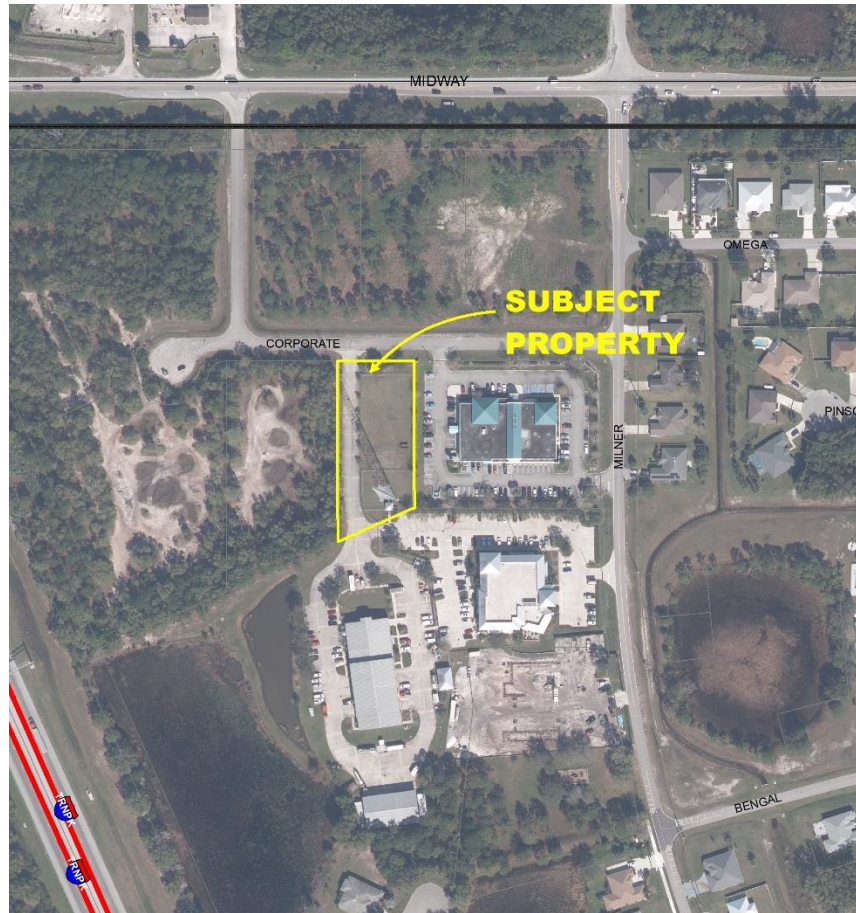
Location of Project: The property is generally located on the south side of NW Corporate Way, west of NW Milner Drive.

Attachments:

1. Staff Report
2. Response to Variance Criteria
3. Building Elevations
4. Deed
5. Location Map
6. Staff Presentation



**St. Lucie County – Fire Station – Milner Drive
Variance (Citywide Architectural Design Standards)
P25-016**



Project Location Map

SUMMARY

Applicant's Request:	To grant a variance of design relief to allow a metal building and a lesser sloped roof.
Application Type:	Variance, Quasi-Judicial
Applicant:	Velcon Engineering & Surveying, LLC
Property Owner:	St. Lucie County Fire District
Address:	5531 NW Corporate Way
Location:	The property is generally located on the south side of NW Corporate Way, west of NW Milner Drive.
Project Planner:	Francis Forman, Planner III

Project Description

The City of Port St. Lucie received a request from Velcon Engineering & Surveying, LLC, acting as agent for St. Lucie County Fire District, Owner, for a variance to the Citywide Design Standards for building material design and roof pitch requirements to construct a metal building with a sloped roof having a 1.5:12 pitch. Section 4.0.1(2), Prohibited Building Features and Materials, of the Citywide Design Standards, requires that the general building design cannot include the use of corrugated metal siding/butler buildings within the General Commercial (CG) zoning district. Section 5.5.1(3), Sloped Roof Design, of the Citywide Design Standards, require that the average slope of a primary roof shall be greater than or equal to four feet of rise for every twelve feet of horizontal run, or a 4:12 slope.

Background

The intent is to construct a metal building for the purposes of expanding the existing St. Lucie County Fire District logistics campus. The logistics campus currently consists of an administrative building located along NW Milner Drive and a building that is used for a combination of administrative logistical offices and a maintenance shop. The proposed northern building is to be utilized as a maintenance building for repair and upkeep of the fire trucks.

The existing campus was previously constructed in 2005 and met all design standards per the Citywide Design Standards of the Institutional Zoning district. The proposed building is to be located on the northern property of the campus, which is zoned CG, and therefore would be held to a different design standard than the southern buildings. The architectural design for the new maintenance building is proposed to match the existing office/maintenance building on the south side. Since the proposed architectural design of the new maintenance building does not meet the requirements of the Citywide Design Standards for a commercial, relief to the building material and sloped roof elements is needed. Staff supports the request for relief.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on February 20, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

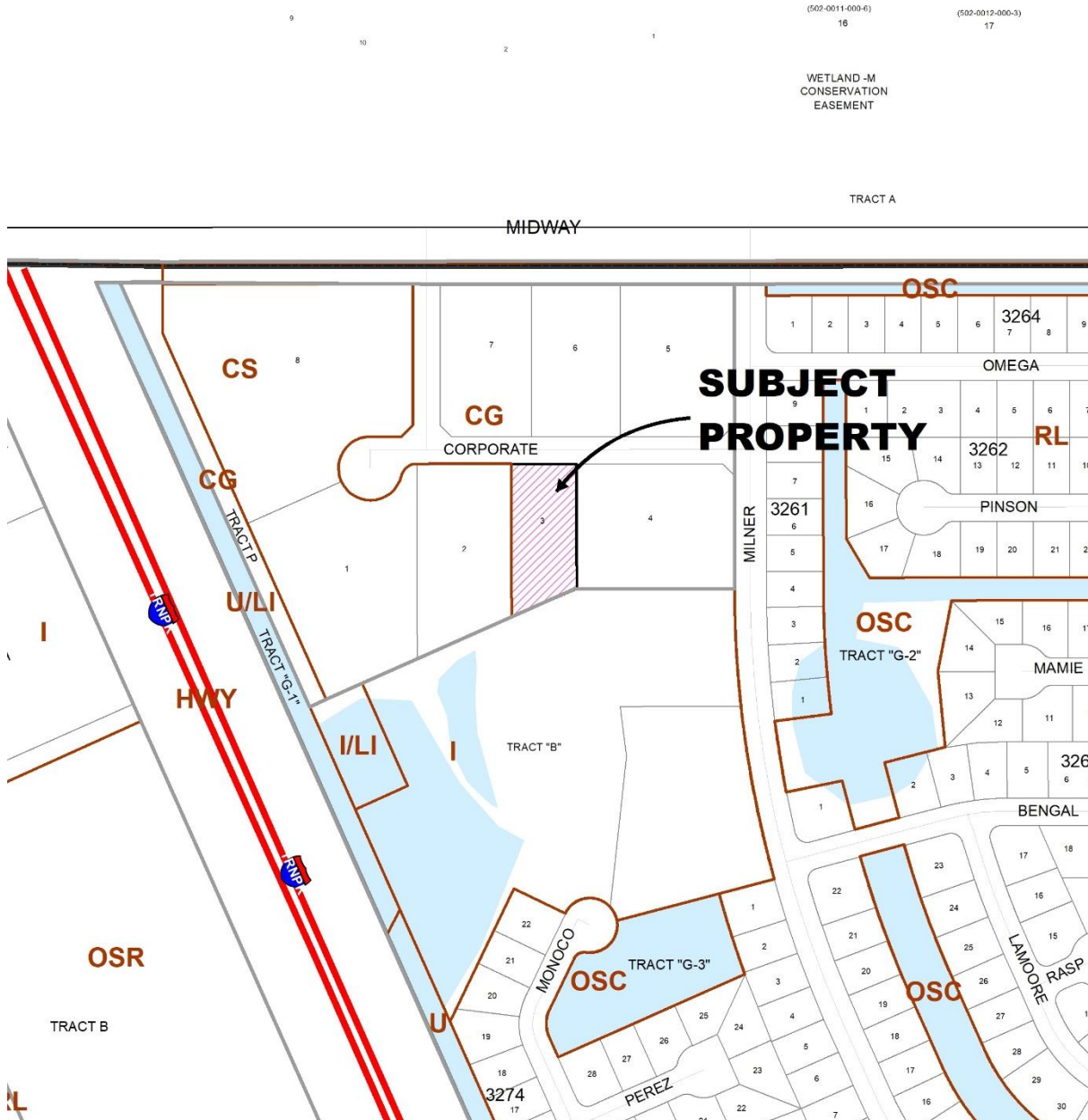
Parcel Number:	3301-701-0005-000-0
Property Size:	+/- 1 acres
Legal Description:	Midway Commerce Center, Lot 3 (PB 41, PG 1)
Address:	5531 NW Corporate Way
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

Surrounding Uses

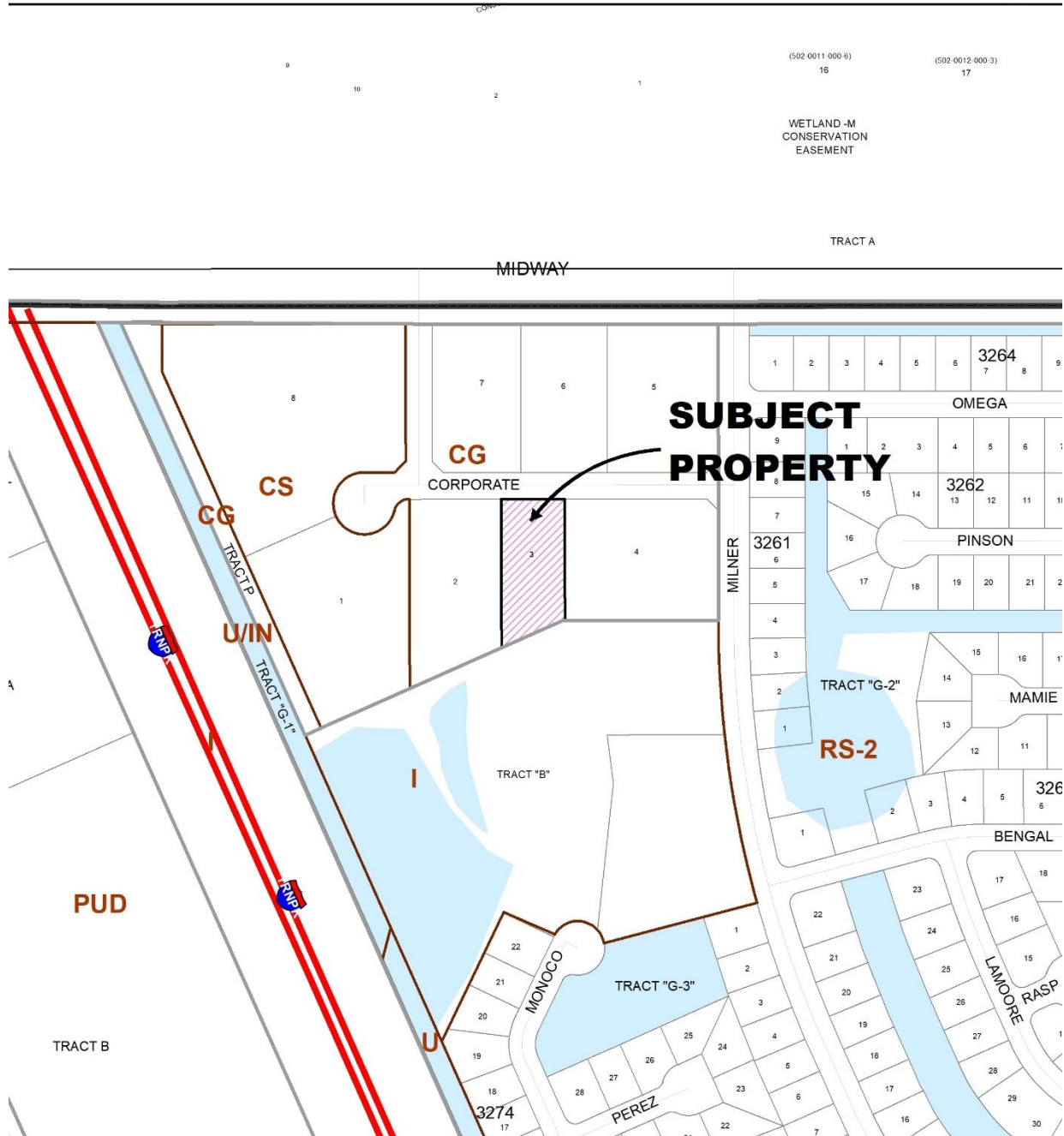
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Vacant
South	I	I	SLC Fire District Logistic Campus
East	CG	CG	SLC Health Department Building
West	CS	CG	Vacant

I – Institutional CG – General Commercial CS – Service Commercial

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with variance criteria Section 158:295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Applicant's Response: The parcel of land is owned by the SLCFD and is part of the SLCFD logistics campus located off Milner Drive. The rest of the campus is zoned Institutional and was originally built in 2005. The existing logistical building was constructed under different zoning and architectural requirements. This variance will allow the architecture of the existing building and the proposed building to be consistent for an overall uniform look of the campus.*
 - *Staff Findings: Special conditions do exist which are peculiar to this structure that are not applicable to other structures in this zoning district since the proposed use is a public facility, which is a permitted use in CG Zoning district. The building will consist of 6 maintenance bays for fire trucks and will be constructed to match the design of the existing logistics building on the southern portion of the property which has Institutional Zoning. In addition, portions of the logistical complex currently incorporate a metal building with lesser sloped roof elements, therefore the proposed design element for the maintenance facility would be in keeping with the architectural style of some of the existing buildings at the St. Lucie County Fire District logistical complex providing a consistent appearance for the campus.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Applicant's Response: This request for a variance is NOT a result from actions by the applicant. However, the SLCFD has a need to expand the logistics campus to serve the rapidly growing county. Alternative ways to comply with the code have longer approval processes and would delay the ability for SLCFD to serve the public.*
 - *Staff Findings: Special conditions and circumstances which are peculiar to the land, structure, or building do exist from the actions of the applicant in the design of the building including a metal building with lesser sloped roof element. However, the fact that the property has different zoning/land use designations on this site such that the*

buildings for the same use are subject to different design criteria is NOT a result of actions of the applicant.

- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Applicant's Response: This variance will not give the applicant special privilege that is denied by this chapter to lands, buildings, and structures in the same zoning district because the proposed building is already within the developed SLCFD logistics campus. The variance will allow the campus to be architecturally consistent and in harmony with the surrounding buildings and properties.*
 - *Staff Findings: The granting of this variance request will confer special privilege that is denied by this chapter to other lands in the same zoning district, however, per the response to comment #1, special circumstances exist to support the granting of this variance.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
 - *Applicant's Response: The literal interpretation of the code would make the overall architecture of the campus inconsistent. The existing logistics building has the same exterior metal façade and roof slope as the proposed building. Depriving the applicant this variance would make the SLCFD logistics campus architecturally inconsistent and deprive SLFCD the ability to serve the community. The proposed building is necessary to keep up with the ability to serve the rapidly growing county.*
 - *Staff Findings: The literal interpretation of the provisions would not deprive the applicant of any commonly enjoyed rights by other property owners in the same zoning district, however per the response to comment #1, special circumstances exist to support the granting of this variance.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Applicant's Response: The variance requested is the minimum variance that will make use of the site in order to keep the overall campus consistent. All other zoning and architectural elements required by code will be met. We have provided building elevations of the existing and proposed logistics building.*
 - *Staff Findings: The request for this variance is the minimum variance needed to make possible the reasonable as part of the logistics campus, while incorporating a metal building with a lesser sloped roof. However, as stated in comment #1, the proposed maintenance facility is designed in a manner to match the aesthetics of the overall St. Lucie County Fire District logistic complex.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - *Applicant's Response: The parcel of land is owned by the SLCFD and is a part of the*

SLCFD logistics campus located off Milner Drive. The existing logistical building was constructed under different zoning and architectural requirement in 2005. This variance will allow the architecture of the existing building and the proposed building to be consistent for an overall uniform look of the campus. This will not be detrimental to the public welfare as it will be a part of the existing campus.

- *Staff Findings: Granting the variance will not be injurious to the area involved or be otherwise detrimental to the public welfare. Granting the variance will enable the rapid expansion of the SLCFD facilities to continue to meet the needs of the rapidly growing population.*
- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.
- *Staff Findings: Acknowledged.*

RECCOMENDATION

Planning Department staff find that the variance meets the criteria as listed in Section 158.295 (B) (1) through (7) of the City code and recommends approval.

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: darreng@velconfl.com

PROPERTY OWNER:

Name: St. Lucie County Fire District
Address: 5160 NW Milner Dr Port St Lucie, FL 34983-3392
Telephone No. 772-621-3382

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

Name: Velcon Engineering and Surveying, LLC; Darren Guettler, P.E.
Address: 1449 Commerce Centre Drive Port Saint Lucie Florida 34986
Telephone No. 772-879-0477 Email darreng@velconfl.com

SUBJECT PROPERTY:

Legal Description: MIDWAY COMMERCE CENTER (PB 41-1) LOT 3 (1.00 AC) (OR 1219-2756: 1222-312: 1224-2063)
Parcel I.D. Number: 3301-701-0005-000-0
Address: TBD
Current Zoning Classification General Commercial

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

The applicant is requesting a variance pertaining to two specific architectural elements. The first is the the use of metal building within the CG zoning which is currently prohibited. The second is to use a roof slope of 1.5:12 versus the 4:12 minimum currently required by code. Aside from these two elements the proposed building meets all the zoning and architectural requirements. Please review the attached building elevations.



Signature of Applicant

Darren Guettler

Hand Print Name

01-31-25

Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 03/02/20

VARIANCES

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator should consider:

- (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- (2) That the special conditions and circumstances do not result from any action of the applicant;
- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;
- (4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
- (7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7 and consider your responses to the following when making a determination.**

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The parcel of land is owned by the SLCFD and is a part of the SLCFD logistics campus located off Milner Drive. The rest of the campus is zoned Institutional and was originally built in 2005. The existing logistical building was constructed under different zoning and architectural requirement. This variance will allow the architecture of the existing building and the proposed building to be consistent for an overall uniform look of the campus.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

This request for a variance is NOT a result from actions by the applicant. However, the SLCFD has a need to expand the logistics campus to serve the rapidly growing county. Alternative ways to comply with the code have longer approval processes and would delay the ability for SLCFD to serve the public.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

This variance will not give the applicant special privilege that is denied by this chapter to lands, buildings, and structures in the same zoning district because the proposed building is already with in the developed SLCFD logistics campus. The variance will allow the campus to be architecturally consistent and in harmony with the surrounding buildings and properties.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

The literal interpretation of the code would make the overall architecture of the campus inconsistent. The existing logistics building has the same exterior metal facade and roof slope as the proposed building. Depriving the applicant this variance would make the SLCFD logistics campus architecturally inconsistent and deprive SLCFD the ability to serve the community. The proposed building is necessary to keep up with the ability to serve the rapidly growing county.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The variance requested is the minimum variance that will make use of the site in order to keep the overall campus consistent. All other zoning and architectural elements required by code will be met. We have provided building elevations of the existing and proposed logistics building.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

The parcel of land is owned by the SLCFD and is a part of the SLCFD logistics campus located off Milner Drive. The existing logistical building was constructed under different zoning and architectural requirement in 2005. This variance will allow the architecture of the existing building and the proposed building to be consistent for an overall uniform look of the campus. This will not be detrimental to the public welfare as it will be a part of the existing campus.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

The applicant will be in full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.



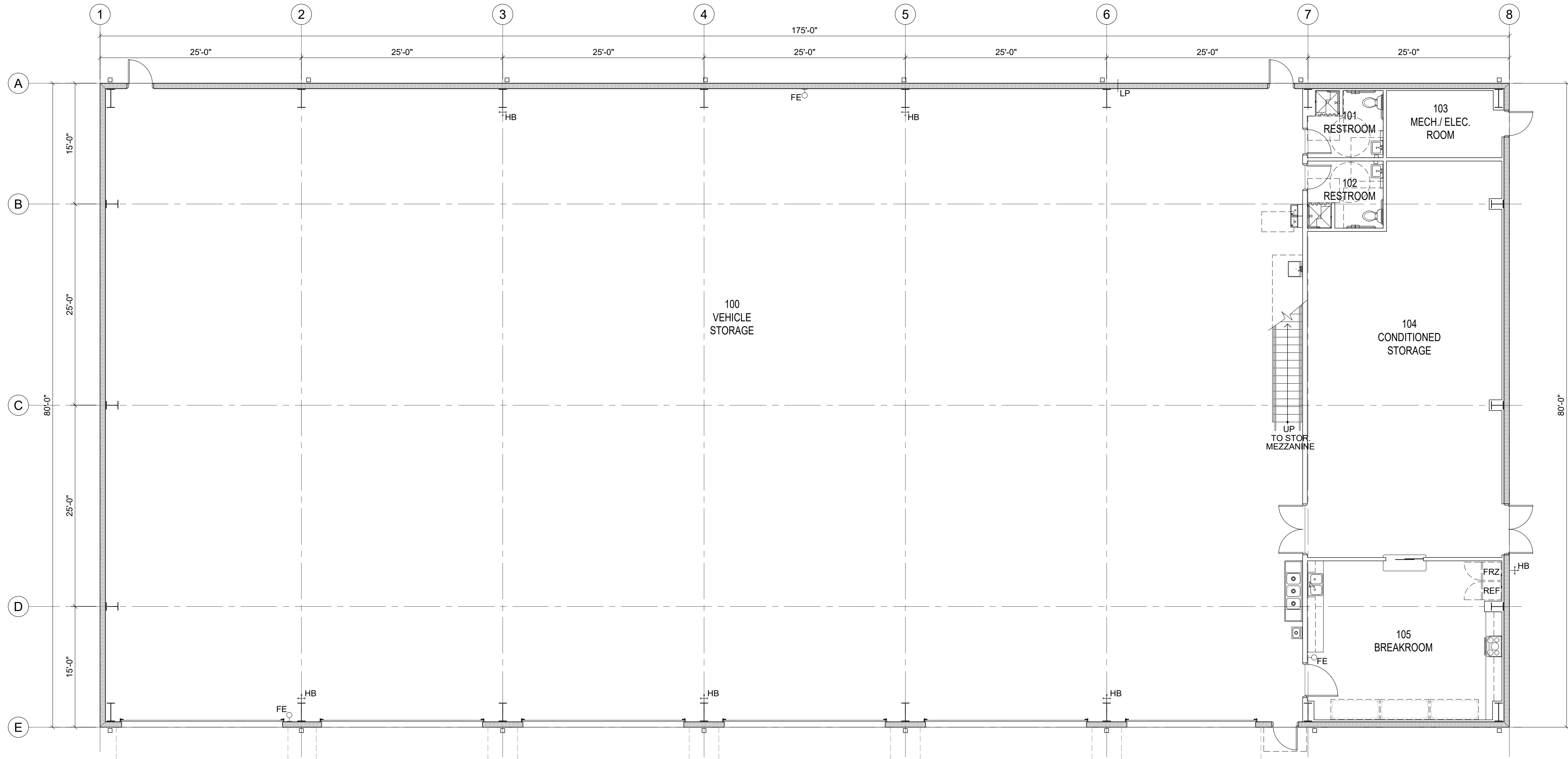
Signature of Applicant

Darren Guettler

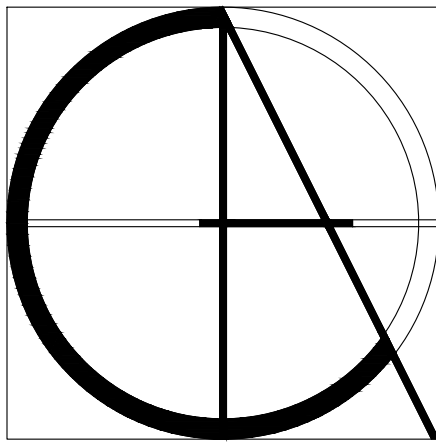
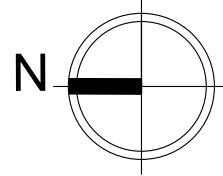
Hand Print Name

01-31-25

Date

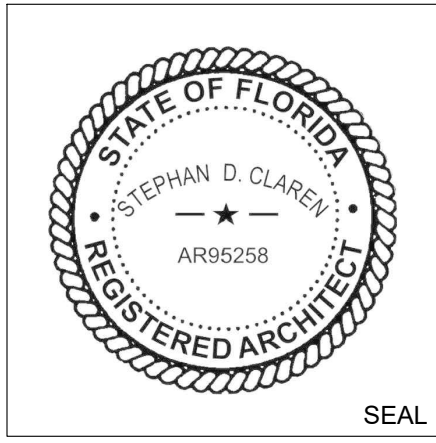


01 FLOOR PLAN
SCALE: 1/8" = 1'-0"



Claren Architecture + Design, Inc.
AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884
www.clarenarchitecture.com

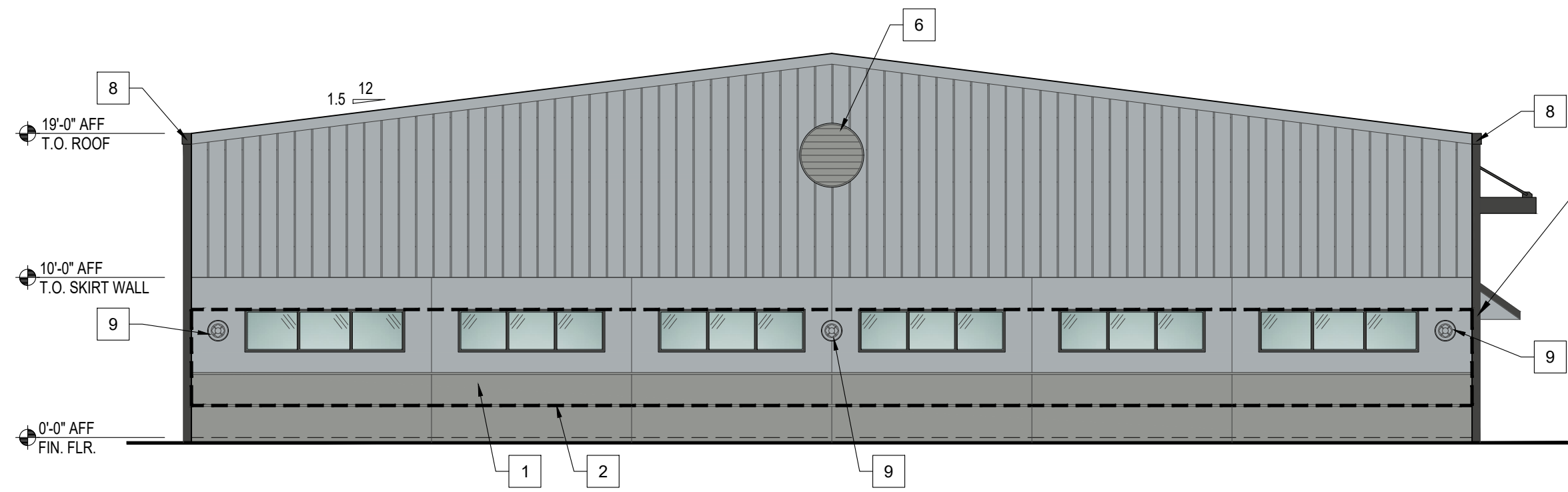
New Building for:
St. Lucie County Fire District
NW Corporate Way
Port Saint Lucie, FL 34983



PROJECT #	24-037
DATE	1-30-2025
REV #	DATE
△	
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SHEET #
A-1.1
COPYRIGHT 2024

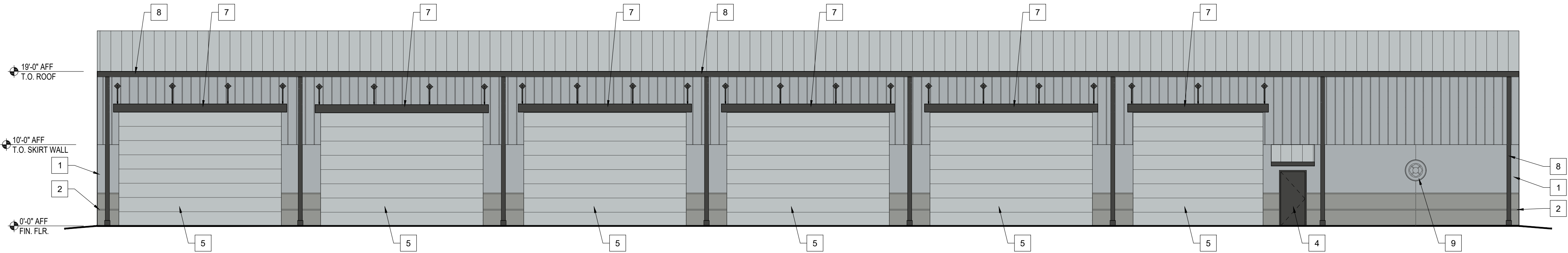
PRELIMINARY NOT FOR CONSTRUCTION



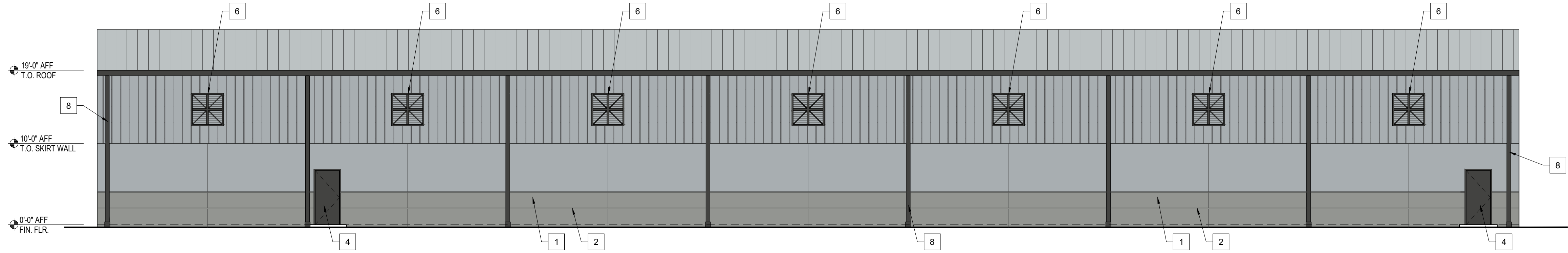
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

TRANSPARENCY NOTE:
FRONT FACADE AREA BETWEEN 2' & 8' IN HEIGHT FROM FINISHED FLOOR= 480 SF
FRONT FACADE TOTAL WINDOW & DOOR TRANSPARENCY AREA= 151 SF = 31% (REQUIRED = 30% MIN.)

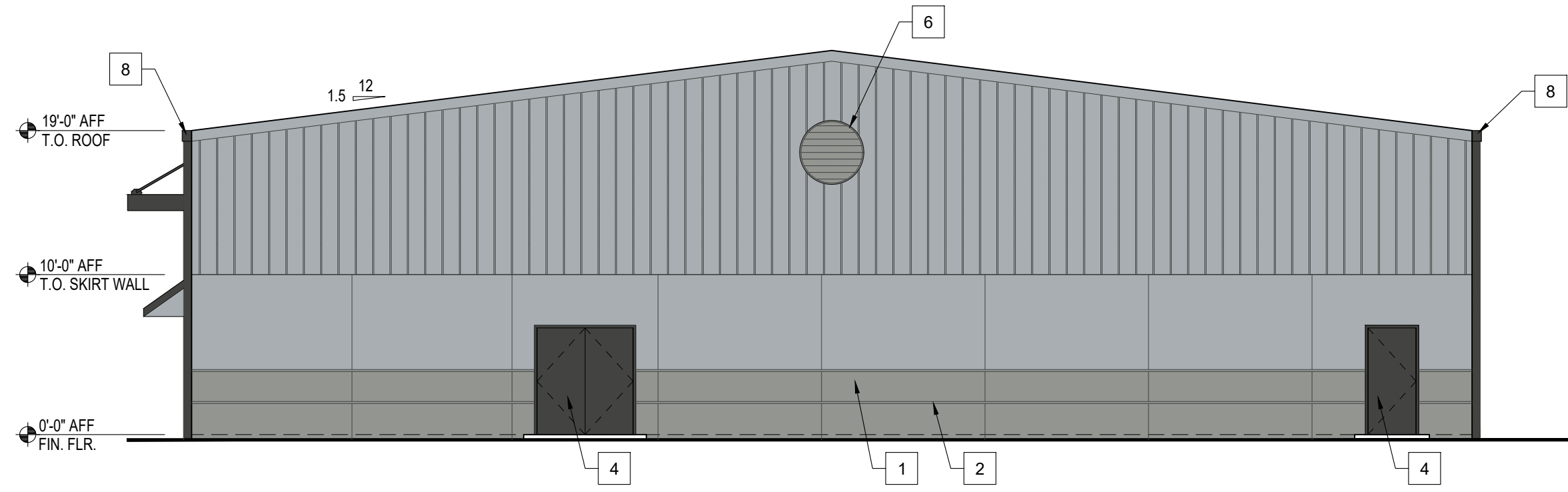
COLOR LEGEND	ARCHITECTURAL ELEMENTS	MATERIAL LEGEND
MAIN COLOR 1: SW 6255 MORNING FOG 100% ALLOWED MAIN COLOR 2: SW 9163 TIN LIZZIE 100% ALLOWED TRIM COLOR: SW 7069 IRON ORE 5% ALLOWED METAL ROOF COLOR: MATCH EXISTING (GALVALUME)	(5) ARCHITECTURAL ELEMENTS REQUIRED FROM TABLE 10-1. ARCHITECTURAL ELEMENTS PROVIDED: 1. STANDING SEAM METAL ROOF 2. EXPRESSION LINES COVERING AT LEAST 30% OF ONE SIDE OF A BUILDING FACE 3. MEDALLIONS ON FRONT AND AT LEAST ONE SIDE 4. CANOPIES 5. PAVERS (350 SF MIN.)	1 SMOOTH STUCCO FINISH. MATCH EXISTING. 2 1-1/2"W EXPRESSION LINES. MATCH EXISTING. 3 IMPACT RATED ALUMINUM STOREFRONT SYSTEM W/ DARK BRONZE FRAMES. MATCH EXISTING. 4 PAINTED IMPACT RATED HOLLOW METAL DOOR. MATCH EXISTING. 5 PRE-FINISHED, IMPACT RATED SECTIONAL DOOR. MATCH EXISTING. 6 FENESTRATION ARCHITECTURAL FEATURE. MATCH EXISTING. 7 CANOPY 8 PRE-FINISHED ALUM. GUTTER & DOWNSPOUT SYSTEM. MATCH EXISTING. 9 18" OR 36" DIA. MEDALLION



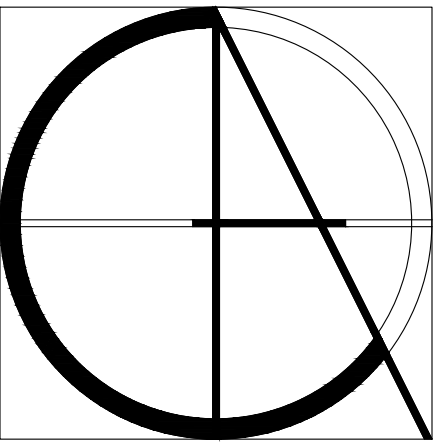
02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 EAST ELEVATION
SCALE: 1/8" = 1'-0"



04 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

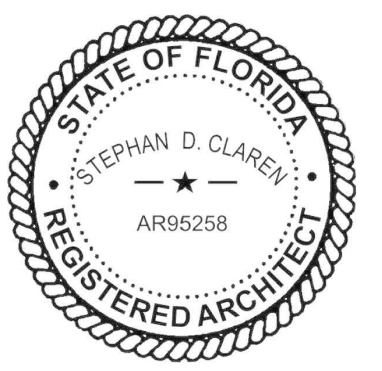


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New Building for:

St. Lucie County Fire District
NW Corporate Way
Port Saint Lucie, FL 34983



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #	24-037
DATE	1-30-2025
REV #	DATE
△	
△	
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△	
△	
SHEET #	

A-3.1

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1716483 OR BOOK 1219 PAGE 2756
Recorded: 04-30-99 03:14 P.M.

PREPARED BY AND RETURN TO:

Michael N. Jonas, P.A.
1645 Palm Beach Lakes Blvd. Suite 1000
West Palm Beach, Florida 33401

*Ret. Rhodes
Holding (E)*

DEED

THIS INDENTURE, made this 16 day of April, 1999, between Midway Commerce Center, Ltd., a Florida limited partnership, whose post office address is Plaza Center, Suite 300, 251-A Royal Palm Way, Palm Beach, Florida 33480, hereinafter referred to as "Grantor", and the St. Lucie County Fire District, whose post office address is 2400 Rhode Island Avenue, Ft. Pierce, FL hereinafter referred to as "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, conveyed and sold to said Grantee and Grantee's successors and assigns forever, the following described real property situated, lying and being in St. Lucie County, Florida, to-wit:

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

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any manner appertaining, and all of the restrictions, covenants, easements, right of ways, taxes and assessments affecting the Property.

TO HAVE AND TO HOLD, the same in fee simple forever subject to the following covenants A. and B., which covenants shall run with the Property and shall be enforceable at law and in equity by Grantor and Grantor's successors and assignees:

A. THAT the Property shall only be used for the development and operation of a fire station; and

B. THAT the Property will be subject to the restrictions, conditions, reservations, easements, and other matters contained on a plat to be recorded that will be known as the Midway Commerce Center Plat and that subsequent to the recording of the Midway Commerce Center Plat, the Property will also become subject to a property owners association which shall have, among other powers, the power to assess the Property.

OR BOOK 1219 PAGE 2757

Grantor hereby covenants with said Grantee that it is lawfully seized of said lands in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said Property, subject to the matters stated herein and except as to those matters stated herein will defend the title to the Property against the lawful claims of all persons or entities claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

Signed, Sealed and Delivered
in the presence of the under-
signed witnesses:

Midway Commerce Center, Ltd.,
A Florida limited partnership

By its General Partner:
Midway Commerce Center, Inc.,
a Florida corporation

By: 
Paul Rhodes, its President


Print name: Sally A. Larson

Print name: _____

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 16th day of April, 1999, by Paul Rhodes, as President of Midway Commerce Center, Inc., as general partner of Midway Commerce Center, Ltd., a Florida limited partnership who is personally known to me or who has produced a driver's license as identification and who did (did not) take an oath.


Notary Public



OR BOOK 1219 PAGE 2758

EXHIBIT A

**Parcel 3 of the Midway Commerce Center Plat as approved by the City Council
April 26, 1999, Resolution No. R99-18, being a portion of Port St. Lucie Section 48 First
Replat Tract A**



LOCATION MAP

N.T.S.



St. Lucie County – Milner Drive Variance (P25-016)

Planning & Zoning Board Meeting – March 4, 2025
Francis Forman, Planner III

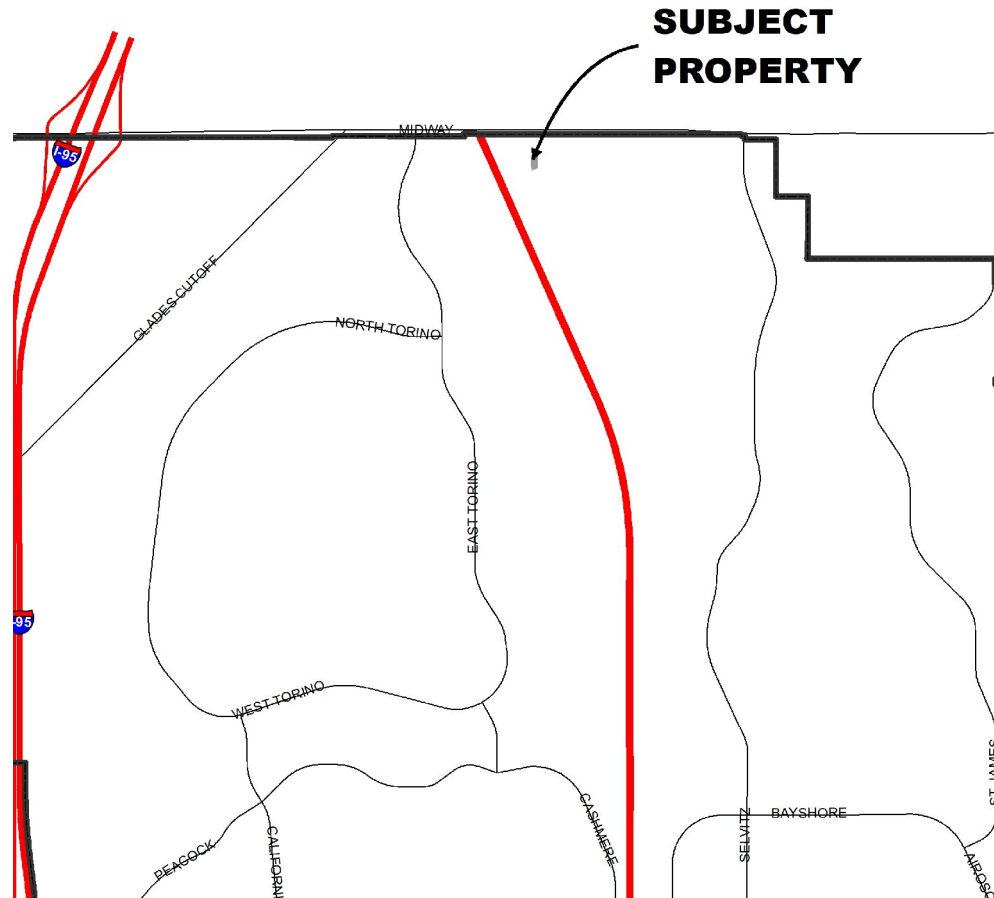
Project Summary & Variance Request

- A variance to Section 4.0.1(2) and 5.5.1(3) of the Citywide Design Standards to allow for a metal building with a lesser sloped roof design.

Applicant and Owner

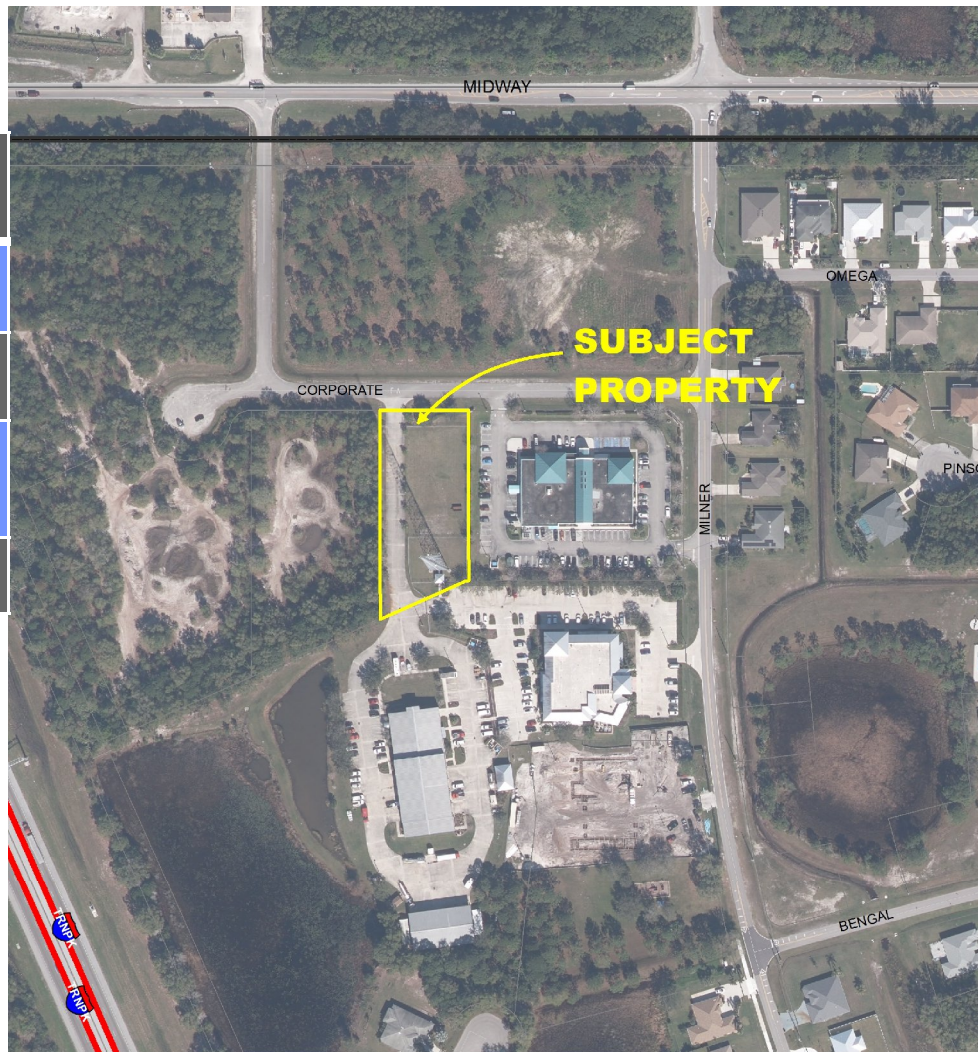
- Applicant – Velcon Engineering & Surveying, LLC
- Owner – St. Lucie County Fire District
- Location – South side of NW Corporate Way, west of NW Milner Drive
- Existing Use – Vacant

Subject Property



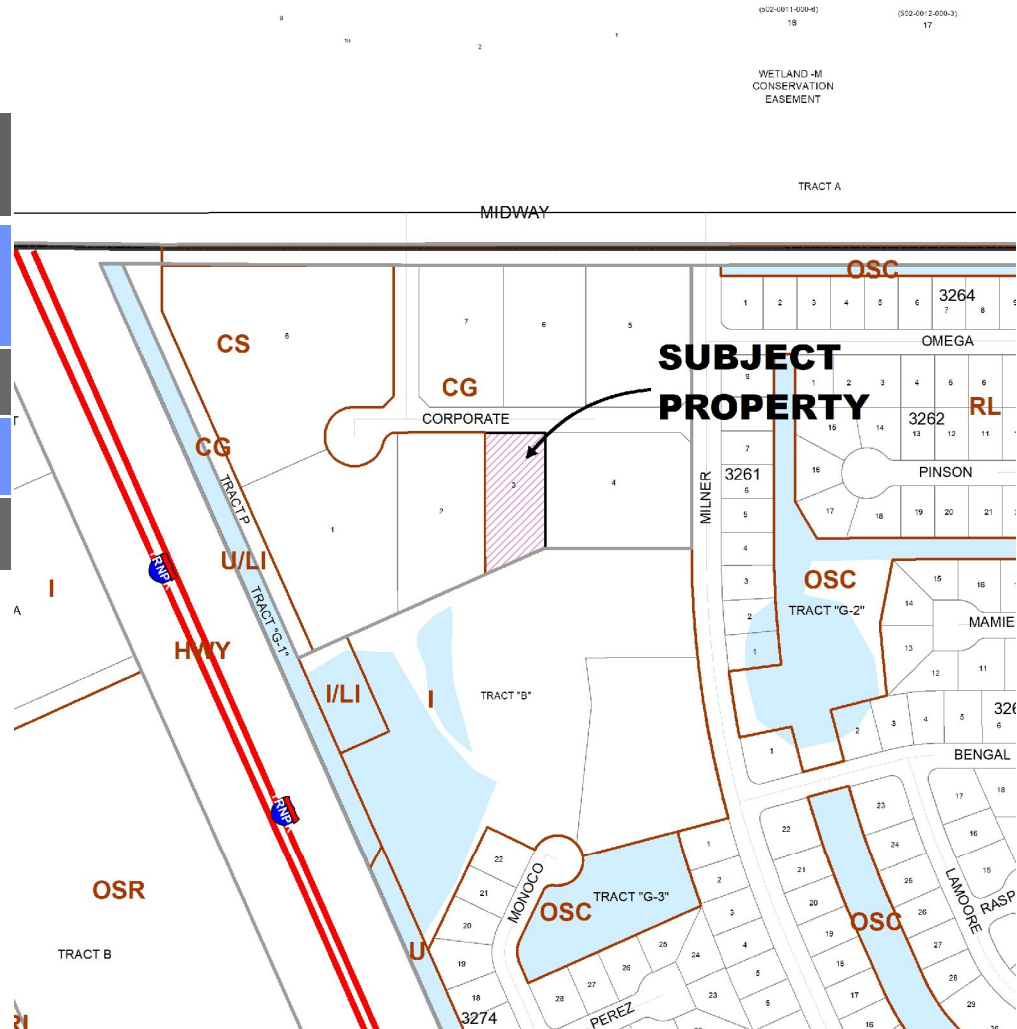
Aerial

Direction	Existing Use
North	Vacant
South	SLC Fire District Logistic Campus
East	SLC Public Health Building
West	Vacant



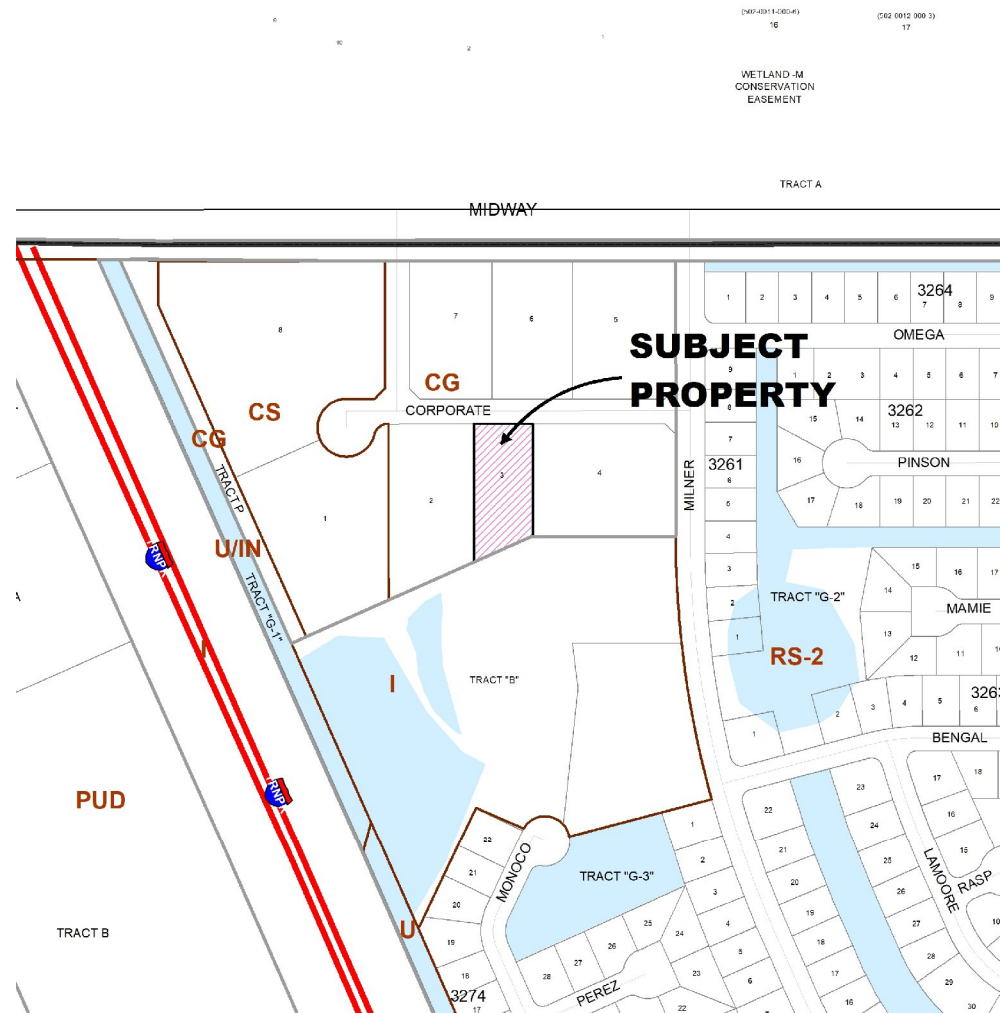
Future Land Use

Direction	Future Land Use
North	General Commercial (CG)
South	Institutional (I)
East	General Commercial (CG)
West	Service Commercial (CS)



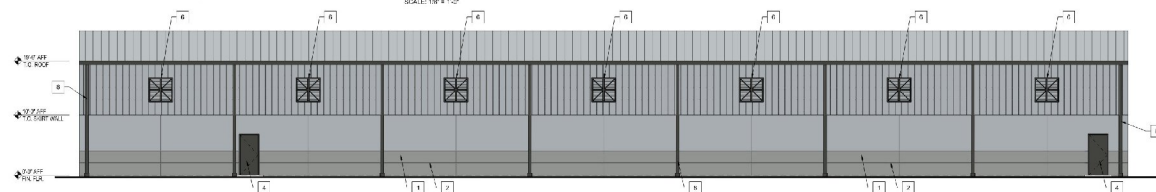
Zoning

Direction	Zoning
North	General Commercial (CG)
South	Institutional (I)
East	General Commercial (CG)
West	General Commercial (CG)

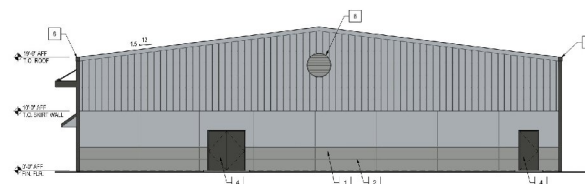


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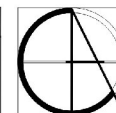
02 WEST ELEVATION



03 EAST ELEVATION



04 SOUTH ELEVATION



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New Building for:
St. Lucie County Fire District
NW Corporate Way
Port Saint Lucie, FL 34983



PRELIMINARY NOT FOR CONSTRUCTION

[illegible]

A-3.1

COTYVERBONT







Staff Findings

- The St. Lucie County Fire District has applied for the variance to construct a new metal building with a lesser pitched roof (1.5:12) elements for this specialized facility.
- Section 4.0.1(2), Prohibited Building Features and Materials, of the Citywide Design Standards, requires that the general building design cannot include the use of corrugated metal siding/butler buildings within the General Commercial (CG) zoning district.
- Section 5.5.1(3), Sloped Roof Design, of the Citywide Design Standards, require that the average slope of a primary roof shall be greater than or equal to four feet of rise for every twelve feet of horizontal run, or a 4:12 slope
- The variance is the minimum variance needed to make possible the reasonable use of the land while incorporating a flat roof with extended parapet wall.

Recommendation

Planning Department staff finds that the variance meets the criteria and recommends approval.