City of Port St. Lucie

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

Meeting Agenda

Tuesday, November 4, 2025

6:00 PM

Community Center, 2195 SE Airoso Blvd.

Planning and Zoning Board

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

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

1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

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

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

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

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

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

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

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

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

8. Public Hearing - Quasi-Judicial

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

Location: The property is located just east of the I-95 Interstate along Gatlin Boulevard.
Legal Description: All of the Gatlin Plaza Plat. (PB 54, PG 18)
This is a request for the 4th amendment of the Gatlin Plaza Master Sign Program.

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

Location: North of SE Veterans Memorial Parkway and west of US Highway 1
Legal Description: A tract or parcel of land lying in Section 35, Township 36 South, Range 40 East, St. Lucie County, Florida
The request is for a Special Exception Use (SEU) to allow a 150-foot-tall monopole wireless communication tower on a 2.52-acre developed parcel within the General Use (GU) zoning district.

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

Location: The property is located at the southeast corner of Cashmere Boulevard and Old Inlet Drive.
Legal description: A portion of St. Lucie West Plat No. 178 (PB 49, PG 3)
This is a request to amend the Cashmere Townhomes Planned Unit Development (PUD) to revise the PUD concept plan, permitted uses, maximum building height, and setback and parking requirements.

8.d P25-121 MedSquare Becker Road - Planned Unit Development (PUD) — **2025-1043**

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

8.e P25-153 Verano South - School Access Road to Legacy Lion Drive and North-South A Road to Sundance Vista Boulevard - Street Name Changes **2025-1012**

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

8.f P25-159 Shoppes at the Heart-Amore Façade Sign - Variance **2025-1040**

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

9. New Business

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

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

2025-1039

Agenda Date: 11/4/2025 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - October 7, 2025

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

Executive Summary: October 7, 2025 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

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

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: October 7, 2025 minutes.

City of Port St. Lucie

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

Planning and Zoning Board

Meeting Minutes - Draft

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

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

Tuesday, October 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 Acting Chair Norton at approximately 6:00 PM on October 7, 2025, at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

   Members Present:
   Acting Chair Norton
   Acting Vice Chair Previte
   Board Member Reikenis
   Board Member Doughney
   Board Member Pettibon
   Board Member Spatara
   Alternate Board Member Mocerino

   Members Not Present:

   Alternate Board Member Harvey

3. Determination of a Quorum

   Acting Chair Norton determined there was a quorum.

4. Pledge of Allegiance

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

5. Approval of Minutes

5.a Approval of Minutes - September 2, 2025 **2025-917**

Board Member Pettibon moved to approve the minutes of September 2, 2025, Planning and Zoning Board meeting. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There were no items scheduled under this portion of the agenda.

7. Public Hearings - Non Quasi-Judicial

7.a P25-154 City of Port St. Lucie - Sandpiper Bay - Small-Scale Comprehensive Plan Amendment **2025-918**

Location: 3500 SE Morningside Boulevard

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

This is a request for a small-scale future land use map amendment to change the future land use designation for 3.12 acres of land from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I).

Bethany Grubbs, Planner, presented a PowerPoint Presentation of the City of Port St. Lucie's Application for Sandpiper Bay Small-Scale Comprehensive Plan Amendment.

Acting Chair Norton opened the Public Hearing. No one signed up to speak; therefore, he closed the Public Hearing.

There being no discussion, Board Member Spatara moved to recommend approval of P25-154, City of PSL – Sandpiper Bay, Small-Scale Comprehensive Plan Amendment, to the City Council. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

Senior Deputy City Attorney Hertz reviewed the process and procedures for Quasi-Judicial Hearings.

The Deputy City Clerk administered the Oath of Testimony to staff and those present who intended to speak on all items under Section 8 of the Agenda.

8.a P24-216 Pine Trace Planned Unit Development (PUD) - Amendment No. 4 **2025-804**

Location: The property is located at the NW Corner of St. James Drive and NW Pine Trace Avenue.

Legal Description: A portion of the Pine Trace PUD Plat (PB 49, PG 5),

the Pine Trace Phase II Plat, and all of the Pine Trace Second and Third Replats.
This is a request for the 4th Amendment to the Pine Trace Planned Unit Development (PUD) to include retail and personal service uses as allowed uses for Parcel A of the PUD.

The Board Members confirmed they did not have ex-parte communication.

Marissa Da Breo-Latchman, Planner, presented a PowerPoint Presentation on the Application of P24-216 Pine Trace Planned Unit Development (PUD) Amendment No. 4.

Acting Chair Norton inquired about the comment that the Applicant stated that they could not secure unified control. Attorney Hertz explained unified control to the Board.

Board Member Reikenis questioned why the Applicant could not secure unified control.

Jeremy Anderson, Common Oak Engineering, Licensed Professional Engineer, was present on behalf of the Applicant. Mr. Anderson presented a PowerPoint Presentation to the Board of their application for the PUD Amendment and Special Exception Use.

Acting Chair Norton asked if the City Council would require a 10-foot buffer wall, to which Mary Savage-Dunham, Director of the Planning and Zoning Department, advised that, since the property was adjacent to utility property, the City Code would not require the buffer wall. She advised the Board that they may add a condition during the Special Exception Use portion.

Board Member Reikenis inquired if the utility tract was fenced in, to which Planner Da Breo-Latchman responded in the negative and explained that only the lift station was fenced in.

Attorney Scott Baker at Zimmerman Kiser Sutcliffe explained and discussed the Declaration of Protective Covenants, Conditions and Restrictions for Pine Trace, a memorandum, Exhibit A, and the Amended and Restated Declaration of Conditions, Covenants, Easement and Restrictions for Pine Trace. He explained the Applicant’s position relating to the unified control.

Acting Vice Chair Previte asked the Applicant to share the discussion they had with the HOA homeowners, to which Mr. Anderson shared that the HOA Board body was generally in support of the project.

Attorney Baker confirmed he spoke to the HOA Counsel in May 2025.

Attorney Hertz indicated she would like an opportunity to review the memo provided by Attorney Baker.

The memorandum was introduced into the file as Applicant's Exhibit #1.

Acting Chair Norton opened the Public Hearing.

Barbara Meinhardt, 5180 NW Pine Trail Circle, spoke against Item 8)a.

Clare Davis, 5365 NW Pine Trail Circle, spoke against Item 8)a.

Simone Boike, 5070 NW Pine Trail Circle, spoke against Item 8)a.

Barb Mazurkiewicz, 5060 NW Pine Trail Circle, spoke against Item 8)a.

Acting Chair Norton closed the Public Hearing.

Board Member Reikenis inquired about the size of Parcel A, to which Planner Da Breo-Latchman responded that it was 2.21 acres and discussed the use of the property.

Clyde Cuffy, Regulatory Division Director, Public Works, indicated that during the Site Plan process, the City staff goes into detail regarding the need to add any roundabouts, median access, any drainage needs, or tortoise studies. He noted that St. James was a county road, thus it would also be involved.

There being no further discussion, Board Member Pettibon moved to recommend approval of P25-216, Pine Trace PUD Amendment No. 4, to the City Council. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

8.b P24-217 Pine Trace Parcel A - Special Exception Use **2025-803**

Location: Northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue.
Legal Description: Pine Trace PUD, Tract D (PB 49, PG 5)
The request is for a Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the proposed Pine Trace Planned Unit Development (PUD) amendment (P24-216).

The Board Members confirmed they did not have ex-parte communication.

Sofia Trail, Planner, presented a PowerPoint Presentation on the Application of P24-217, Pine Trace Parcel A Special Exception Use.

Board Member Spatara inquired if the Board could require the Applicant to install a median cut, to which Director Savage-Dunham indicated that median cuts were particular to their engineering standards and usually addressed when engineering reviews the Major Site Plan and Traffic Study, which will determine if that would need to occur. She explained that the Board would not condition the matter but rather leave it up to the Public Works Department.

Alternate Board Member Mocerino asked who maintained the property, to which Mr. Anderson indicated it was the property owners' responsibility.

Acting Chair Norton asked if they would need to consider the type of business, to which Attorney Hertz advised that the Board's job was to review the Special Exception against the Special Exception criteria. She explained that the Board had already recommended approval of the PUD and could not consider who the end-user would be.

Mr. Anderson asked that their previous PowerPoint presentation shown for Item 8)a be introduced to this item. He reiterated that they were not requesting approval of the Site Plan, driveway access, or storm water management.

Acting Chair Norton opened the Public Hearing.

Barbara Meinhardt, 5180 NW Pine Trail Circle, spoke against Item 8)b.

Simone Boike, 5070 NW Pine Trail Circle, spoke against Item 8)b.

Barb Mazurkiewicz, 5060 NW Pine Trail Circle, spoke against Item 8)b.

Clare Davis, 5365 NW Pine Trail Circle, spoke against Item 8)b.

Acting Chair Norton closed the Public Hearing.

Director Cuffy advised that the Site Plan, sidewalks, and traffic analysis would be reviewed during the Site Plan Review process.

Director Savage-Dunham stated they would review the current state of the sidewalks based on Ms. Davis's comment.

Board Member Reikenis stated that the concerns vocalized during the

public comment would be detrimental to their neighborhood.

Board Member Pettibon stated he shared the same traffic concerns as the residents.

Board Member Reikenis expressed concern over the use exceeding 50% of the building's gross floor area and noted he was not sure if he could support this item.

Director Savage-Dunham indicated that this Special Exception Use did not exclude the limit of one tenant for the building.

Board Member Reikenis stated he was not inclined to be supportive of this item.

Board Member Spatara indicated the City should consider installing streetlights for the community, to which Director Savage-Dunham advised that there was a process for the installation of Residential Streetlights, but anything that is required relative to lighting would be discussed during the Site Plan Review process.

Acting Vice Chair Previte asked Mr. Baker to disclose the name of the HOA Counsel he spoke to in the past, to which Mr. Baker stated he spoke to Larry Cortez.

Board Member Reikenis asked if this item was a recommendation to the City Council, to which Director Savage-Dunham responded in the affirmative.

Acting Chair Norton asked if the Board should consider conditions since the Applicant did not secure unified control, to which Attorney Hertz explained that unified control did not relate to this application and was not related to the Special Exception Use. Director Savage-Dunham advised that the Board was able to place conditions related to the Special Exception Use and stated they were limited as to the scope of the proposal, review criteria, and the Board's opinion.

Board Member Pettibon moved to recommend approval of P24-217, Pine Trace Parcel A, Special Exception Use, with a condition to have a 6-foot buffer wall on the west side of the property line, to the City Council.

Board Member Spatara seconded the motion, which passed by roll call vote with Board Member Pettibon, Acting Chair Norton, Acting Vice Chair Previte, Board Member Doughney, and Board Member Spatara voting in

favor and Board Member Reikenis and Alternate Board Member Mocerino voting in opposition.

A recess was taken at 7:59 PM. The meeting resumed at 8:11 PM.

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 (PB 13, PG 19)
This is a request for a special exception use to allow drive-through services in the General Commercial (CG) Zoning District.

The Board Members confirmed they did not have ex-parte communication.

Francis Forman, Planner, presented a PowerPoint Presentation of the P25-002, Savona Plaza Drive Thru Window, Special Exception Use Application.

Alternate Board Member Mocerino inquired if a radius package letter was mailed out, to which Planner Forman responded in the affirmative. She indicated she did not receive one and lives about a quarter mile away from the project. Planner Forman clarified that he received one email about an hour before the meeting in opposition.

Acting Chair Norton asked what the requirement radius was within the project, to which Planner Forman confirmed the radius for the letter mailing would be 750 feet.

Alternate Board Member Mocerino asked why the radius was so small, to which Planner Forman advised that the City Code requires a radius of only 750 feet.

Mary Savage-Dunham, Director of Planning and Zoning, shared that most communities only have 300 feet. She confirmed that a sign was posted on the property and a legal ad in the newspaper.

Acting Chair Norton inquired about how to change the radius, to which Attorney Hertz advised that a change would require a Text Amendment.

Acting Vice Chair Previte asked if the number of residents that were notified within the package the Board receives, to which Director Savage-Dunham stated they would evaluate if they should add the mailing list to the backup documentation. He recommended that the number of residents who received the letter would be sufficient, rather than the

mailing list itself.

Board Member Pettibon asked if the roundabout at Paar and Savona would be a requirement of this project, to which Planner Forman responded in the affirmative.

Clyde Cuffy, Regulatory Division Director, Public Works, clarified it was not a requirement of the project but rather a City project that addresses this intersection, as well as Paar and Darwin. Board Member Pettibon asked if the projects had been approved and funded, to which Director Cuffy responded in the affirmative.

Todd Mowery, Redtail, was present on behalf of the Applicant. He provided an update on the cell phone towers and discussed the importance of the Special Exception Uses approval process. Mr. Mowery provided a presentation of the Applicant's request.

Board Member Pettibon moved to recommend approval of P25-002, Savona Plaza Drive Thru Window, Special Exception Use, to the City Council with the conditions as presented by Staff. Board Member Doughney seconded the motion, which passed unanimously by voice vote.

8.d P25-125 Anthony J. & Danielle N. Farinato - Variance **2025-813**

Location: The property is located at 4002 SW Melbourne Street.

Legal Description: Port St. Lucie Section 37, Block 2489, Lot 17 (PB 15, PG 16)

This is a request for a variance of 750 square feet to allow a 1,150 square foot accessory carport within the Single-Family Residential (RS-1) zoning district.

The Board Members confirmed they did not have ex-parte communication.

Planner Forman presented a PowerPoint Presentation of the P25-125, Anthony J. & Danielle N. Farinato Variance.

Board Member Pettibon asked what the side setback from the structure was, to which Planner Forman advised it was a 10-foot setback.

Acting Chair Norton inquired about the location of the proposed carport.

The Applicant, Anthony Farinato, introduced himself to the Board.

Board Member Spatara asked about the entrance way to get to the driveway, to which Mr. Farinato advised they would have to add another culvert in front of the entrance, which would require an additional permit process.

Acting Vice Chair Previte advised that he would not be supportive of approving the item.

Acting Chair Norton opened the Public Hearing. There being no one present, he closed the Public Hearing.

Board Member Spatara moved to recommend approval of P25-125, Anthony J. & Danielle N. Farinato Variance. Board Member Reikenis seconded the motion, which passed by roll call vote with Board Member Pettibon, Board Member Reikenis, Acting Chair Norton, Board Member Doughney, Board Member Spatara, and Alternate Board Member Mocerino voting in favor and Acting Vice Chair Previte voting in opposition.

8.e P25-148 Liana Marquis - Variance **2025-915**

Location: 2712 SW Fondura Road
Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20
This is a request for a variance of 10,000 square feet to the lot area requirement and a variance of 20 feet to the lot width requirement to allow the property to be rezoned to Service Commercial (CS).

The Board Members confirmed they did not have Ex-Parte Communication.

Ivan Betancourt, Planner, presented a PowerPoint Presentation of the P25-148, Liana Marquis Variance Application.

Acting Chair Norton asked if this property was within the conversion area within the City, to which Planner Betancourt responded in the affirmative.

Acting Chair Norton opened the Public Hearing. Since no one was present, he closed the Public Hearing.

Board Member Pettibon moved to recommend approval of P25-148, Liana Marquis, Variance. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

8.f P25-147 Liana Marquis - Rezoning **2025-901**

Location: 2712 SW Fondura Road
Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20
This is a request for the rezoning of a 0.23-acre parcel from Single-Family Residential (RS-2) to Service Commercial (CS).

The Board Members confirmed they did not have ex-parte communication.

Sofia Trail, Planner, presented a PowerPoint Presentation of the P25-148, Liana Marquis Variance Application.

Acting Chair Norton asked if this property was within the conversion area within the City, to which Planner Betancourt responded in the affirmative.

Acting Chair Norton opened the Public Hearing. Since no one was present, he closed the Public Hearing.

Board Member Spatara moved to recommend approval of P25-147, Liana Marquis Rezoning, to the City Council. Board Member Pettibon seconded the motion, which passed unanimously by voice vote.

9. New Business

There were no items scheduled under this portion of the agenda.

10. Old Business

There were no items scheduled under this portion of the agenda.

11. Public to be Heard

No one signed up to speak for this portion of the Agenda.

12. Adjourn

There being no further business, the meeting was adjourned at 8:53 PM.

_____
Jim Norton, Acting Chair

_____
Daisy Ruiz, Deputy City Clerk

Agenda Summary

2025-1035

Agenda Date: 11/4/2025 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

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

Location: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Legal Description: Lots 1, 2 and 3, Becker Commons, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida

This is a request for a small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) for the 5.8-acre property.

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

Executive Summary: The applicant, Redtail Design Group, is requesting a Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use designation of a 5.8-acre site at 190 SW Becker Road from Commercial Limited (CL) to Commercial General (CG) in order to have a Free-Standing Emergency Room on this site. The site is located just south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: This request is a legislative action. The proposed small-scale comprehensive plan map amendment has been reviewed for consistency with the intent and direction of the City's Comprehensive Plan. If the Board supports changing the Land Use to allow the use as proposed the Board should Move to recommend approval to the City Council.

Alternate Recommendation:

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

Background: N/A

Issues/Analysis: This request is being made to support a proposed development called MedSquare Becker Road, which is also under review for rezoning as a Planned Unit Development (PUD) (P25-121). The project includes a mix of medical and professional office uses, including a Freestanding Emergency Department (FSED) operated by Cleveland Clinic. The FSED would provide both emergency and urgent care services. The proposed CG land use designation is needed to allow the FSED to operate alongside the medical office services in a single location.

Per the associated PUD regulation book and conceptual plan, the proposed medical facility is planned as a two -story building with a total gross floor area of approximately 67,000 square feet. The first floor is approximately 33,000 square feet, and the FSED is planned to occupy about 14,500 square feet on the eastern half of that floor.

Special Consideration: The property is currently zoned Professional (P), which is intended for low-intensity office uses and does not permit emergency medical facilities. Alternatively, the CG designation allows a broader and more intense scope of commercial and medical uses, including retail, restaurants, hotels, pharmacies, and urgent or emergency care facilities. While the current proposal is for a medical facility, it's important to understand that changing the land use designation to CG opens the door to a wider range of future uses. If the amendment is approved, the property could be developed in the future for any use allowed under the CG category, not just the emergency medical facility currently proposed.

Location of Project: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Attachments:

1. Ordinance
2. Exhibit "A"
3. Staff Report
4. Cover Letter
5. Agent Authorization Form
6. Warranty Deed
7. Staff Presentation
8. Public Comment

ORDINANCE 25-__

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 5.08 ACRES FROM LIMITED COMMERCIAL (CL) TO GENERAL COMMERCIAL (CG) FOR A PARCEL LEGALLY DESCRIBED AS LOTS 1, 2 AND 3 BECKER COMMONS, AND GENERALLY LOCATED SOUTH OF SW BECKER ROAD, BETWEEN SW LASSITER TERRACE AND SW JUNIETTA TERRACE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (P24-033).

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

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

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

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

WHEREAS, the City has received an application from Becker Road Real Estate Partners, LLC, property owner, for property generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace and more particularly described as Lots 1, 2, and 3 of Becker Commons, for a small scale comprehensive plan amendment to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan in accordance with Section 163.3187, Florida Statutes, to change approximately 5.08 acres from the future land use designations of Limited Commercial (CL) to the future land use designation

General Commercial (CG), as depicted on attached Exhibit "A"; and

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

WHEREAS, the Planning and Zoning Board met on November 4, 2025, at a duly noticed public meeting, and pursuant to the procedures of Chapter 163, Florida Statutes, Part II, reviewed and heard testimony concerning the proposed amendment (P24-033) to the City's Comprehensive Plan, and submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council held a public hearing on November 10, 2025, to consider the proposed small-scale amendment, advertising of the public hearing having been made; and

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

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

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

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

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

1. The Future Land Use Map is hereby amended to designate approximately seven 5.08 acres of

land generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace and more particularly described as Lots 1, 2, and 3 of Becker Commons, from the future land use designation of Limited Commercial (CL) to the future land use designation of General Commercial (CG) as depicted on attached Exhibit "A".

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

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

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

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

ORDINANCE 25-__

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

_____ day of _____ 2025.

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
Shannon M. Martin, Mayor

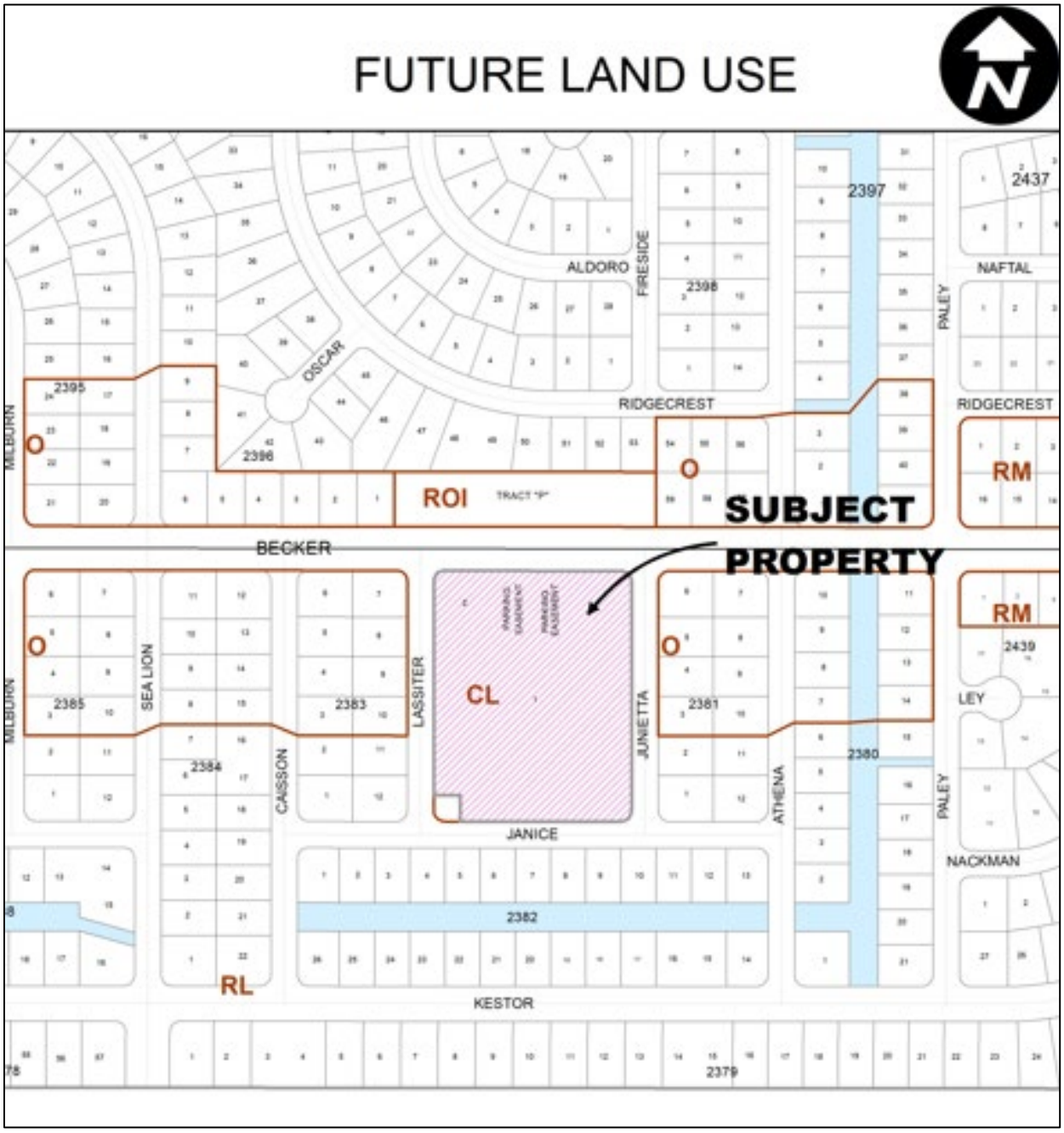
ATTEST:

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY:_____
Richard Berrios, City Attorney

Exhibit “A”


FUTURE LAND USE
N
2397
2437
ALDORO
FIRESIDE
2398
NAFTAL
PALEY
OSCAR
RIDGECREST
RIDGECREST
2395
MILBURN
O
2396
ROI
TRACT "P"
O
SUBJECT
PROPERTY
RM
BECKER
O
SEA LION
2385
2383
LASSITER
CL
JUNIETTA
O
2381
RM
2439
LEY
MILBURN
2384
CASSON
ATHENA
2380
PALEY
JANICE
NACKMAN
2382
RL
KESTOR
2379

MedSquare Becker Road
Small- Scale Comprehensive Plan Amendment
P25-120



Project Location

SUMMARY

Applicant's Request:	A small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) for the 5.8-acre property.
Applicant:	Vlada Peterka, Redtail Design Group, Inc.
Property Owner:	Becker Road Real Estate Partners, LLC
Location:	Generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace
Address:	190 SW Becker Road
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The applicant, Redtail Design Group, is requesting a Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use designation of a 5.8-acre site at 190 SW Becker Road from Commercial Limited (CL) to Commercial General (CG). The site is located just south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace.

This request is being made to support a proposed development called MedSquare Becker Road, which is also under review for rezoning as a Planned Unit Development (PUD) (P25-121). The project includes a mix of medical and professional office uses, including a Freestanding Emergency Department (FSED) operated by Cleveland Clinic. The FSED would provide both emergency and urgent care services. The proposed CG land use designation is needed to allow the FSED to operate alongside the medical office services in a single location.

Per the associated PUD regulation book and conceptual plan, the proposed medical facility is planned as a two-story building with a total gross floor area of approximately 67,000 square feet. The first floor is approximately 33,000 square feet, and the FSED is planned to occupy about 14,500 square feet on the eastern half of that floor.

The property is currently zoned Professional (P), which is intended for low-intensity office uses and does not permit emergency medical facilities. Alternatively, the CG designation allows a broader and more intense scope of commercial and medical uses, including retail, restaurants, hotels, pharmacies, and urgent or emergency care facilities. While the current proposal is for a medical facility, it's important to understand that changing the land use designation to CG opens the door to a wider range of future uses. If the amendment is approved, the property could be developed in the future for any use allowed under the CG category, not just the emergency medical facility currently proposed.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the November 4, 2025, Planning & Zoning Board meeting.

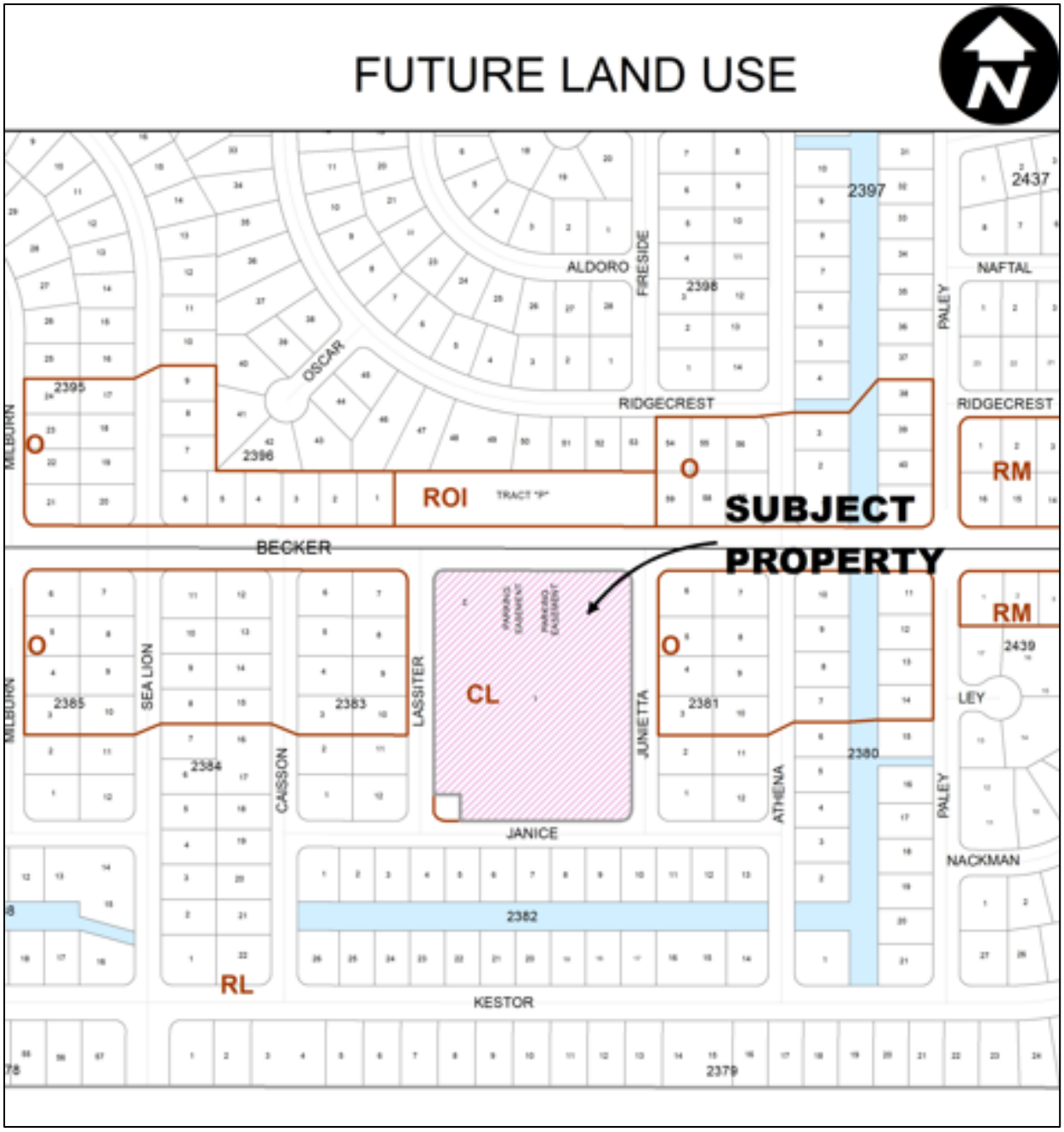
Location and Site Information

Parcel Number:	4433-700-0001-000-8
Property Size:	5.8-acres
Legal Description:	Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida
Current Future Land Use:	Limited Commercial (CL)
Existing Zoning:	(Professional) P
Existing Use:	Vacant
Requested Future Land Use:	Commercial General (CG)
Requested Zoning:	Planned Unit Development (PUD)
Proposed Use:	Freestanding emergency department (FSED) and medical offices

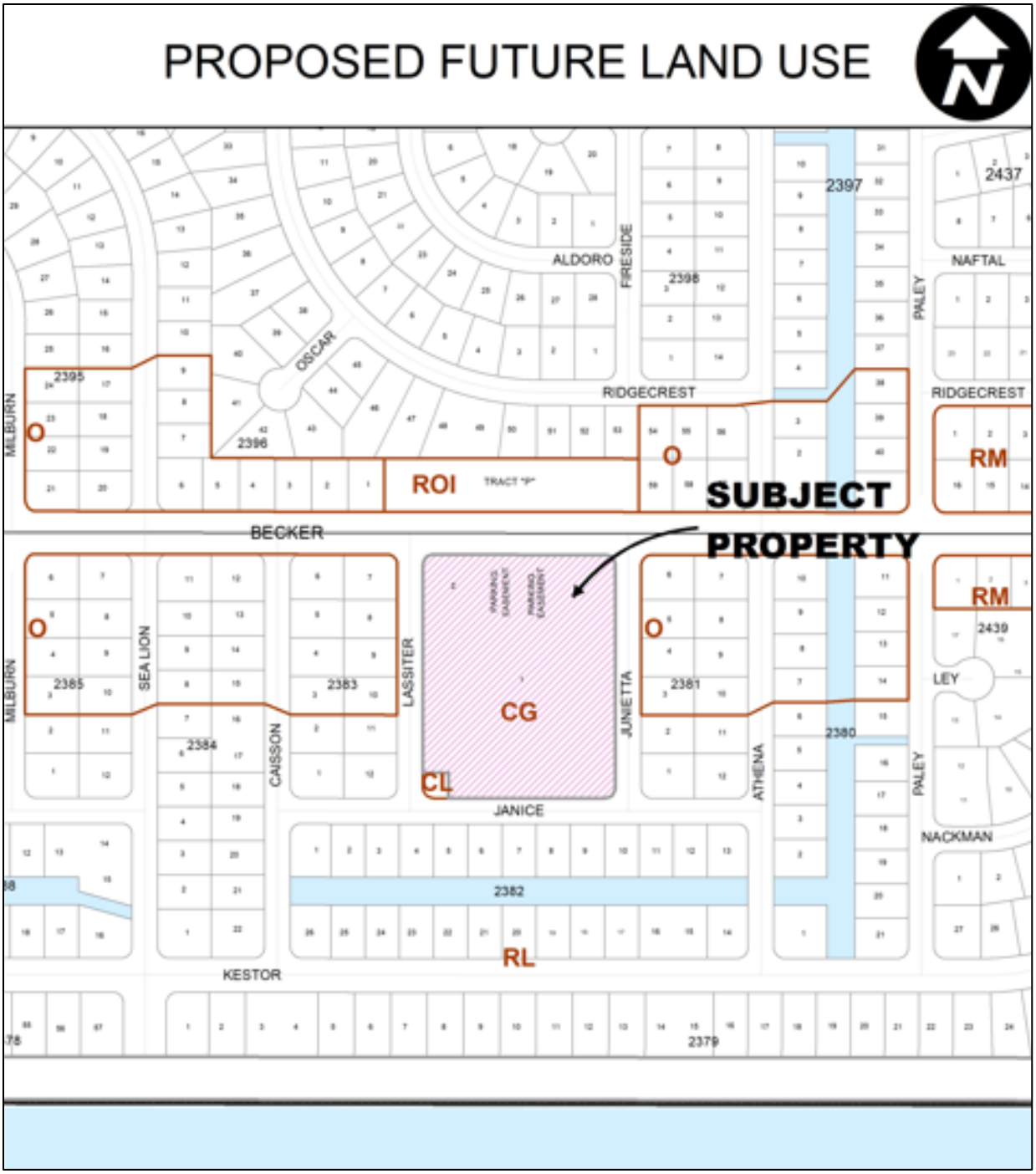
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	CG, RL	CG, RS-2	Vacant Commercial, Single-Family Residences
East	O, RL	RS-2	Single-Family Residences
West	O, RL	RS-2	Single-Family Residences

ROI-Residential, Office, Institutional, P-Professional, CG-Commercial General, RS-2-Residential, Single-Family (2 du/ac), RL-Low Density Residential, O-Office



Existing Land Use Map



Proposed Future Land Use Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification: A Free-standing Emergency Department (FSED) is a Special Exception Use in the General Commercial Zoning District of the City Code. The current Future Land Use category, Commercial Limited (CL), would not permit the proposed PUD to include the use. The petitioner is requesting to amend the land use designation to Commercial General (CG) to allow for the development of an FSED.

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

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

Staff Analysis: The subject property is currently zoned Professional (P). In 2024, a site plan was approved for a 66,798-square-foot, two-story medical office, but construction has not started. The current proposal is to develop the site as a medical facility, which includes a Freestanding Emergency Services Department (FSED). This use requires a Future Land Use Map amendment from Commercial Limited (CL) to Commercial General (CG) to permit the proposed intensity and range of uses. An associated Planned Unit Development (PUD) rezoning application has been submitted. The proposed PUD would allow for medical facilities, such as the FSED, as well as administrative, business, and professional offices.

The CG land use designation permits a broader and more intense range of commercial and medical uses than CL, including retail, restaurants, hotels, pharmacies, and urgent or emergency care facilities. If the land use amendment is approved, the property could be developed in the future for any use permitted under the CG designation, not limited to the currently proposed FSED.

Adequate Public Facilities Review (Objective 1.1.3):
The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in Future Land Use designation from Commercial Limited to Commercial General, there is expected to be no net change in potable water or wastewater demand, measured in gallons per day (gpd).

This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as shown below:

Existing Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CL	5.8	101,059 SF (40%)	125 gpd (per 1000 sq ft)	12,632	10,738
Total Existing FLU					
Proposed Future Land Use	**Acreage**	**Maximum Coverage**	**Level of Service**	**Projected Demand Potable Water (gpd)**	**Projected Demand Wastewater (85%)**
CG	5.8	101,059 SF (40%)	125 gpd (per 1000 sq ft)	12,632	10,738
			Net Change in gpd	**(+/-) 0 gpd**	**(+/-) 0 gpd**

Transportation: The proposed amendment is not expected to have an adverse impact on traffic impact, since the proposed land use will generate the same Average Daily Traffic (ADT) and PM Peak Hour (PM) Traffic. Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Trip Generation (Maximum Development per Land Use)

Existing Future Land Use	Acreage	Maximum Covered & Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CL	5.8	Shopping Plaza (40-150k) 101,059 SF (40%)	821	11,738	982
Proposed Future Land Use	**Acreage**	**Maximum Covered & Proposed Use**	**Trip Generation Average Rate (ITE Code)**	**Average Daily Trips**	**PM Peak Hour**
CG	5.8	Shopping Plaza (40-150k) 101,059 SF (40%)	821	11,738	982
			Total Trips (No Net Change)	**(+/-) 0**	**(+/-) 0**

Trip Generation (Proposed Development)

Proposed Use	Proposed Square Footage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Freestanding Emergency Department	14,500 SF	650	362	32
Medical Office	52,300 SF	720	2,139	251
		Total Trips Proposed	2,501	283

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

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
Public School Concurrency Analysis: N/A

Environmental: There is native upland habitat on site. At the time of site plan review, the applicant shall mitigate for 25% of the native upland habitat in accordance with Chapter 157 of the City Code. Additionally, a listed species survey is required prior to clearing.

Flood Zone: The flood map for the selected area is number 12111C0405Kand is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 13 at 201 SE Becker Road. will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

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

STAFF RECOMMENDATION

This request is a legislative action. The proposed Small-Scale Comprehensive Plan Amendment has been reviewed for consistency with the intent and direction of the City of Port St. Lucie Comprehensive Plan.

Planning and Zoning Board - Action Options

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

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

COVER LETTER

MEDSQUARE BECKER ROAD PUD
Comprehensive Plan Amendment
July 2025

To:
Planning and Zoning Department
Port St. Lucie

Prepared by:

Redtail DG
100 S. 2nd Street

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

Dear Planning and Zoning Department,

We are pleased to submit a request for a small-scale Comprehensive Map Amendment for the MedSquare Becker Road PUD from CL (Commercial Limited) to GC (Commercial General), a 5.80 acre development that promises to enhance the community of Port St. Lucie both functionally and aesthetically. Our team has planned this project to ensure it meets and exceeds the city's expectations and requirements.

The project, located on parcel number 4433-700-0001-000-8, is positioned on the south of the city, and is bordering SW Becker Road on the north, SW Lassiter Ter on the west, SW Janice Ave on the south and SW Junietta Ave on the east.

The Future Land Use of the surrounding properties is as described: On the north there is a mix of ROI (Residential-Office-Institutional) and O (Office), on the west and east there is a mix of O (Office) and RL (Residential Low Density), and on the south there is RL (Residential Limited), as shown on the image below.



Image 1. – Existing Future Land Use Map

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

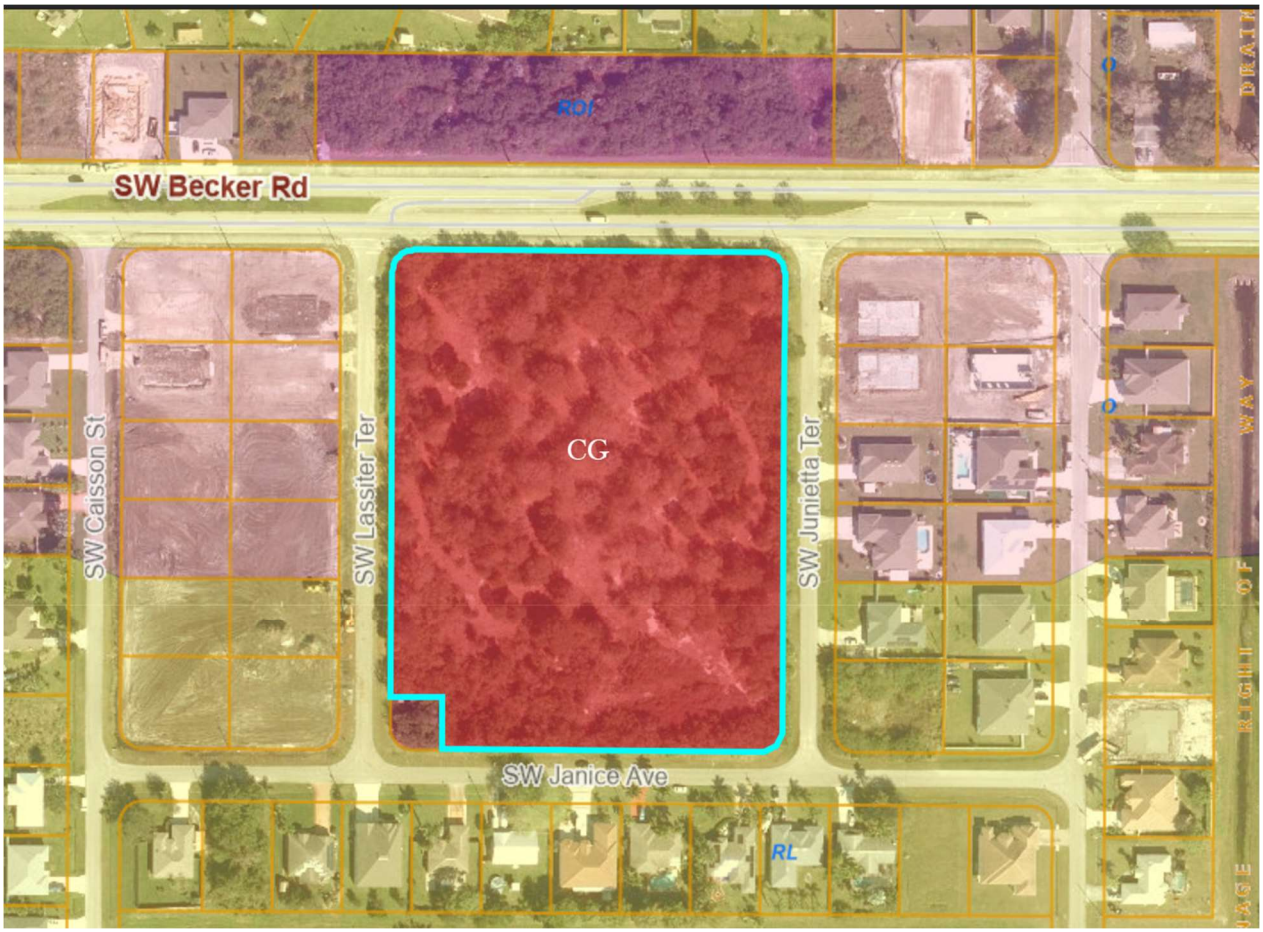


Image 2. – Proposed Future Land Use Map

Based on the above, we respectfully ask for the approval of the Comprehensive Plan Amendment, as described above.

Sincerely,

Tod Mowery
Redtail DG

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

AGENT AUTHORIZATION

Project: MedSquare Becker Road
Owner: Becker Road Real Estate Partners LLC
Parcel IDs: 4433-700-0001-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Alberto Jose Perez WHO BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

Furthermore, we 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 project indicated above.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of May, 2025, by Alberto J. Perez (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Owners' Signatures

Patricia Vallejo
Printed Name of Notary

Alberto Jose Perez
Owners' Names

2990 Ponce de Leon Blvd, #500
Coral Gables, FL 33134
Street Address

(Notary Seal)

PATRICIA VALLEJO
MY COMMISSION # HH 166885
EXPIRES: December 19, 2025
Bonded Thru Notary Public Underwriters

City, State, Zip

My commission expires

786.556.3756 / AJP@MASAJP.com
Telephone / Email

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5392414 OR BOOK 5214 PAGE 657, Recorded 10/01/2024 11:14:58 AM Doc Tax: $15750.00

After Recording Return to:
DAVID PEARL, Esquire
Buchanan Ingersoll & Rooney PC
401 East Las Olas Blvd., Suite 2250
Fort Lauderdale, FL 33301

This Instrument Prepared by:
Adam S. Zipper Esq.
Strock & Cohen, Zipper Law Group, P.A.
2900 Glades Circle
Suite 750
Weston, FL 33327
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
4430-700-0003-000-3, 4430-700-0002-000-6, and 4430-700-0001-000-9
File No.: 23051928

WARRANTY DEED

This Warranty Deed, Made the 25 day of September, 2024, by **A M DEVELOPMENTS LLC, a Florida Limited Liability Company**, having its place of business at **30924 Bay Shore Dr, Big Pine Key, FL 33043**, hereinafter called the "Grantor", to **BECKER ROAD REAL ESTATE PARTNERS, LLC, a Florida limited liability company,** whose post office address is: **2990 PONCE DE LEON BLVD., SUITE 500, CORAL GABLES, FL 33134**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Million Two Hundred Fifty Thousand Dollars and No Cents ($2,250,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Saint Lucie** County, Florida, to wit:

Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

NotaryCam Doc ID: 3e0f9857-3923-4254-ab64-9c1503497203

IN WITNESS WHEREOF, 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 above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Wendy Lois Nelson
Printed Name: Wendy Lois Nelson
Address: 586 Blue Ridge Dr.
Blue Ridge, VA 24064

Witness Signature: Mildred V. Wilcox
Printed Name: Mildred Wilcox
Address: 5303 Poppy Drive Jacksonville, FL 32205

A M DEVELOPMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY

MICHAEL N. REINSTEIN
MICHAEL N. REINSTEIN, Manager/Member

AVA V. REINSTEIN
AVA V. REINSTEIN, Authorized Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 25 day of September, 2024 by MICHAEL N. REINSTEIN as Manager/Member and AVA V. REINSTEIN as Authorized Member as Manager/Member and AVA V. REINSTEIN as Authorized Member of A M DEVELOPMENTS LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. They are ☐ Personally Known OR ☑ Produced Driver License as Identification.

Mildred V. Wilcox
Notary Public Signature
Printed Name: Mildred V Wilcox

My Commission Expires: 5/10/2025
(SEAL)

☑ Online Notary (Check Box if acknowledgment done by Online Notarization)

MILDRED V WILCOX
Notary Public - State of Florida
Commission # HH 115803
My Comm. Expires May 10, 2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 3e0f9857-3923-4254-ab64-9c1503497203

MedSquare Becker Road

Future Land Use Map Amendment (Small-Scale Comprehensive Plan)

Project No. P25-120

Planning and Zoning Board Meeting
November 4, 2025

Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Legislative Action

- The application is a non-quasi judicial small scale comprehensive plan amendment.

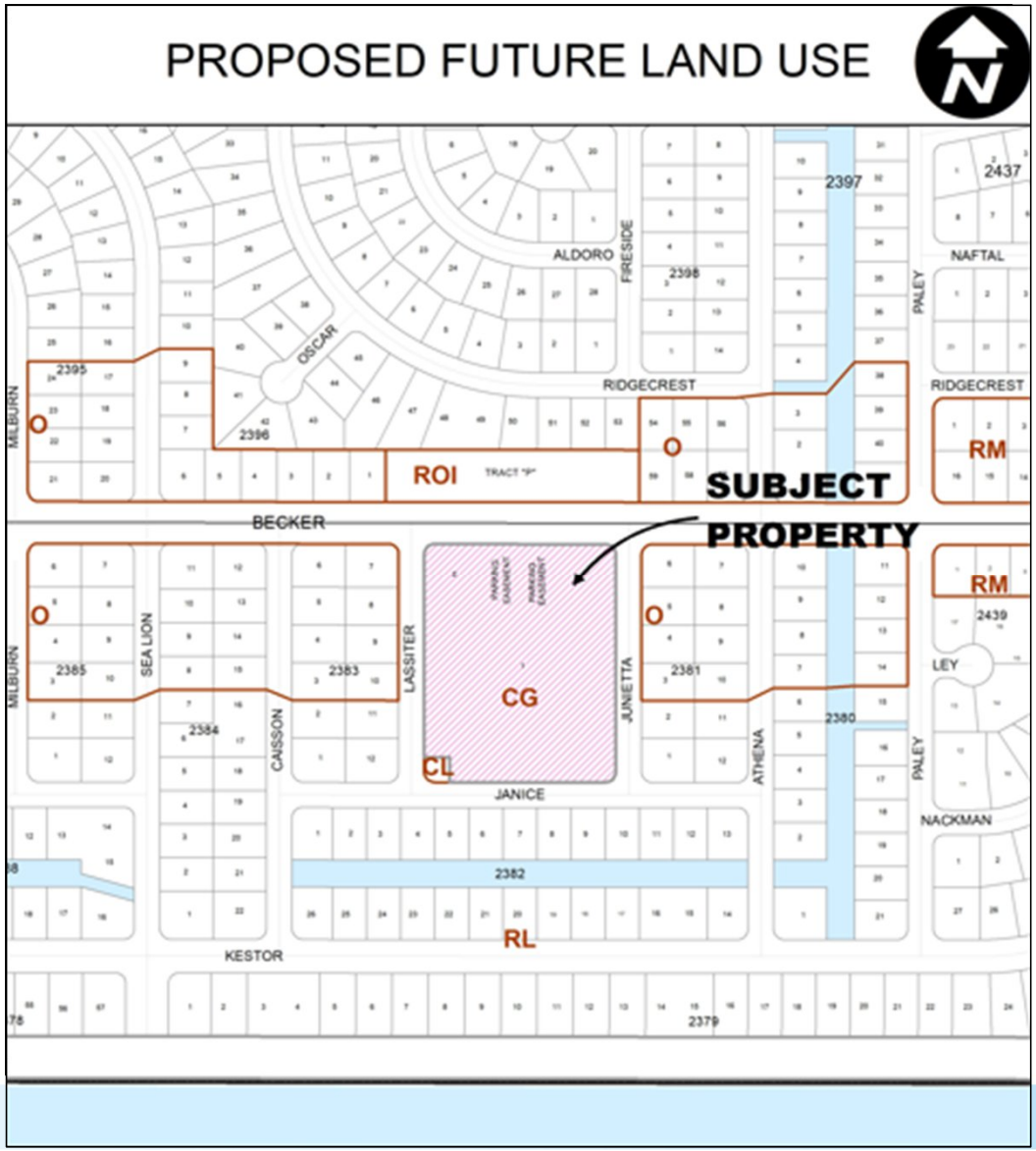
- A comprehensive plan amendment is a legislative action and can be approve or deny based on the Board's determination of what is in the best interests of the City.

Request Summary

Applicant's Request:	A small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) for the 5.8-acre property.
Applicant/Agent:	Vlada Peterka, Redtail Design Group, Inc.
Property Owner:	Becker Road Real Estate Partners, LLC
Address:	190 SW Becker Road
Location:	Generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	CG, RL	CG, RS-2	Vacant Commercial, Single-Family Residences
East	O, RL	RS-2	Single-Family Residences
West	O, RL	RS-2	Single-Family Residences



Background

- The subject property is currently zoned Professional (P).
- A site plan was approved in 2024 to construct a 66,798 sq. ft., two-story, medical office.
- Per the P Zoning District, an office for administrative, business, or professional use is a permitted use.
- A site plan was approved (but not constructed) in 2024 for a 66,798 sq. ft., two-story, medical office.
- An application was submitted in 2025 to amend the land use to amend the CL land use to CG, and to rezone the property to PUD.

Applicant's Proposal

- This request is being made to support a proposed development called MedSquare Becker Road, which is also under review for rezoning as a Planned Unit Development (PUD) (P25-121).
- The project includes a mix of medical and professional office uses, including a Freestanding Emergency Department (FSED) operated by Cleveland Clinic. The FSED would provide both emergency and urgent care services.
- The proposed CG land use designation is needed to allow the FSED to operate alongside the medical office services in a single location.
- Per the associated PUD, the proposed medical facility is planned as a two-story building with a total gross floor area of approximately 68,000 square feet.

Applicant's Justification

A FSED is a Special Exception Use in the General Commercial Zoning District of the City Code. The current Future Land Use category, Commercial Limited (CL), would not permit the proposed PUD to include the use.

The petitioner is requesting to amend the land use designation to Commercial General (CG) to allow for the development of an FSED.

Findings

- *Land Use Consistency (Policy 1.1.7.1):* Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.
- The subject property is currently designated as Limited Commercial (CL), which is identified in the Comprehensive Plan as intended for essential household services with certain restrictions on more intensive uses such as gasoline stations, fast foods, automotive services, department stores.
- This application will amend the land use to the General Commercial (CG), which is identified in the Comprehensive Plan as intended to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses.
- A FSED is listed as a Special Exception Use under the CG zoning district.

Adequate Public Facilities

- Per Policy 1.1.3.1, the development of residential, commercial and industrial land shall be timed and staged in conjunction with provisions of supporting community facilities and services.
- The subject property is located in a developed area of the city and served by city services.
- Port St. Lucie Utilities Systems Department is the provider of services.

Traffic Impact Analysis

- Change in Future Land Use designation results in NO NET CHANGE of ADT and PM Peak hour trips.

Existing Future Land Use	Acreage	Maximum Use & Lot Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CL	5.8	Shopping Plaza (40-150k) 101,059 SF (40%)	821	11,738	982
Proposed Future Land Use	Acreage	Maximum Use & Lot Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CG	5.8	Shopping Plaza (40-150k) 101,059 SF (40%)	821	11,738	982
			Total Trips (No Net Change)	(+/-) 0	(+/-) 0

Traffic Impact Analysis

Proposed Use	Proposed Square Footage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Freestanding Emergency Department	14,500 SF	650	362	32
Medical Office	52,300 SF	720	2,139	251
		Total Trips Proposed	2,501	283

Impact Analysis

- No impacts to parks or public schools for the proposed non-residential land use amendment.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- The applicant shall mitigate for 25% of upland habitat in accordance with applicable regulations.

Special Considerations

The CG Land Use designation allows a broader and more intense scope of commercial and medical uses, including retail, restaurants, hotels, pharmacies, and urgent or emergency care facilities. While the current proposal is for a medical facility, it's important to understand that changing the land use designation to CG opens the door to a wider range of future uses. If the amendment is approved, the property could be developed in the future for any use allowed under the CG category, not just the emergency medical facility currently proposed.

Staff Recommendation

This request is a legislative action. The proposed small-scale comprehensive plan amendment has been reviewed for consistency with the intent and direction of the City's Comprehensive Plan.

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

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

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

From: jonathan peardon
To: Bethany Grubbs
Subject: Medsquare on Becker?
Date: Monday, October 27, 2025 3:48:08 PM

Good afternoon Bethany,

Just got this letter in the mail but is there a petition in existence already where I can vote against this? This is by far the worst idea I've ever heard of and I'm shocked the city would even entertain this is an option.

Thanks
Jonathan

From: Samantha Smigelski
To: Bethany Grubbs
Subject: Re: Contact Planning & Zoning - Samantha Smigelski
Date: Thursday, October 16, 2025 1:32:50 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png

HI Bethany,

Please see the note that I have sent to Councilman Bonna. Please apply this record to the PUD request.

Formal Request for Denial of Proposed Planned Unit Development (PUD) for a Free-Standing Emergency Room Facility

I am writing to formally request the **denial** of the Planned Unit Development (PUD) application for a proposed free-standing Emergency Room (ER) facility, MedSquare Port St Lucie, at the location of Becker Road, using the Junietta Terrace, Janice Avenue and Lassiter Terrace boundary lines. This request is based on several critical factors related to public necessity, community safety, and consistency with the surrounding residential environment.

Lack of Public Necessity

The construction of a new emergency medical facility at this location is unnecessary and **duplicative**. A newly constructed, full-service hospital, **Florida Coast Medical Center, which includes an operational Emergency Room**, is located less than **two miles** (1.4 miles exactly) from the proposed site. This existing facility, opened on September 9, 2025, already meets the community's emergency medical needs, rendering a secondary, non-hospital-based ER facility in this immediate area redundant. Approving this PUD would impose commercial intensity upon a residential area without a demonstrable need that outweighs the substantial negative impacts on the quality of life for current residents.

Severe Negative Impact on Residential Safety and Quality of Life

The proposed PUD site is situated within a **clearly defined residential area** characterized by families, children, and pedestrian and school bus activity. The introduction of an emergency medical facility, which by its nature operates **24 hours a day, 7 days a week**, will fundamentally compromise the safety and enjoyment of this community:

- **Increased Traffic and Child Safety Risk:** The facility will inevitably generate substantial and constant vehicular traffic, including emergency vehicles, staff, and patients, at all hours. This is directly contrary to the residential character of the neighborhood where children are accustomed to playing, riding bikes, and safely utilizing the streets and common areas adjacent to the proposed site. The significant increase in traffic volume poses an unacceptable and heightened risk to our children.
- **Through Traffic:** Placing a 24-hour commercial facility in the middle of a residential zone creates a magnet for continuous **"cut-through" traffic** that will use our quiet streets as a shortcut and increase the risk for speeding and distracted driving within our residential area with a posted speed limit at the city-standard of

25mph for residential areas.

- **Unsavory Activity**: Furthermore, the 24-hour nature of the facility raises concerns about the potential for **unsavory activity** associated with constant late-night presence in a typically quiet, low-lit residential setting, thereby decreasing the **safety and security of all community residents**. While this facility boasts that it would not generate code 3 ambulatory traffic, it does not prevent the area from being utilized by others that could increase police activity and unsavory activity.

- **Loss of Community Character:** Granting this PUD will irrevocably alter the character of this residential community, diminishing the peaceful enjoyment and safety that residents rely upon. The approval would set a **detrimental precedent** for future commercial encroachment into residential zones. There are homes being constructed adjacent to the property currently, which will decrease the property values for those if this proposal is approved.

In conclusion, for these compelling reasons—the lack of demonstrated public necessity given the proximate, existing hospital ER, and the significant, undeniable risks to **community safety, child welfare, and residential quality of life**—I urge the Commission to **deny** the Planned Unit Development proposal. We ask that the Commission prioritize the established character, safety, and well-being of the current residential community over this commercially driven, duplicative development.

Respectfully,

Trevor and Samantha Smigelski

367 SW Kestor Dr., Port St. Lucie, FL. 34953

(703)717-8497

On Thu, Aug 14, 2025 at 9:49 AM Bethany Grubbs <bgrubbs@cityofpsl.com> wrote:

> Yes, you can draft another e-mail for the record.
>
> Or you can contact your council member directly to express your concerns. Your council member is Anthony Bonna.
>
> **Email Anthony Bonna:** Anthony.Bonna@cityofpsl.com
>
> **Email Executive Assistant Patricia Taylor:** ptaylor@cityofpsl.com
>
> District 3 Councilman
>
> **Telephone**772-871-5159
>
> **Bethany Grubbs, AICP**
>
> ***Senior Planner / Public Art Program***
>
> **Planning and Zoning Department**
>
> o. 772-344-4362
>
> c. 772-342-5057

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: Samantha Smigelski <samij1985@gmail.com>
Sent: Wednesday, August 13, 2025 4:18 PM
To: Bethany Grubbs <bgrubbs@cityofpsl.com>
Cc: Vanessa Carter Solomon <VSolomon@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Samantha Smigelski

Hi Bethany,

Thank you for the information.

Are there processes that we can go through to submit our requests for consideration, if we are unable to attend in person?

Thanks,

Sent from my iPhone

> On Aug 13, 2025, at 10:59 AM, Bethany Grubbs <bgrubbs@cityofpsl.com> wrote:
>
> Hi Ms. Smigelski,
>
> Thank you for participating in the public process. I am the planner assigned to this project, and I also received the applicant's invitation to attend their informational neighborhood meeting. I will be there as an observer to listen to comments and concerns.
>
> Your statement will be included as an official public comment for both the PUD and CPA applications. It will be entered into the agenda item for review by the Planning & Zoning Board and the City Council.
>
> The first meeting for which you will receive official notice from the City will be the Planning & Zoning Board on **October 7 at 6:00 p.m.** This Board serves in an advisory capacity and will make a recommendation to the City Council. The City Council's first public hearing on the matter is scheduled for **October 13 at 1:00 p.m.** These dates are always subject to change if the boards table the item for more information.

Please feel free to contact me if you have any questions.

Best regards,

Bethany Grubbs, AICP

Senior Planner / Public Art Program

Planning and Zoning Department

o. 772-344-4362

c. 772-342-5057

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

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

From: Vanessa Carter Solomon <VSolomon@cityofpsl.com>
Sent: Wednesday, August 13, 2025 10:20 AM
To: Bethany Grubbs <bgrubbs@cityofpsl.com>
Subject: FW: Contact Planning & Zoning - Samantha Smigelski

Vanessa A. Carter Solomon

Planning Technician

Planning and Zoning Department

o. 772-871-5149

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

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

From: Planning <Planning@cityofpsl.com>
Sent: Wednesday, August 13, 2025 10:14 AM
To: Vanessa Carter Solomon <VSolomon@cityofpsl.com>
Subject: FW: Contact Planning & Zoning - Samantha Smigelski

Lorraine Prussing

Office Manager

Planning & Zoning Department

o. 772-871-7380

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

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

From: Jotform <noreply@jotform.com>
Sent: Wednesday, August 13, 2025 10:07 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Samantha Smigelski

Contact Planning & Zoning: Samantha Smigelski

Name	Samantha Smigelski
Phone Number	(703) 7178497

Email	samij1985@gmail.com
Property Address	367 SW Kestor Dr, Port St Lucie, FL, 34953
How can we help you?	I received a notification of a neighborhood meeting for MedSquare PSL. I am writing to provide my request to deny the PUD and land use amendment for the project. The location is not suitable for a free standing ER facility and is redundant to the facility that is currently being built ~1 mile away within the Veranda Falls plaza. An ER in this residential location would bring disruption to families and children that live in this area. That location is where many children ride bikes or walk and the 'thru' traffic that would now be circulating would increase potential accidents, as well as decrease the community feel of the area. Traffic on Becker Road is already a concern and this would bring additional traffic to the area, again increasing the likelihood for accidents. Please advise if there is a formal request for denial available and if my statement is recorded.

Agenda Summary

2025-1042

Agenda Date: 11/4/2025 **Agenda Item No.:** 7.b

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P25-162 City of Port St. Lucie - Public Works Small- Scale Future Land Use Map Amendment

Location: The property is generally located on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard.

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

Submitted By: Francis Forman, Planner III

Executive Summary: This is a city initiated small scale future land use map amendment to amend the Future Land Use on 38.93 acres, more or less, of city owned land from the future land use designation of Utility (U) to the future land use designation of Institutional (I). The subject property is located at the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard immediately west of the Florida Turnpike. The purpose of this application is to change the future land use for the 38.93 acres to Institutional (I) so that the future land use and zoning designations are compatible.

Presentation Information: Staff will provide a presentation.

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

Alternate Recommendations:

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

Background: Office and warehouse buildings are proposed to be constructed on the site for the Public Works Department.

Issues/Analysis: See attached staff report.

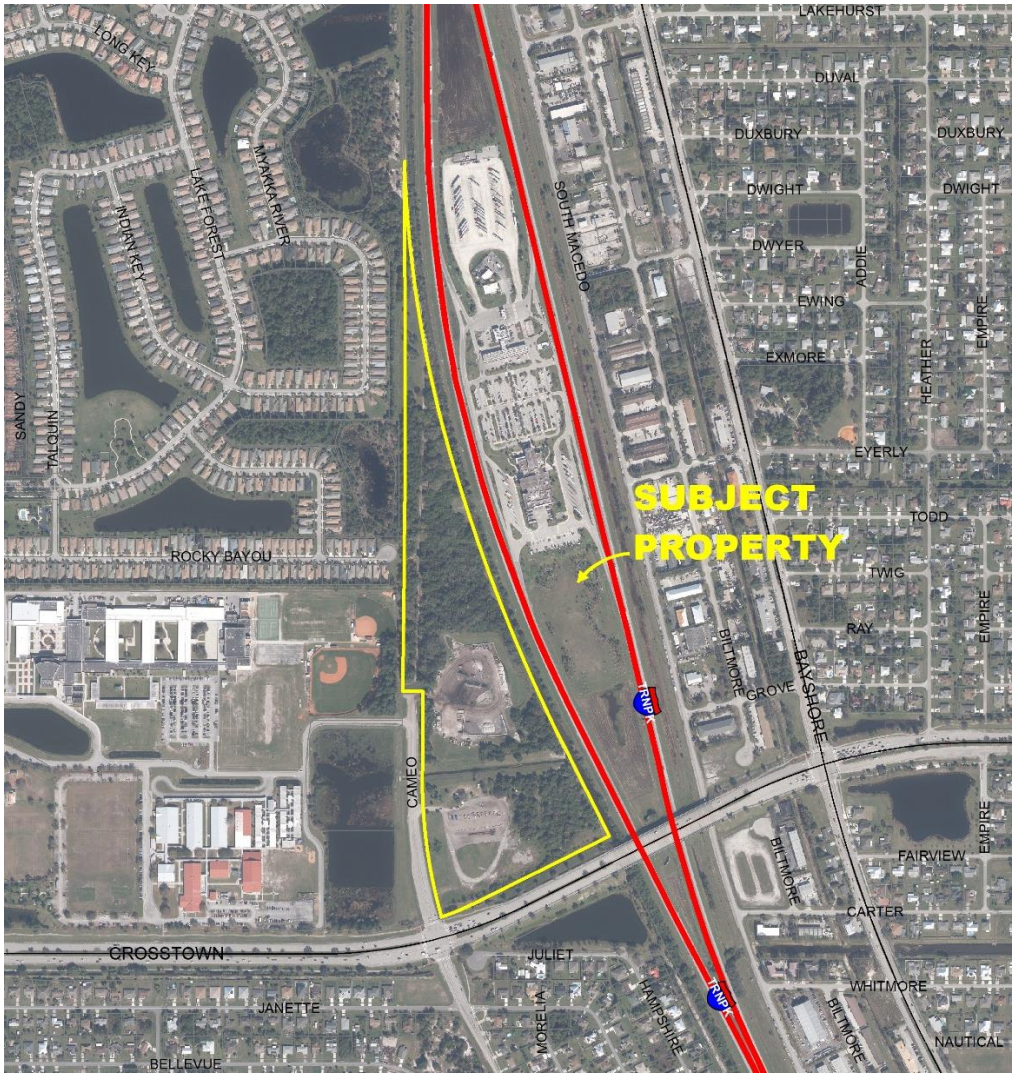
Special Consideration: N/A

Location of Project: 1501 SW Cameo Boulevard

Attachments:

1. Staff Report
2. Ordinance
3. Exhibit “A” Proposed Land Use Map
4. Exhibit “B” Traffic Analysis
5. Application and Authorization
6. Staff Presentation

City of PSL Public Works
Small-Scale Future Land Use Map Amendment
P25-162



SUMMARY

Applicant's Request:	Future land use map amendment for approximately 38.93 acres of property from the Utility (U) future land use classification to the Institutional (I) future land use designation.
Applicant:	City of Port St Lucie
Property Owners:	City of Port St. Lucie
Location:	The subject property is generally located northeast corner of SW Crosstown Parkway and SW Cameo Boulevard.
Address:	1501 SW Cameo Boulevard
Project Planner:	Francis Forman, Planner III

Project Description

This is a city initiated small- scale future land use map amendment to amend the Future Land Use on 38.93 acres, more or less, of city owned land from the future land use designation of Utility (U) to the future land use designation of Institutional (I). The subject property consists of one parcel on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard immediately west of the Florida Turnpike. The purpose of this application is to change the future land use for the 38.93 acres to Institutional (I) so that the future land use and zoning designations are compatible. Office and warehouse buildings are proposed to be constructed on the site for the Public Works Department.

Public Notice Requirements

Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the November 4, 2025, Planning & Zoning Board Meeting.

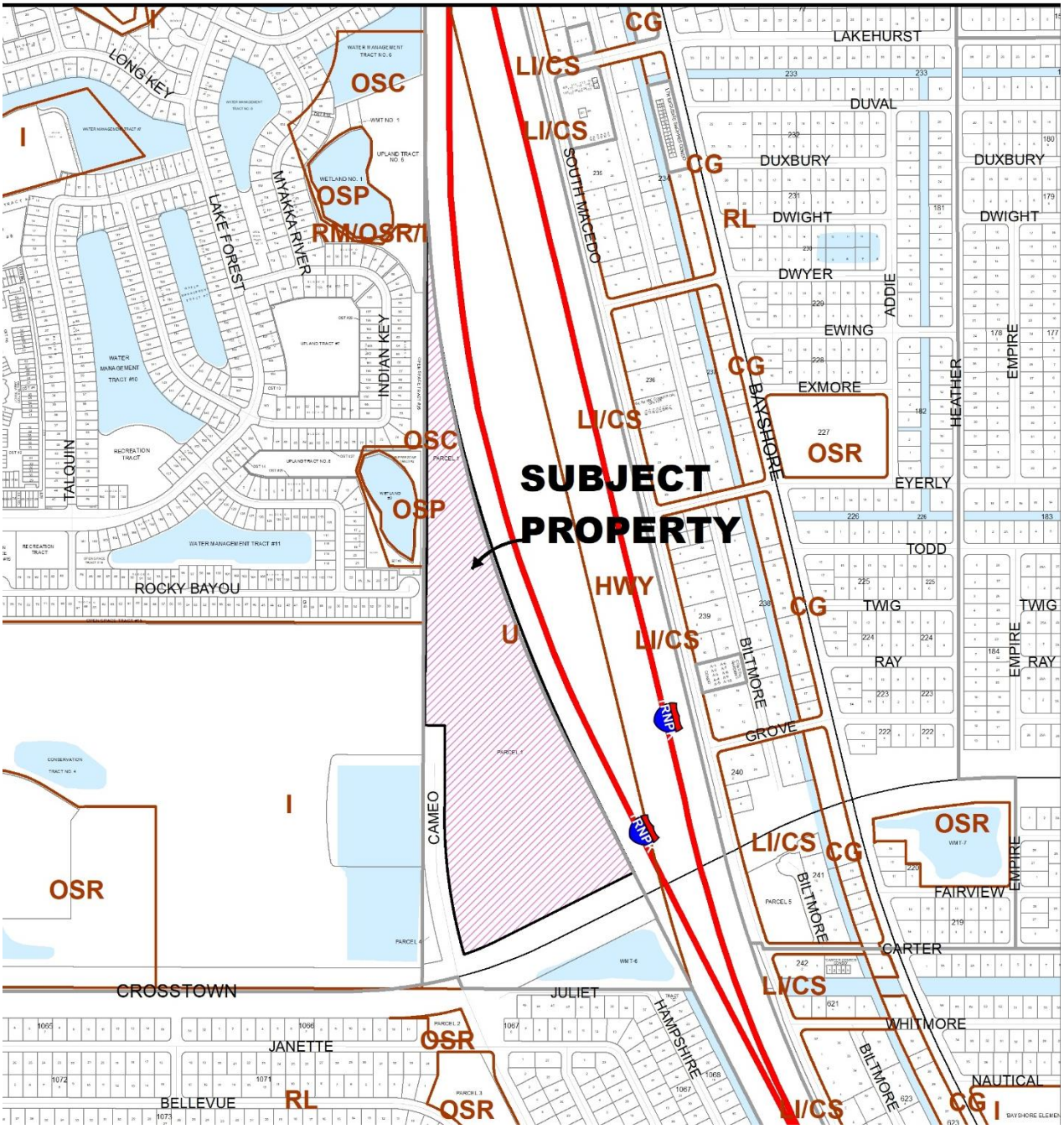
Location and Site Information

Parcel Number(s):	3335-601-0012-000-0
Property Size:	38.93 acres (1,695,965 square feet)
Legal Description:	The legal description is Crosstown Parkway, Parcel 1.
Existing Future Land Use:	Utility (U)
Proposed Future Land Use	Institutional (I)
Existing Use:	Office of Solid Waste drop-off center

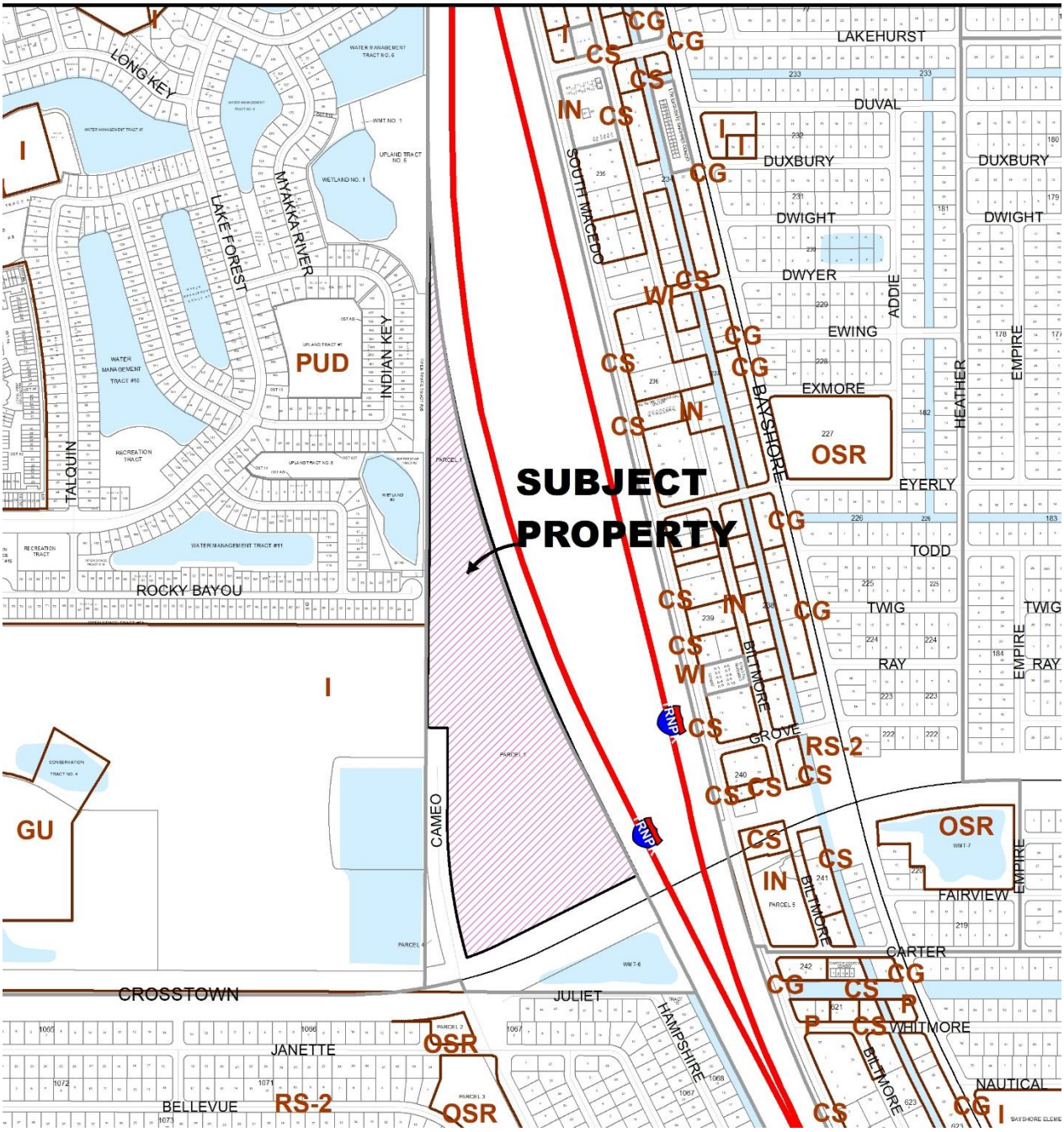
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Medium Density Residential/Open Space Recreational/Institutional (RM/OSR/I) Utility (U)	Institutional (I) Planned Unit Development (PUD)	Single-Family Residential & Florida Turnpike
South	Utility (U) Low Density Residential (RL) Open Space Recreational (OSR)	Single-Family Residential (RS-2)	Single-Family Residential
East	Utility (U) Highway (HWY)	Institutional (I)	Florida Turnpike
West	Institutional (I)	Institutional (I)	St. Lucie West K-8 St. Lucie West Centennial High School

FUTURE LAND USE



EXISTING ZONING



COMPREHENSIVE PLAN REVIEW AND ANALYSIS

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

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

The subject property is already designated for Institutional purposes per the current zoning designation. The Institutional future land use designation will allow for compatibility of the future land use and zoning designation and for the property to be used for publicly owned buildings or for uses permitted under the City's Institutional (I) zoning district. Per Policy 1.1.4.13, Institutional (I) and General Use (GU) are the zoning districts that are compatible with the Institutional (I) future land use classification.

Land Use Consistency (Policy 1.1.4.4): Policy 1.1.4.4 of the Future Land Use Element states the City shall provide the Institutional (I) Future Land Use Designation intended to accommodate both public and private institutional sites such as school, hospitals, and government buildings. Adequate buffering may be required based on subsequent site plan reviews.

Adequate Public Facilities Review (Objective 1.1.3):
The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: The following table provides a comparison of the potable water and wastewater demand for the existing and proposed land uses. The level of service of 120 gallons per day per 1000 square feet for institutional use was used for both land use categories since the City does not have level of service standards for the Utility land use. As shown in the following table, the change in the future land use designation is expected to not increase the demand for either potable water or wastewater. Comparisons of sewer and water use are based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.

Water and Wastewater Calculations by Land Use					
Future Land Use	***Acreage***	***Maximum Development***	***Level of Service[1]***	**Projected Demand Potable Water (gpd)**	**Projected Demand Wastewater (gpd)**
Utility (Existing)*	38.93	508,790 SF (30% coverage)	120 gpd	61,055	51,897
Institutional (Proposed)**	38.93	508,790 SF (30% coverage)	120 gpd	61,055	51,897

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

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

[1]Per Policy 4.D.1.2.1, level of service for potable water is 120 gallons per day per 1000 square feet for Institutional Uses and level of service for wastewater is 85% of potable water rate.

Transportation: A trip generation analysis was prepared by Traffic & mobility Consultants for the proposed land use amendment and is attached as Exhibit "B" of the staff report. The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 12th Edition for the existing and proposed future land uses. Based on the allowable intensities and densities of the currently assigned Utility future land use, a maximum development program of approximately 508,737 square feet of utility space is possible (Utility Land Use Code 170). Based on ITE average rates, there will potentially be 6,252 daily trips, 1,185 a.m. peak-hour trips, and 1,099 p.m. peak-hour trips.

Based on the allowable intensities and densities of the proposed Institutional future land use, a maximum development program of approximately 508,737 square feet of building space is possible (Utility Land Use Code 170). Based on ITE average rates, there will potentially be 3,352 daily trips, 590 a.m. peak-hour trips, and 535 p.m. peak-hour trips. This results in a potential trip decrease of 2,900 daily trips, 595 a.m. peak-hour trips, and 564 p.m. peak-hour trips as shown in the table below:

Summary of Trip Generation Rates City of PSL Public Works Future Land Use Amendment				
Land Use Code	ITE Code	Intensity	Daily Trip Ends	P.M. Peak Hour
Utility (U)				
(Utilities)	170	508,737 SF	6,252	1,185
General Office				
(Utilities)	170	508,737 SF	3,352	590
Net Difference			-2,900	-595

Source: ITE Trip Generation 12th Edition

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

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

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

Environmental: The property contains approximately 15. 6 acres of native upland habitat. Per Policy 5.2.5.13 of the Comprehensive Plan, 25 percent of the native upland habitat shall be preserved on site or mitigation provided for.

Wildlife Protection: Twenty-nine (29) potential gopher tortoise burrows were located during an on site survey and will be relocated to a gopher tortoise mitigation bank prior to any clearing of the site.

Flood Zone: The flood map for the selected area is number 12111C0286K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. The flood map is attached as Exhibit "C".

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

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

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

ORDINANCE 25-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 38.93 ACRES OF LAND FROM UTILITY (U) TO INSTITUTIONAL (I) FOR A PARCEL LEGALLY DESCRIBED AS CROSSTOWN PARKWAY PARCEL 1, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CROSSTOWN PARKWAY AND SW CAMEO BOULEVARD; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (P25-162).

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

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

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

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

WHEREAS, the City of Port St. Lucie has initiated a small-scale amendment (P25-162) for City owned property located at the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard and more particularly described as Crosstown Parkway Parcel 1, to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan in accordance with Section 163.3187, Florida Statutes, to change approximately 38.93 acres from the future land use designation of Utility (U) to the future land use designation of Institutional (I) as depicted on attached Exhibit "A"; and

ORDINANCE 25-

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

WHEREAS, the Planning and Zoning Board met on November 4, 2025, at a duly noticed public meeting, and pursuant to the procedures of Chapter 163, Florida Statutes, Part II, reviewed and heard testimony concerning the proposed amendment (P25-162) to the City's Comprehensive Plan, and submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council held a public hearing on November 24, 2025, to consider the proposed small-scale amendment, advertising of the public hearing having been made; and

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

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

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

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

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

1. The Future Land Use Map is hereby amended to designate approximately 38.93 acres of land generally located at the northeast corner of the intersection of Crosstown Parkway and SW

Cameo Boulevard from the future land use designations of Utility (U) to the future land use designation of Institutional (I) as depicted on attached Exhibit "A".

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

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

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

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

ORDINANCE 25-

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

_____ day of _____ 2025.

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
Shannon M. Martin, Mayor

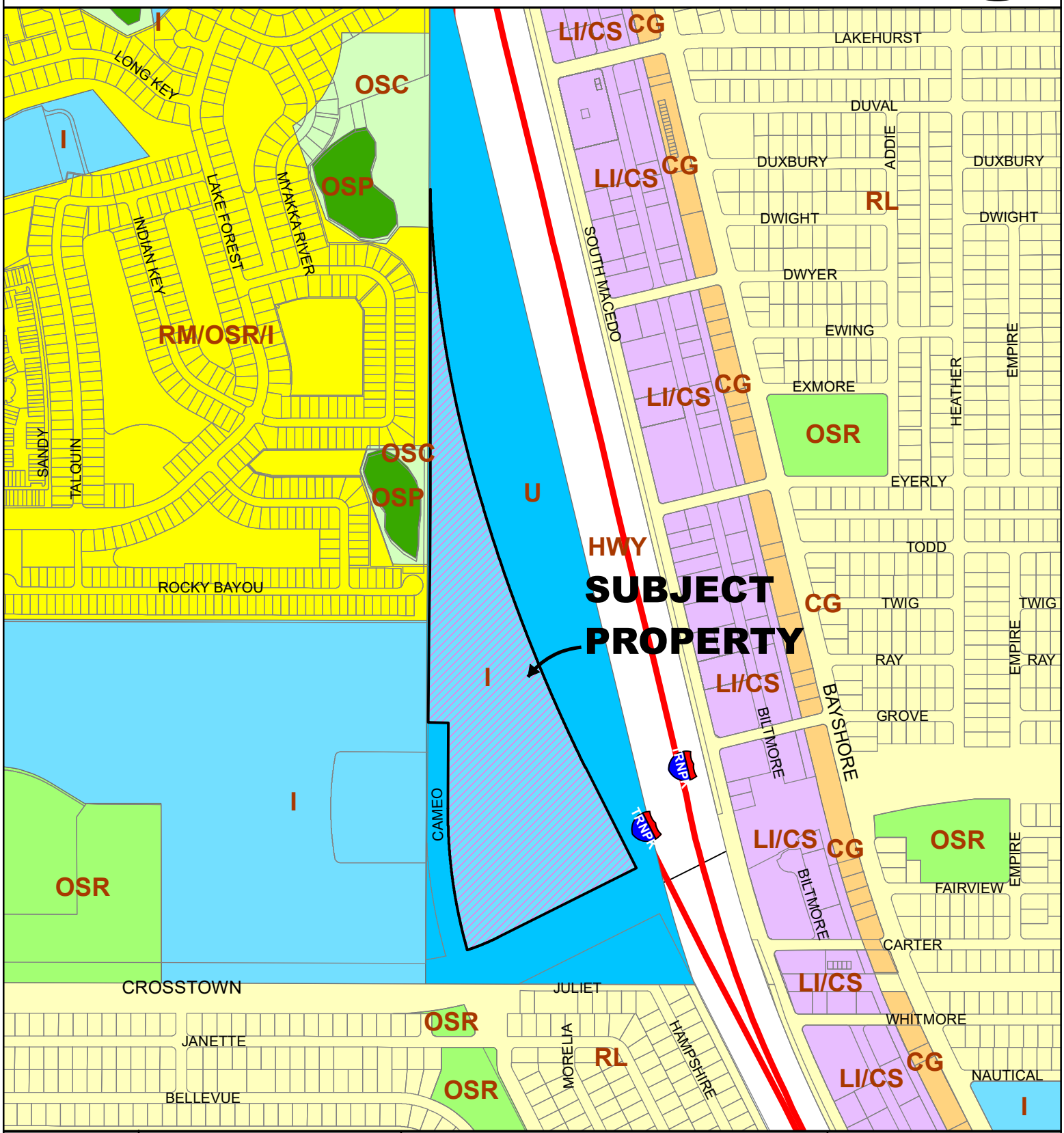
ATTEST:

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY:_____
Richard Berrios, City Attorney

PROPOSED FUTURE LAND USE



PORT ST. LUCIE HEART OF THE TREASURE COAST	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	COMPREHENSIVE PLAN CITY OF PORT ST. LUCIE - PUBLIC WORKS CROSSTOWN PARKWAY, PARCEL 1	DATE: 10/21/2025 APPLICATION NUMBER: P25-162 USER: RTaylor SCALE: 1 in = 723 ft

MEMORANDUM

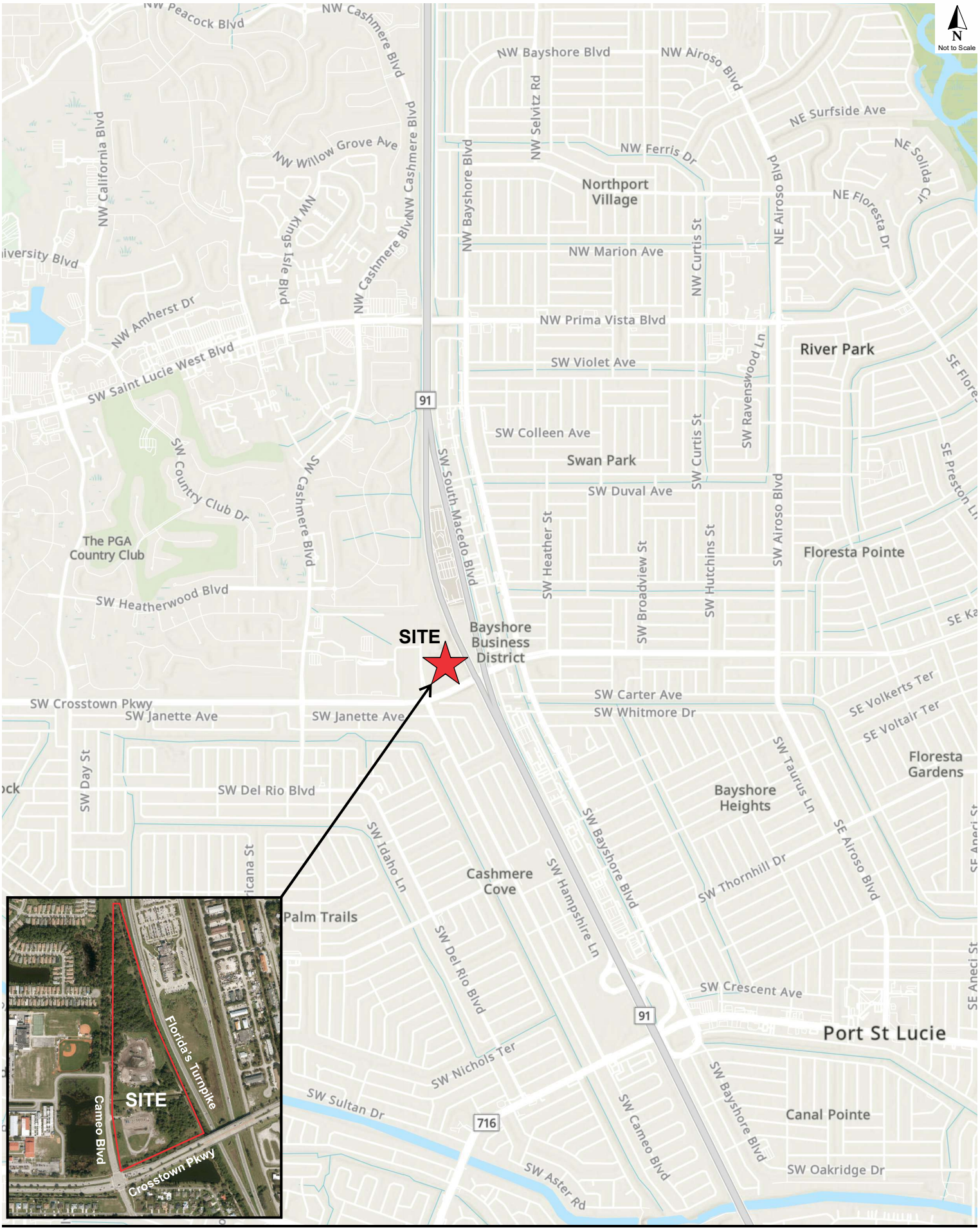
October 27, 2025

Re: P25-162 City of Port St. Lucie-Public Works
Transportation Facilities Analysis
City of Port St. Lucie, Florida
Project № 25255.02.03

Introduction

Traffic & Mobility Consultants was retained by BEA Architects, Inc to conduct a Transportation Facilities Analysis in support of the proposed Future Land Use Plan Amendment for the property located north of Crosstown Parkway, east of Cameo Boulevard, and west of Florida's Turnpike in the City of Port St. Lucie. The proposed future land use plan amendment will change the future land use designation of the 38.93-acre parcel from Utility to Institutional. The parcel ID for the subject property is 3335-601-0012-000-0. The subject parcels Property Card is provided in **Appendix A**. The subject parcel is located north of Crosstown Parkway and west of Florida's Turnpike in the City of Port St. Lucie, Florida, as shown in **Figure 1**.

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


N
Not to Scale
NW Peacock Blvd
NW Cashmere Blvd
NW Bayshore Blvd
NW Airoso Blvd
NE Surfside Ave
NW California Blvd
NW Willow Grove Ave
NW Selvitz Rd
NW Ferris Dr
NE Solida Ct
Northport Village
NW Bayshore Blvd
NW Cashmere Blvd
NW Kings Isle Blvd
NE Airoso Blvd
NE Floresta Dr
NW Marion Ave
NW Curtis St
NW Amherst Dr
NW Prima Vista Blvd
River Park
SW Saint Lucie West Blvd
SW Violet Ave
SW Ravenswood Ln
91
SW Colleen Ave
SW Country Club Dr
SW Cashmere Blvd
Swan Park
SW South Macedo Blvd
SW Curtis St
SW Duval Ave
SW Heather St
SW Broadview St
SW Hutchins St
SW Airoso Blvd
Floresta Pointe
The PGA Country Club
SW Heatherwood Blvd
SITE
Bayshore Business District
SW Carter Ave
SW Whitmore Dr
SW Crosstown Pkwy
SW Janette Ave
SW Janette Ave
SE Volkerts Ter
SE Voltair Ter
Floresta Gardens
SW Day St
SW Del Rio Blvd
SW Taurus Ln
Bayshore Heights
SW Idaho Ln
SW Bayshore Blvd
SE Airoso Blvd
Cashmere Cove
SW Thornhill Dr
Palm Trails
SW Hampshire Ln
SW Del Rio Blvd
SW Crescent Ave
91
Port St Lucie
SW Nichols Ter
SW Sultan Dr
716
SW Cameo Blvd
SW Bayshore Blvd
Canal Pointe
SW Oakridge Dr
SW Aster Rd
SITE
Florida's Turnpike
Cameo Blvd
Crosstown Pkwy

Trip Generation

A trip generation analysis was conducted for the existing and proposed future land use designations using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. Trip generation equations were used when the r^2 is greater than 0.75 based on the methodology outlined in the *ITE Trip Generation Handbook 3rd Edition*. The maximum allowed development for the existing and proposed future land uses were analyzed.

Under the existing future land use of Utility, a maximum of 508,737 square feet would be possible with a Floor Area Ratio (FAR) of 0.30. The most intensive land use under the existing future land use was determined as Utility (ITE LUC 170). With the existing FLU, potential development would generate 6,252 new external daily trips, of which 1,185 trips occur during the AM peak hour, and 1,099 trips occur during the PM peak hour.

Under the proposed future land use of Institutional, a maximum of 508,737 square feet would be possible with an FAR of 0.30. The City is proposing to construct a Public Works Department compound on the property, which consists of an office building and equipment and material storage yard on the property. ITE does not provide trip generation rates for government buildings, therefore, General Office (ITE LUC 710) was considered the worst-case trip generation use. With the proposed FLU, potential development would generate 3,352 new external daily trips, of which 590 trips occur during the AM peak hour, and 535 trips occur during the PM peak hour.

Table 1 summarizes the resulting trip generation analysis, and the detailed ITE trip generation information sheets are included in **Appendix B**.

Table 1
Trip Generation Analysis

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
Existing FLU												
170	Utility	508,737 SF	12.29	6,252	2.33	1,185	1,031	154	2.16	1,099	198	901
Proposed FLU												
710	General Office	508,737 SF	6.59	3,352	1.16	590	519	71	1.05	535	86	449
		Net Change in Trips		**-2,900**		**-595**	**-512**	**-83**		**-564**	**-112**	**-452**

Trip Generation analysis based on ITE Trip Generation Manual, 12th Edition
**ITE equations used with r^2 > 0.75*

The net change in trips from the existing FLU to the proposed FLU was determined by subtracting the trip potential of the existing FLU from the trip potential of the proposed FLU. Based on the maximum development in both land use categories, the potential trip generation of the parcel would result in a decrease of 2,900 daily trips, of which there would be a decrease of 595 AM peak hour trips, and a decrease of 564 PM peak hour trips.

Due to the decrease in overall trip generation potential under the proposed FLU designation in comparison to the trip generation potential under the existing FLU, no further analysis is required.

Conclusion

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

PROFESSIONAL ENGINEERING CERTIFICATION

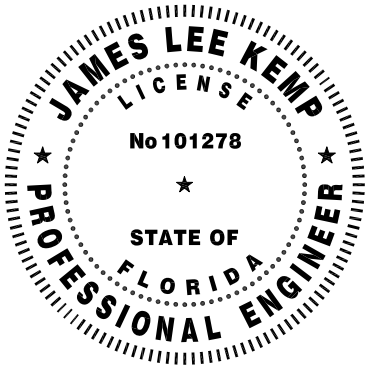
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: P25-162 City of Port St. Lucie Public Works

LOCATION: City of Port St. Lucie, Florida

CLIENT: BEA Architects, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410D00000197318B38140008FD6D, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.10.27 15:48:53-04'00'

ON THE DATE ADJACENT TO THE SEAL

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

TRAFFIC & MOBILITY CONSULTANTS LLC
988 WOODCOCK ROAD, SUITE 200
ORLANDO, FLORIDA 32803

CERTIFICATE OF AUTHORIZATION CA-30024

JAMES LEE KEMP, P.E. № 101278

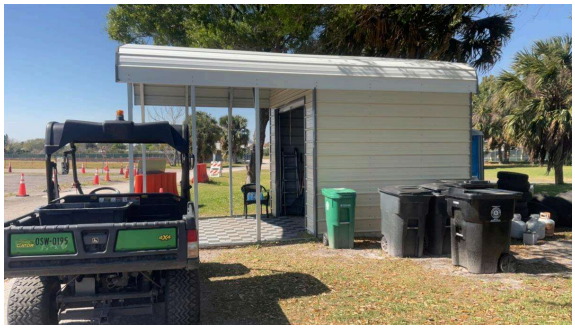
APPENDICES

Appendix A

Property Card/Information

Property Identification

Site Address:	1501 SW CAMEO BLVD
Sec/Town/Range:	35/36S/39E
Parcel ID:	**3335-601-0012-000-0**
Jurisdiction:	Port Saint Lucie
Land Use Code:	8000 - VAC GOVT
Account #:	**175634**
Map ID:	34/31S
Zoning:	General Us



Legal Description

CROSSTOWN PARKWAY(PB 63-34) PARCEL 1

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	240
Land Size (acres):	38.93
Land Size (SF):	1,695,965

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Map



State of Florida, Vantor Powered by Esri

Ownership

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

Current Values

Just/Market value:	$1,558,000
Assessed value:	$1,558,000
Exemption value:	$1,558,000
Taxable value:	$0

Important

Property taxes are subject to change upon change of ownership.

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

Links

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

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

Trip Generation Information

Utility
(170)

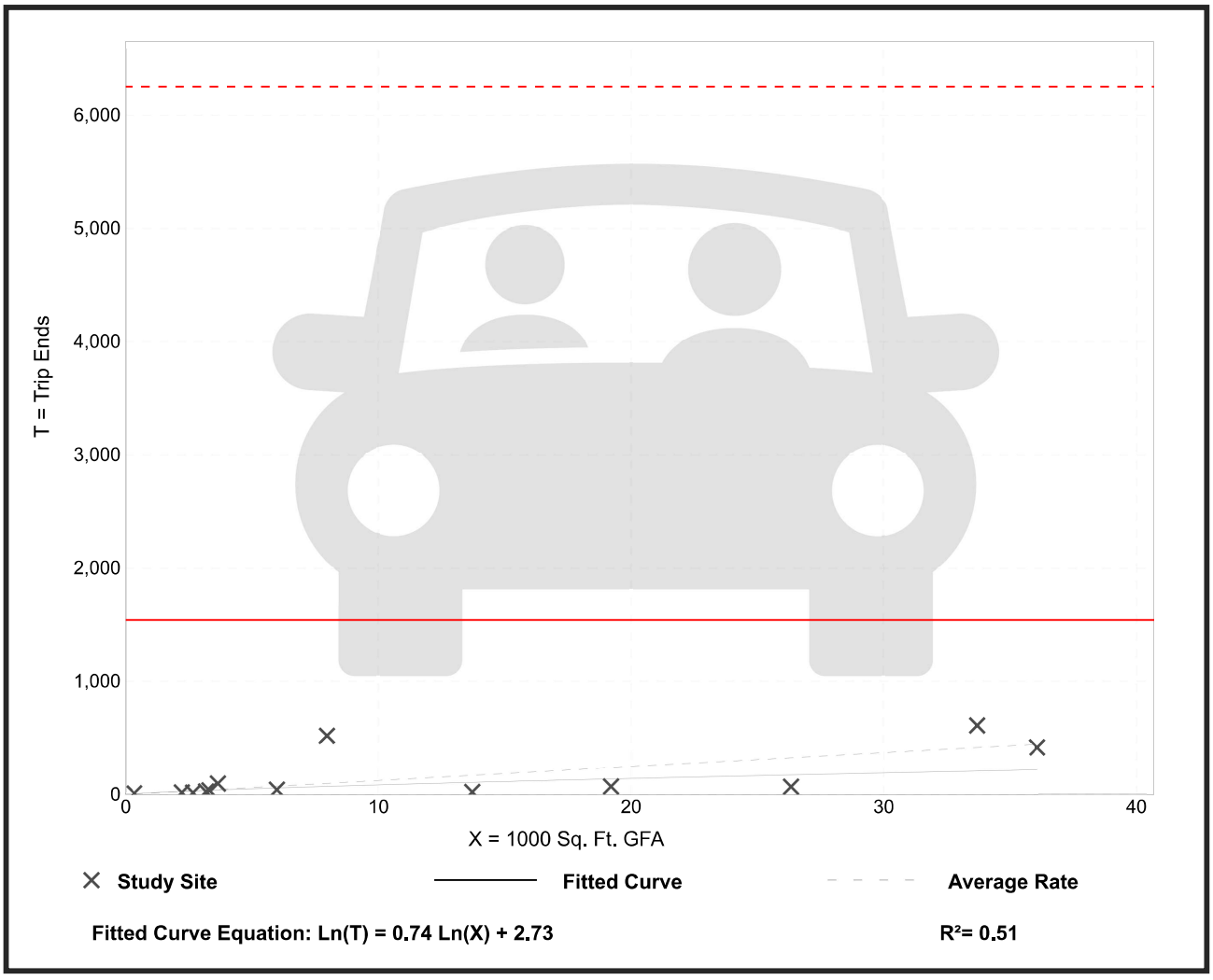
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

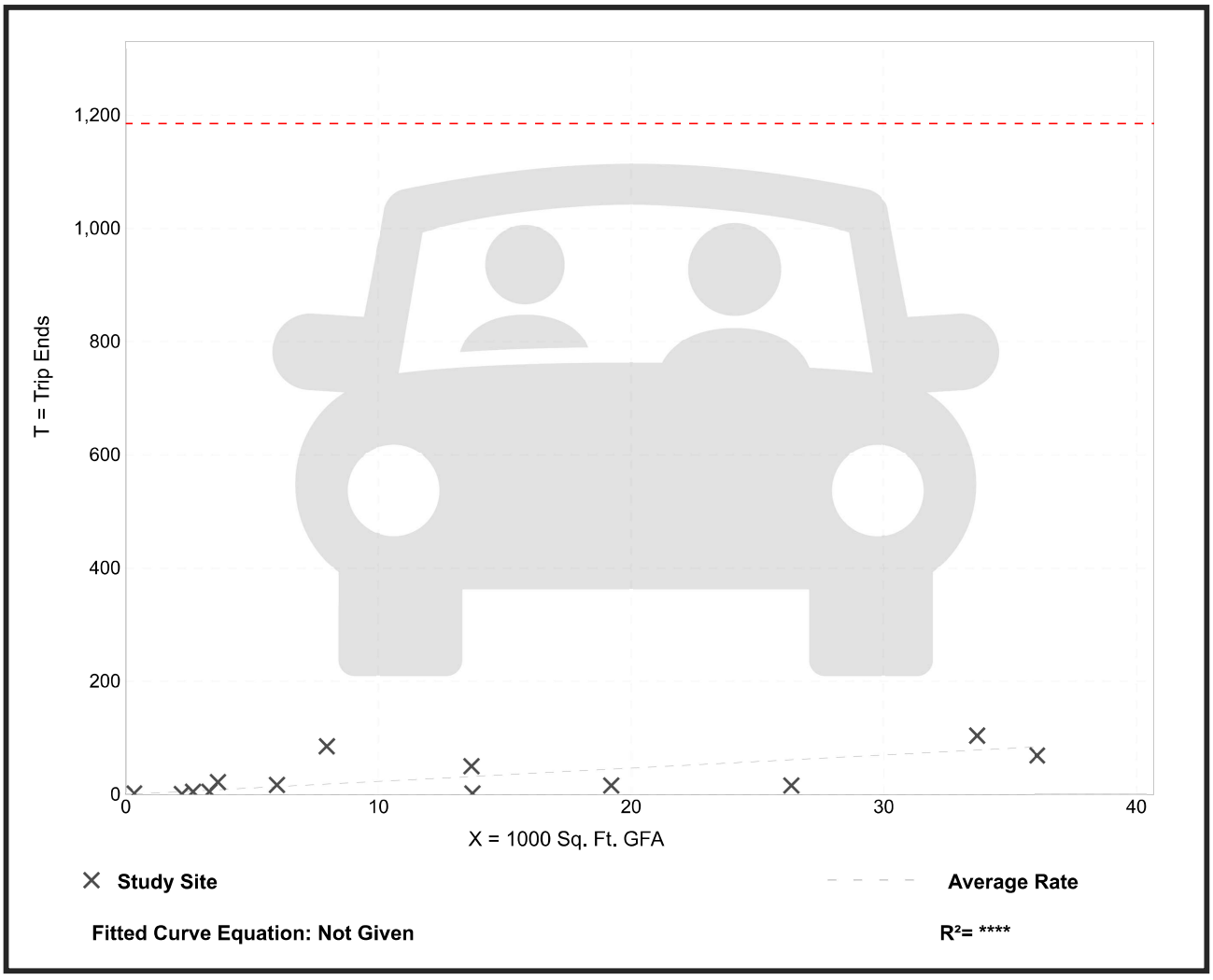
Utility
(170)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 13
Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

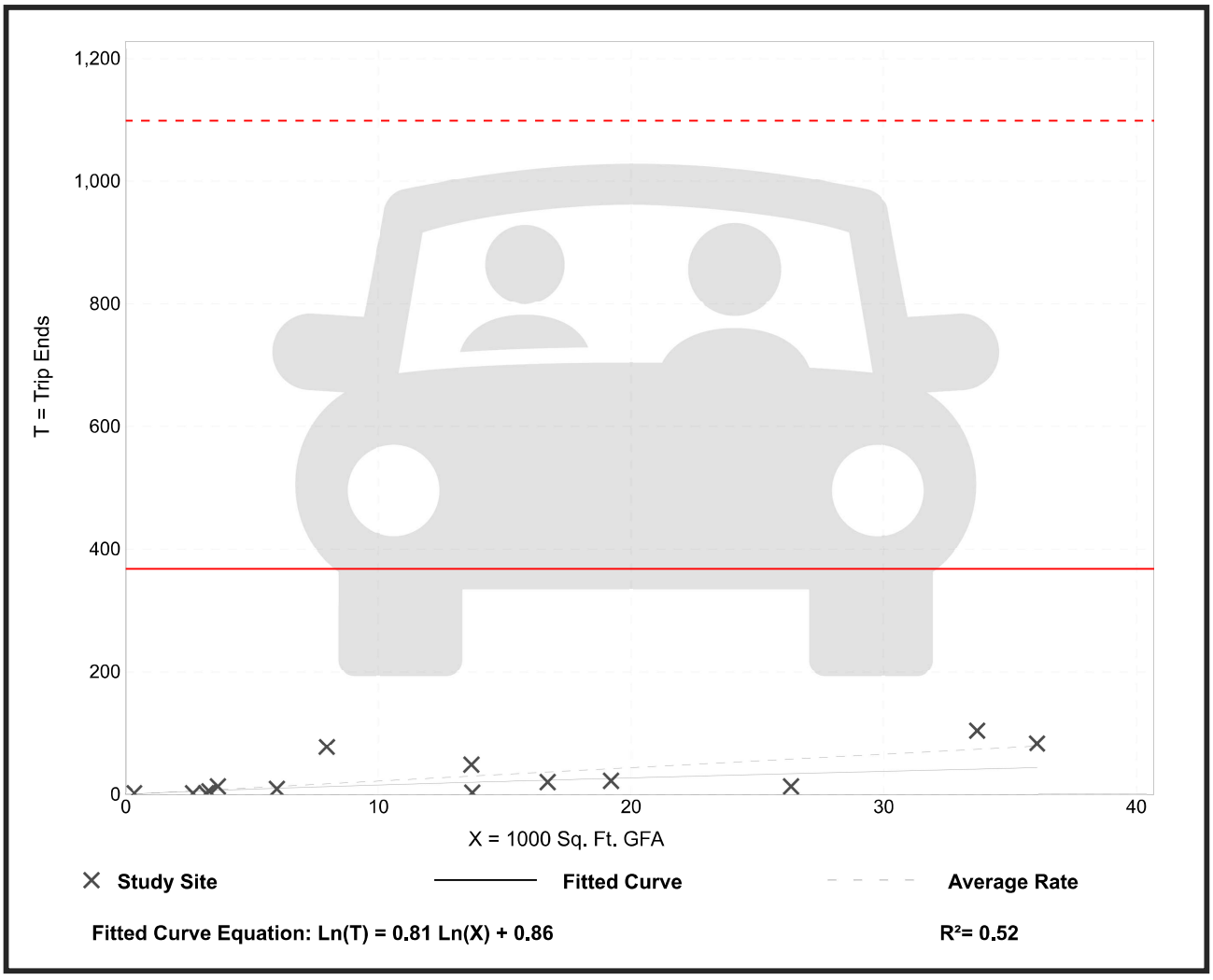
Utility
(170)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 13
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

General Office Building
(710)

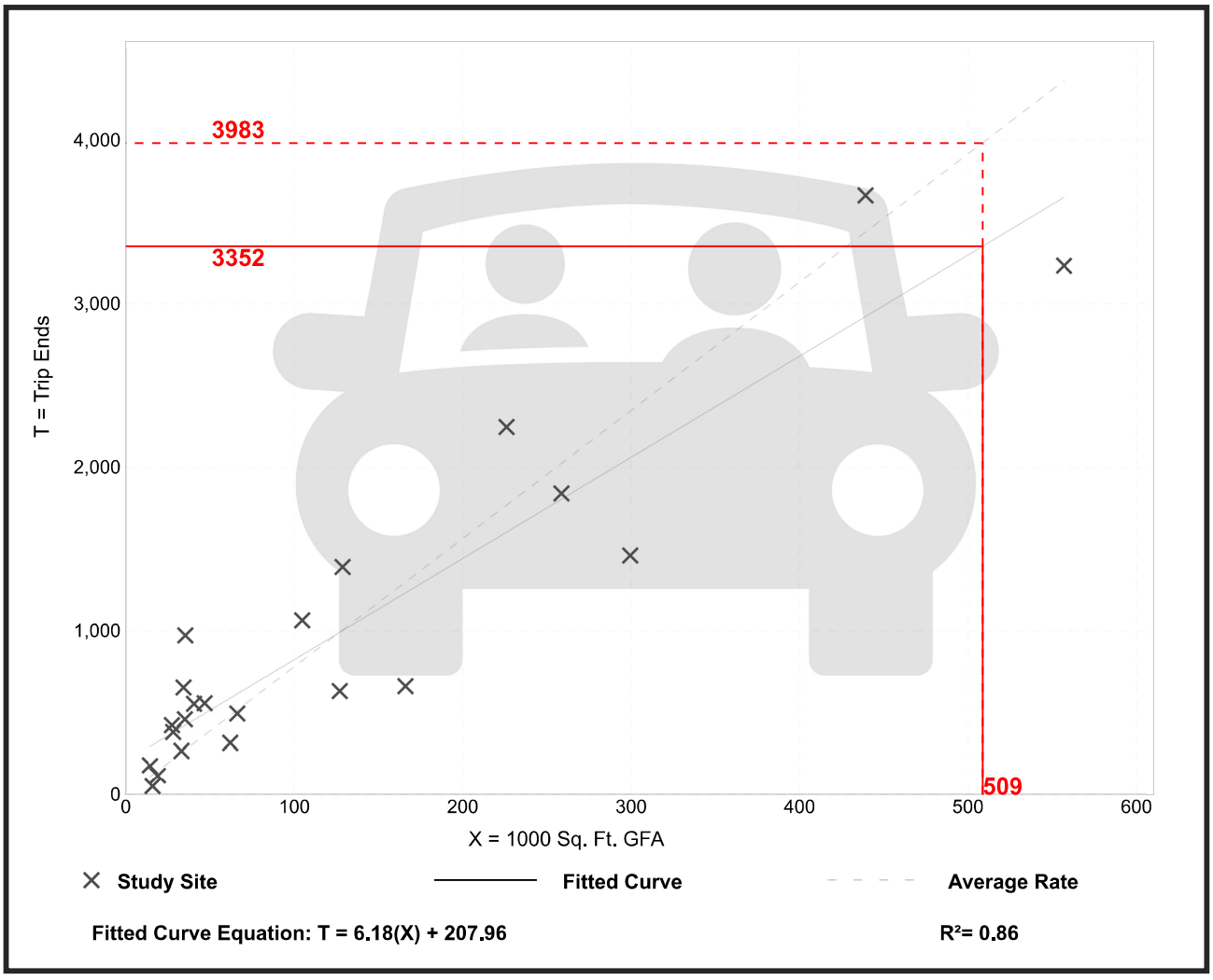
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 126
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.83	3.27 - 27.56	3.71

Data Plot and Equation



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

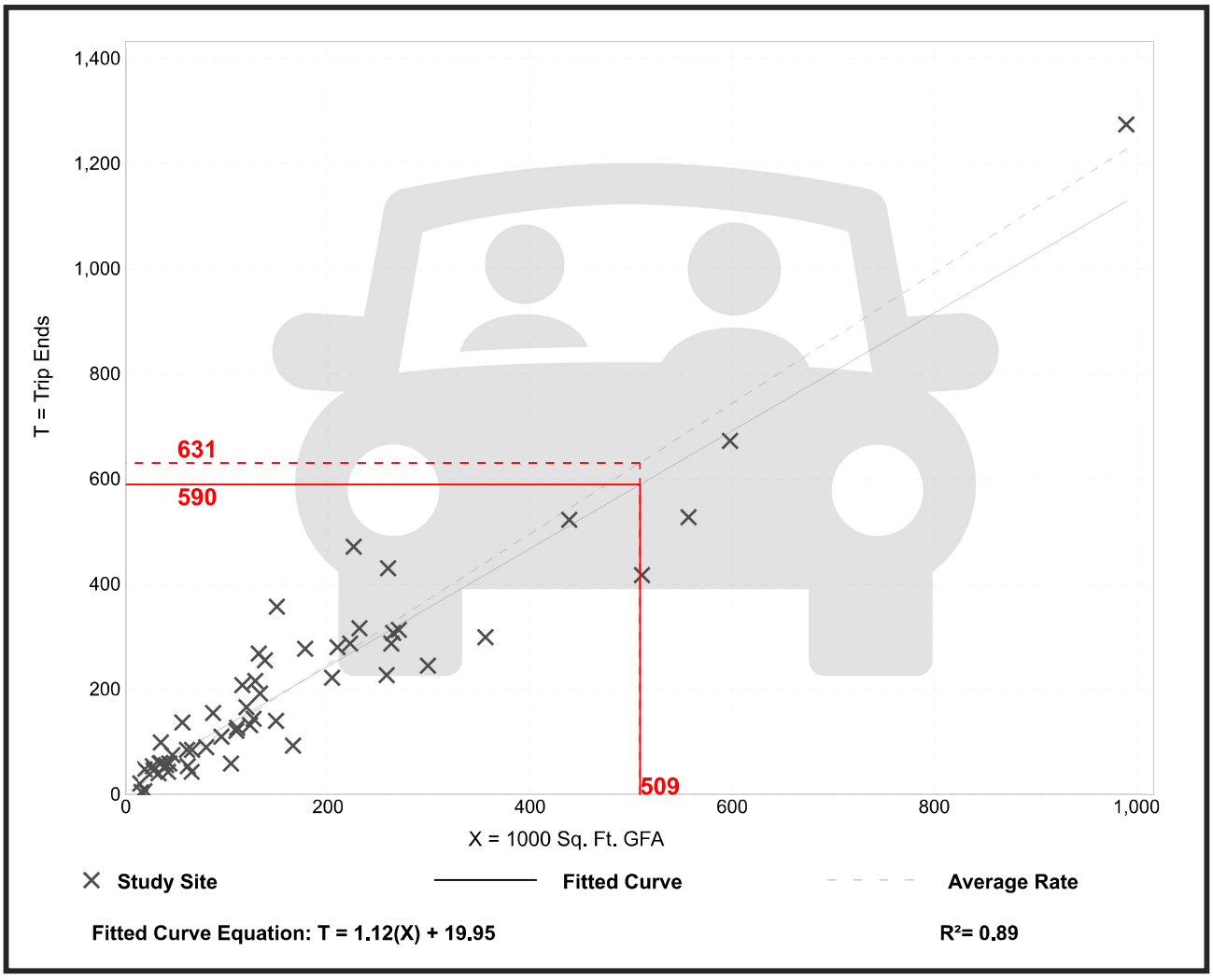
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 54
Avg. 1000 Sq. Ft. GFA: 170
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.24	0.32 - 2.83	0.40

Data Plot and Equation



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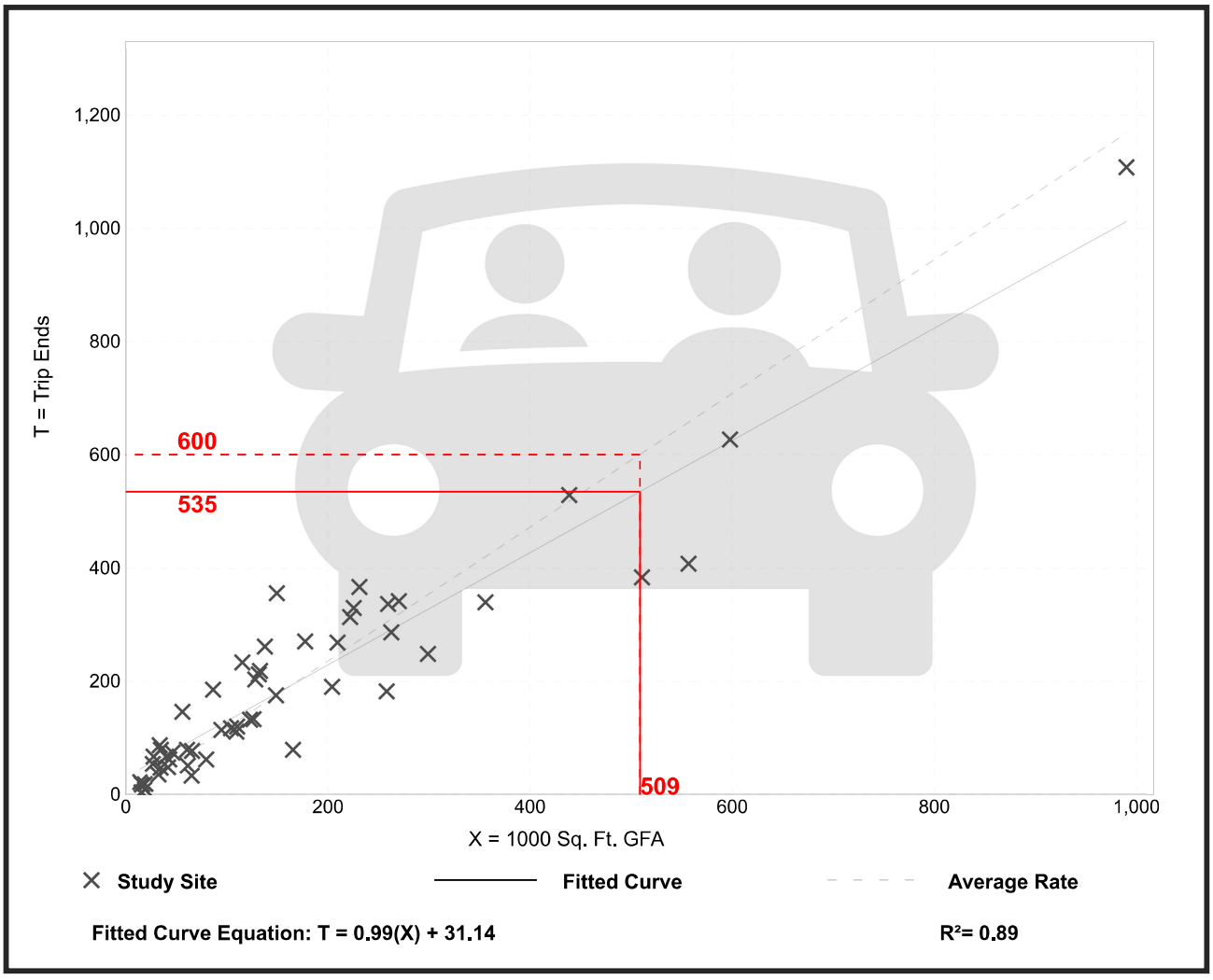
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 53
Avg. 1000 Sq. Ft. GFA: 166
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.18	0.26 - 2.59	0.41

Data Plot and Equation



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

P25-162 City of Port St Lucie-Public Works - Small Scale

TYPE	STATUS	BUILDING TYPE
CP	SUBMITTED	

ASSIGNED TO

Francis Forman

ADDRESS

1501 SW Cameo Blvd

SECTION	BLOCK	LOT
	Crosstown Parkway	Par 1

LEGAL DESCRIPTION

SITE LOCATION

ADFAD

PARCEL #

3335-601-0012-000-0

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
U	I	U	I

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
38.93		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Primary Contact Email

fforman@cityofpsl.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Francis	Forman

Business Name

City of Port St Lucie

ADDRESS

121 SW Port St Lucie Blvd

CITY	STATE	ZIP
Port St Lucie	FL	34984

EMAIL	PHONE
fforman@cityofpsl.coom	7723444326

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		
City of Port St. Lucie		
ADDRESS		
121 SW Port St. Lucie Blvd		
CITY	**STATE**	**ZIP**
Port St Lucie	FL	34984
EMAIL	**PHONE**	
fforman@cityofpsl.com	(772) 344-4326	
FINAL PERMIT INSPECTION REQUIRED BY:		

City of Port St Lucie Public Works

Small Scale Comprehensive Plan Future Land Use Map Amendment

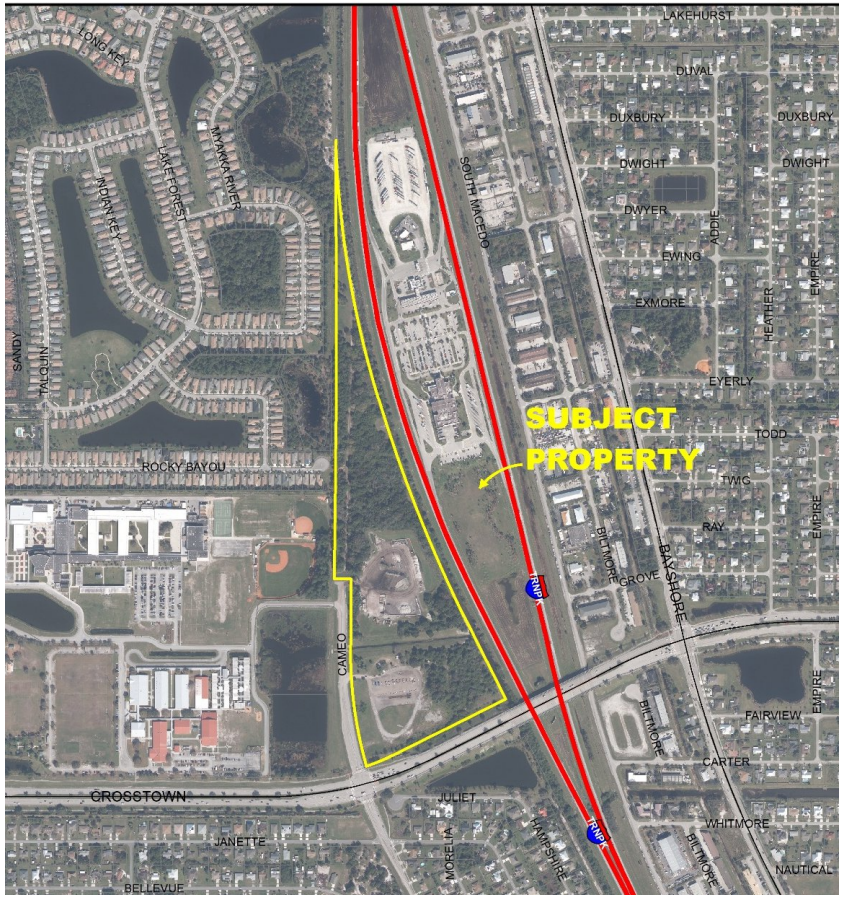
Planning & Zoning Board Meeting

November 4, 2024

Request Summary

Applicant's Request:	A city initiated small scale future land use map amendment to amend the Future Land Use for approximately 38.93 acres of City owned land from the future land use designation of Utility (U) to the future land use designation of Institutional(I).
Applicant/Property Owner:	City of Port St. Lucie
Location:	The property is generally located on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard, directly west of the Florida Turnpike.

AERIAL

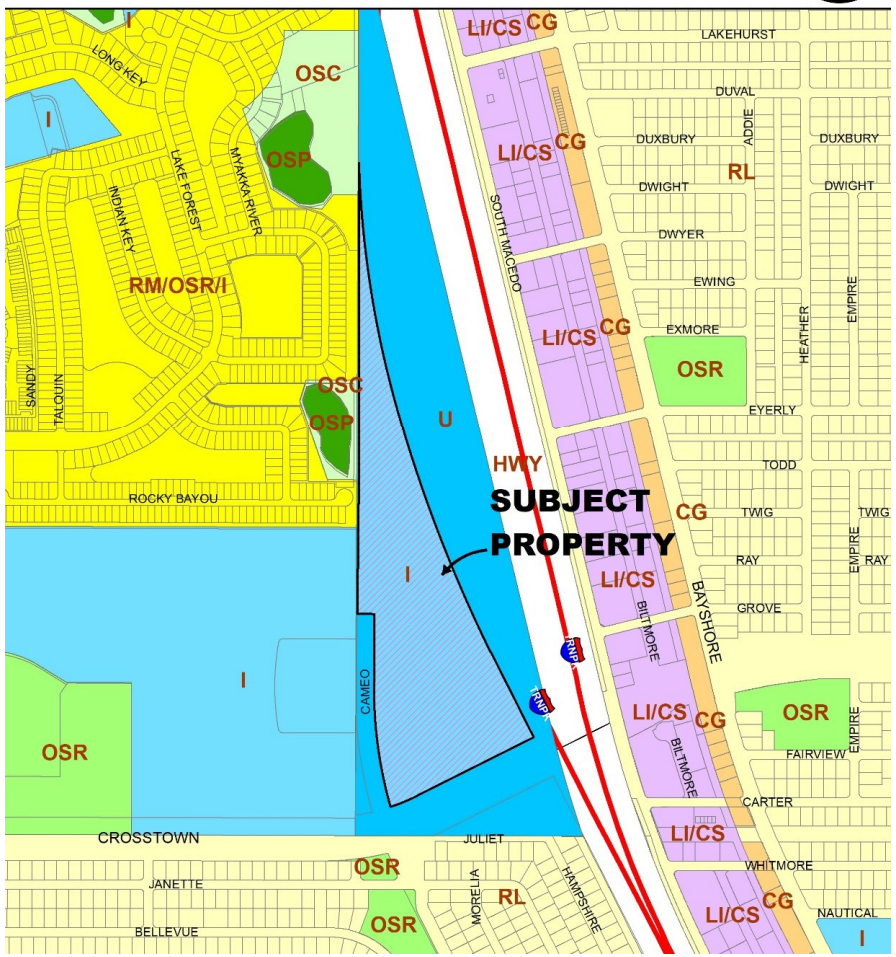

SUBJECT PROPERTY
LAKEHURST
DUVAL
DUXBURY
DWIGHT
DWYER
EWING
EXMORE
EYERLY
TODD
TWIG
RAY
EMPIRE
HEATHER
ADDIE
SOUTH MACEDO
BAYSHORE
BILTMORE
GROVE
FAIRVIEW
CARTER
WHITMORE
NAUTICAL
CAMEO
JULIET
MORELIA
HAMPSHIRE
CROSSTOWN
JANETTE
BELLEVUE
ROCKY BAYOU
SANDY
TALQUIN
INDIAN KEY
LAKE FOREST
MYAKKA RIVER
LONG KEY
FLORIDA TURNPIKE

Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Medium Density Residential/Open Space Recreational/Institutional (RM/OSR/I) Utility (U)	Institutional (I) Planned Unit Development (PUD)	Single-Family Residential & Florida Turnpike
South	Utility (U) Low Density Residential (RL) Open Space Recreational (OSR)	Single-Family Residential (RS-2)	Single-Family Residential
East	Utility (U) Highway (HWY)	Institutional (I)	Florida Turnpike
West	Institutional (I)	Institutional (I)	St. Lucie West K-8 & St. Lucie West Centennial High School

PORT ST. LUCIE
HEART OF THE TREASURE COAST

PROPOSED FUTURE LAND USE



Background & Justification

- The subject property consists of one parcel immediately west of the Florida Turnpike, on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard.
- The parcels are currently zone Utility (U) for approximately 38.93 acres.
- The purpose of this application is to change the future land use for the property to Institutional (I) so the subject property's Institutional (I) zoning district can be brought into compliance for the purposes of constructing a future city facility.

Adequate Public Facilities Analysis

- The proposed future land use amendment is not expected to increase the demand for potable water or wastewater demand gallons per day based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.
- The proposed future land use amendment is expected to result in an increase in average daily trips and p.m. peak hour trips based on the ITE Codes for Utility and Institutional.
- No impacts to parks or public schools from the proposed amendment.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- An Environmental Assessment Report was provided, and the site does not contain any wetlands or listed species.

Findings

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

- The subject property is already designated for Utility purposes and located within the St. Lucie West Utility Services area.

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

Staff Recommendation

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

Agenda Summary

2025-1045

Agenda Date: 11/4/2025 **Agenda Item No.:** 7.c

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P25-176 City of Port St. Lucie - Zoning Text Amendment - Chapter 153: Definitions and Chapter 158: Zoning Code

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

Submitted By: Bridget Kean, AICP, Deputy Director

Executive Summary: This application is a city-initiated text amendment to amend the Definitions Chapter (Chapter 153) and the Zoning Code (Chapter 158) of the City of Port St. Lucie Code of Ordinances. The application will amend the definition of microbrewery to identify that a microbrewery can, in conjunction with the sale of beer for consumption on the premises, also have an alcoholic beverage license as allowed by state licensing laws and Chapter 110 of the City of Port St. Lucie Code of Ordinances for on-premises consumption of alcoholic beverages. This application will also add a definition for Craft Distillery and add craft distillery as a permitted use in the Warehouse Industrial (WI) and Industrial (I) zoning districts.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board approve the text amendment as recommended by staff.

Alternate Recommendations:

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

Background: The Zoning Code currently allows a microbrewery to include the sale of wine for on premises consumption. With this amendment, the City’s Code would enable a microbrewery to include the sale of alcoholic beverages subject to state licensing requirements and the requirements of Chapter 110. This application also adds a definition for Craft Distillery to Chapter 153 and adds Craft Distillery as a permitted use in the Warehouse Industrial Zoning District and the Industrial Zoning District. A craft distillery is a similar use to a microbrewery, so staff is adding that use to the City’s Code.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: N/A

Attachments:

1. Staff Report
2. Exhibit A - Chapter 153 Definitions
3. Exhibit B - Sec. 158.135. Warehouse Industrial Zoning District (WI)
4. Exhibit C - Sec. 158.136. Industrial Zoning District (IN)
5. Staff Presentation

City of Port St. Lucie Zoning Text Amendment
Chapter 153: Definitions Chapter and Chapter 158: Zoning Code
P25-176

SUMMARY

Applicant's Request:	A City initiated text amendment to Chapter 153 "Definitions" and Chapter 158 "Zoning Code".
Applicant:	City of Port St. Lucie
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description and Analysis

This application is a city-initiated text amendment to amend the Definitions Chapter (Chapter 153) and the Zoning Code (Chapter 158) of the City of Port St. Lucie Code of Ordinances. The application will amend the definition of microbrewery to identify that a microbrewery can, in conjunction with the sale of beer for consumption on the premises, also have an alcoholic beverage license as allowed by state licensing laws and Chapter 110 of the City of Port St. Lucie Code of Ordinances for on-premises consumption of alcoholic beverages. The Zoning Code currently allows a microbrewery to include the sale of wine for on premises consumption. With this amendment, the City's Code would enable a microbrewery to include the sale of alcoholic beverages subject to state licensing requirements and the requirements of Chapter 110. Chapter 110 is the City's Alcoholic Beverage Code. It establishes distance requirements for the sale of alcoholic beverages near a school or a religious institution and it includes exceptions to these requirements for full service restaurants and other uses.

This revision also clarifies that a microbrewery can include accessory food sales and/or a restaurant. The definition of microbrewery currently allows for food service as an accessory use in conjunction with the operation of a microbrewery. Staff is adding food service or a restaurant to the definition as accessory use in conjunction with the microbrewery primary use.

This application also adds a definition for Craft Distillery to Chapter 153 and adds Craft Distillery as a permitted use in the Warehouse Industrial Zoning District and the Industrial Zoning District. A craft distillery is defined as an establishment licensed by the state to manufacture or produce two hundred fifty thousand (250,000) or fewer gallons of distilled spirits per calendar year on its premises. The establishment may also include a tasting room and retail space to sell spirits produced on the premises for take-away or on-premises consumption along with related retail items as allowed by state licensing laws and in accordance with Chapter 110. Food services or a restaurant may be an accessory use in conjunction with the permitted craft distillery primary use.

The Warehouse Industrial Zoning District and the Industrial Zoning District are the two zoning districts that allow a microbrewery as permitted use. This application will also allow craft distillery as permitted uses in these zoning districts since a craft distillery is a similar use to a microbrewery. A craft distillery does require a separate liquor license, so staff is proposing to add the use to the City's Code.

The proposed changes are provided as Exhibits “A” “B” and “C” of the staff report with additions shown as underlined and deletion shown as ~~strikethrough.~~

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

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

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

CHAPTER 153. DEFINITIONS[1]

Sec. 153.01. Definitions.

(A) For the purpose of the land development regulations, the following terms, phrases, words and their derivations shall have the meaning contained herein, except where the context clearly indicates or requires a different meaning. Supplemental terms and definitions are defined in specific chapters.

(B) Construction of Words and Phrases.

1. Terms not defined in this Chapter shall be construed in accordance their customary usage and meaning.

2. The following general rules of construction shall govern the interpretation of words and phrases.

   a. The words "shall" or "will" are mandatory.

   b. The word "may" is permissive.

   c. The word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

   d. The words "used" and "occupied" include the words "arranged," "designed," "constructed," "altered," "converted," "rented," "leased," and "intended to be used or occupied."

   e. The words "lot" includes "plot," "parcel" and "tract."

   f. The word "structure" includes the word "building" as well as other things or facilities constructed or erected on the ground, underground or requiring construction or erection on the ground or underground.

   g. The word "land" includes "water surface" and "land under water."

(C) Defined terms:

ABANDONED SIGN. A sign is abandoned if a business advertised on that sign is no longer licensed, or is no longer doing business at that location.

ABUT/ADJACENT. Properties which are either contiguous or separated by a road or drainage right-of-way.

ABUTTING PROPERTY. Any property that is immediately adjacent to or contiguous with property that may be subject to any hearing required to be held under these regulations or that is located immediately across any road or public right-of-way from the property subject to any hearing under these regulations.

ACCESS. The means of ingress and egress to a lot from a dedicated public or private street right-of-way.

ACCESSORY DWELLING UNIT (ADU). A secondary housing unit located on the same parcel as a primary dwelling, characterized by its independence from the primary unit. An ADU includes one bathroom and a kitchen along with a separate external entrance that allows for private independent access. Guest Houses are not onsidered ADUs.

ACCESSORY USE OR STRUCTURE. A use or structure of a nature customarily incidental and subordinate to the principal use or structure and, unless otherwise provided, on the same lot. On the same lot with respect to accessory uses and structures shall be construed as meaning on the same lot or on a contiguous lot in the same ownership.

ADD-ON SIGN. Any additional sign area added to a previously permitted and/or conforming sign.

ADOPTED LEVEL OF SERVICE. The Level of Service (LOS) adopted in the Comprehensive Plan as referenced in the Capital Improvements Element. The adopted Levels of Service are the regulatory standards to be used in evaluating development order requests for the purposes set forth in this Concurrency Management System.

ADVERTISING. Any form of printed message intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity, or entertainment.

A-FRAME SIGN. A moveable sign not secured or attached to the ground. A sign constructed in such a manner as to form an "A" or tent-like shape, hinged or not hinged at the top; each angular face held at an appropriate distance by a supporting member.

AISLE. The traveled way by which cars enter and depart parking spaces.

ALLEY. A public or approved private way which affords only a secondary means of access to abutting properties and which is not intended for general traffic circulation.

ALTER OR ALTERATION OF VEGETATION. To cut, remove, defoliate, or otherwise destroy leaves, limbs, stems, roots, or other plant parts, dead or alive.

ALTER OR ALTERATION OF STORMWATER SYSTEMS. Work done on a storm water management system other than that necessary to maintain the system's original design and function.

ALTERATION. Any change in size, shape, location, occupancy, character, or use of a building or structure.

AMATEUR RADIO SERVICE. A federally licensed radio communication service for the purpose of self-training, intercommunication and technical investigations, carried out by amateurs that are duly authorized persons interested in radio technique solely with a personal aim, and without pecuniary interest particularly with respect to providing emergency communications. (As per Code of Federal Regulations, Title 47, Part 97).

AMATEUR RADIO ANTENNA. A conductive material, typically aluminum or copper, designed and formed in specific configurations, to send and receive electromagnetic waves by a station licensed to operate in the amateur radio services.

AMATEUR RADIO ANTENNA SUPPORT STRUCTURE. Any permanent structure, such as a mast or tower or any combination thereof, whether ground or roof mounted, freestanding or guyed, used exclusively for supporting an amateur radio antenna.

AMATEUR RADIO ANTENNA AND SUPPORT STRUCTURE OVERALL HEIGHT. The total height of the amateur radio antenna support structure and antenna shall be measured from the mean grade to the highest point of the antenna support structure and antenna. A roof-mounted antenna support structure shall be measured from the established grade adjoining the exterior walls of the structure upon which the antenna or support structure is affixed. A ground-mounted amateur radio antenna support structure shall be measured from the established grade adjoining such antenna or support structure.

AMBIENT LIGHT. The immediate surrounding light.

ANIMATED SIGN. A sign with action or motion using electrical energy, electronic or manufactured sources of supply, or wind actuated elements, including rotating, revolving, or flashing sign against which it is placed, excluding the necessary supports or uprights on which such sign is placed.

ANNUAL RESIDUAL CAPACITY TRIPS. Within a designated "Critical Area of Concurrency (CAOC)" up to 100% of the remaining capacity of the potentially deficient road segment's remaining capacity.

ANNUAL INVENTORY REPORT AND DATA BASE. (See "YEARLY INFORMATION REPORT (YIR) and DATA BASE.")

APPLICANT. Any person or his duly authorized representative who submits plans through any city agency, department or division for the purpose of obtaining approval thereof.

APPLICATION FOR DEVELOPMENT APPROVAL. The application form and all accompanying documents submitted to the city requesting the approval of a Development Order.

AQUATIC AREA. Aquatic areas include tidal water and wetlands and nontidal sloughs, streams, lakes, and wetlands. The upper limit of aquatic areas is the mean high tide line in tidal areas and the ordinary high water line in nontidal areas.

AQUATIC PRESERVE. An exceptional area of submerged lands and its associated waters set aside for being maintained essentially in its natural or existing conditions.

ARCHAEOLOGICAL SITE. A property or location which has yielded or may yield information on the city's history or prehistory. Archaeological sites are evidenced by the presence of artifacts and features below the ground surface indicating the past use of a location by people.

ARCHITECTURAL WALL. A wall designed to complement adjacent development consisting of masonry block with stucco, fluted block, a finished designer block, poured concrete, or pre-cast concrete with a treatment on top such as a cornice, tile band, or similar accent. A pre-cast concrete wall shall be comparable in visual quality to a block wall.

ARTERIAL ROAD. A roadway providing service which is identified as an arterial, major or minor, in the city's Comprehensive Plan.

ASSISTED LIVING FACILITY (ALF). Assisted living facility is defined as specified in Chapter 429, Part I, F.S., as may be amended from time to time, and means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. An ALF may include one or more of the following facility types: independent living, assisted living, and skilled nursing care. An ALF providing one or more of such services may also be known as a continuing care facility.

AUTOMATED TELLER MACHINE (ATM) (stand-alone) shall mean an automated device that performs banking or financial functions including at remote locations from the controlling financial institution.

AUTOMATED TELLER MACHINE SIGNS. Automated teller machine (ATM) signs are all signs located on or architecturally associated with the exterior face of the machine and/or covering.

AWNINGS. Any fixed or moveable roof-like structure, cantilevered, or otherwise entirely supported from a building.

BACKLOGGED ROADWAY FACILITIES. Those roadways operating below the adopted level of service standard which do not have prohibitive financial or environmental constraints, but are not scheduled for major capacity improvement in the Florida Department of Transportation's Five-Year Work Program, St. Lucie County's Five-Year Schedule of Capital Improvements, or the City of Port St. Lucie's Seven-Year Schedule of Capital Improvements.

BANNER. Any sign having the characters, letters, illustrations, or ornamentations applied to cloth, paper, or fabric of any kind with only such material for foundation.

BANQUET HALL. A facility or hall available for lease by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations. Such a use may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events that are not open to the general public.

BARBER OR BEAUTY SHOP. An establishment primarily engaged in cutting, trimming, tinting and styling hair.

BARS, LOUNGES, AND NIGHT CLUBS. A commercial establishment open to the general public primarily devoted to the serving of alcoholic beverages for consumption on premises and in which the service of food and/or entertainment is only incidental to the consumption of such beverages.

BATH HOUSE. (Outside shower) An accessory building of structure consisting of a shower or bath and may consist of a dressing area. This accessory use may not include additional rooms for leisure or living space.

BECKER ROAD OVERLAY DISTRICT DESIGN STANDARDS. Site design and architectural design standards for new development and redevelopment within the Becker Road Corridor contained in the "Becker Road Overlay District Design Standards Manual" as set forth in section 158.228(B) of the Code.

BECKER ROAD CORRIDOR. The property described in the "Becker Road Overlay District Design Standards Manual" as set forth in section 158.228(B) of the Code.

BENCH SIGN. A sign located on any part of the surface of a bench or seat.

BILLBOARD. Any off-premises sign or framework thereof installed as authorized by the provisions of Section 155.08.

BINGO HALL. An establishment primarily for the conduct of bingo games pursuant to Chapter 849.0931, F.S. The conduct of bingo games as an accessory or ancillary use to a church or other house of worship, civic, cultural, club or lodge facility shall not be considered a bingo hall provided said games are limited thereat to two days per week.

BLOCK. A group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by street or other physical barriers and having an assigned number, letter or other name through which it may be identified.

BMPs. Best management practices.

BREWPUB. A limited-production brewery establishment that produces and serves no more than 10,000 kegs of beer per year on the premises and may include a taproom for sale of beer for on-premises consumption or in sealed containers for later consumption off the premises, and may include a restaurant. A brewpub may also, in conjunction with the sale of beer for consumption on the premises, sell wine for consumption on the premises.

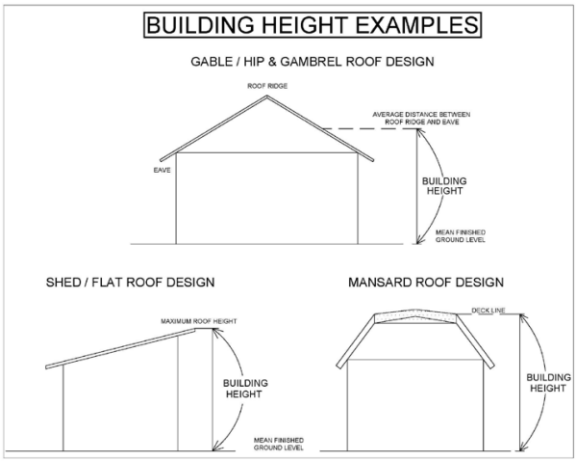
BUFFER. An area which is established in order to protect or insulate one land use from another.

BUILDING. Any structure, temporary or permanent, which has a roof impervious to weather, a fixed base on a fixed connection to the ground and is used or built for the shelter or enclosure of persons, animals or property.

BUILDING COVERAGE. The combined and total ground area of a lot covered or occupied by buildings or roof portions of structures.

BUILDING FACADE. That portion of any exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation, including window area.

BUILDING HEIGHT. The vertical distance measured from the mean finished ground level adjoining the front of a building to the level of the highest point of the roof or top surface on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs. The average slope shall be greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run.



BUILDING IDENTIFICATION SIGN. A sign located on a building with a main entry that depicts only the name of the building.

BUILDING LINE. The rear or inner edge of any required front, side or rear yard or the rear or inner edge of any required setback line. Except as specifically provided by this ordinance, no building or structure may be extended to occupy any portion of a lot streetward from the building line.

BUILDING LINE, ACTUAL. A line parallel to the street rights-of-way formed by the face of the building.

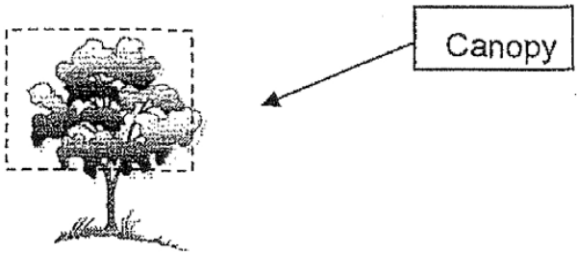
BUSINESS FRONTAGE. The lineal distance of the building space occupied by the particular business measured on a straight line parallel to the street. In the event that a building fronts on two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business does not parallel a street, the front foot shall be measured along the exterior of the building space occupied by the particular business.

CABANA. An accessory building or structure used for leisure and may include a bath house or a dressing area usually in connection with a swimming pool. May be a permanent or temporary structure.

CALIPER. A nursery standard measurement of a tree's trunk diameter as measured at a predetermined point of measurement. Trunk caliper for trees up to four inches shall be measured six inches above the soil line. Trees greater than four inches in caliper shall be measured 12 inches above the soil line. Caliper measurements shall be used when measuring nursery trees.

CANOPY, BUILDING. A roof like cover, including an awning, that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting over above an outdoor service area, such as at a gasoline station or ATM kiosk, serving the purpose of protecting pedestrians from rain and sun, covered with fabric, metal or other material.

CANOPY, TREE. The area consisting of a tree's branches in all directions from its trunk, the outer edge of which is the dripline.



CANOPY SIGN. A wall sign that is located on the roof, fascia, soffit, or ceiling of a building canopy, and that is otherwise permitted by ordinances.

CAPACITY. Maximum and quantifiable ability for a public facility to provide service to its users. The quantity is calculated relative to a Level of Service (LOS) infrastructure standard compared to the measurable use of the public facility.

CAPACITY. ANNUAL RESIDUAL. (See "ANNUAL RESIDUAL CAPACITY")

CAPITAL FACILITIES. The planning of, engineering for, acquisition of land for, or the construction of drainage and water management facilities, recreation buildings and park equipment, potable water facilities, sanitary sewer facilities, solid waste facilities, and any project eligible for inclusion as a transportation facility, or facilities, of the Capital Improvement Element (CIE) or Transportation Element of the Port St. Lucie Comprehensive Plan, the CIE of St. Lucie County, or the Five-Year Florida Department of Transportation Plan.

CAPITAL IMPROVEMENT. Physical assets constructed or purchased to provide, improve, or replace a public facility, and which are large scale and high in cost. The cost of the capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of the Concurrency Management System, physical assets which have been identified as existing or projected needs in the Comprehensive Plan shall be considered capital improvements.

CARPORT, ATTACHED. An attached roof-like structure not entirely supported from a building and open on two (2) or three (3) sides whose purpose is to provide shelter for one or more motor vehicles.

CARPORT DETACHED. A roof-like structure supported by posts or columns open on two (2) or three (3) sides whose purpose is to provide shelter for one or more motor vehicles.

CAR WASH, FULL SERVICE. A structure containing facilities for washing vehicles using a chain conveyor or other method of moving cars along, and automatic application of cleaner, brushes, rinse water, heat for drying, and wax.

CAR WASH, SELF SERVICE. A structure containing facilities for washing vehicles using a semi-automatic application of cleaner, rinse water, and wax.

CAT CAFÉ. A restaurant, excluding drive-through restaurant, which also houses adoptable cats for clientele to interact with, and which incorporates cat adoption services in addition to the restaurant services for the purpose of helping adoptable cats find homes.

CERTIFICATE OF OCCUPANCY (CO). The official certification that a premises conforms to the provisions of this Code and may be used or occupied.

CERTIFICATE OF CONCURRENCY (COC). The official certification that adequate public facilities are or will be available concurrent with the impact of the proposed development on each public facility (i.e., traffic circulation, parks and recreation, sanitary sewer, potable water, solid waste, and stormwater management facilities and services). Issuance of a final local development order, either final residential subdivision plat approval, or final site plan approval shall be considered a certificate of concurrency.

CHANGE OF OCCUPANCY. The discontinuance of an existing use and the substitution therefore of a use of a different kind or class; not including a change of tenants or proprietors unless accompanied by a change in the type of use.

CHANGEABLE COPY SIGN. A sign which has message characters that are not permanently attached to the sign, but which are attached to permit numerous changes of the message.

CHANNEL LETTERS. A sign comprising of individual letters that are independently mounted to a wall or other surface and may be internally illuminated with a cover face. The air space between the letters is not part of the sign structure but rather of the building façade. A logo may also be considered a channel letter provided it is clearly distinguishable from other sign elements.

CHURCH OR OTHER PLACE OF WORSHIP. A building or group of buildings devoted to the holding of religious services and related religious instruction.

CITY BUILDING OFFICIAL. Means the Port St. Lucie Building Official or duly authorized representative (See also "delegation of authority").

CITY ENGINEER. Means the Port St. Lucie City Engineer or duly authorized representative (See also "delegation of authority").

CIVIC OR CULTURAL FACILITY. A facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature.

CLEAR. Removal or destruction of any vegetation protected by the provisions of the Land Development Regulations.

CLEAR TRUNK HEIGHT (CT). The height of a tree measured from the ground to the bottom of the canopy.

CLUB OR LODGE (PRIVATE). A noncommercial and nonprofit establishment restricted to and providing service activities to an organization or group of individuals maintaining membership therein and collectively contributing to the maintenance and upkeep of that establishment through membership fees and periodic dues.

CLUSTER OR CLUSTERING. A cluster or clustering shall refer to a concentration of a particular type of building within 1,200 feet of the same particular type of building within a particular commercial, industrial and/or residential area.

COASTAL HIGH HAZARD AREA. The area subject to, but not limited to, Category I hurricane evacuation.

CODE COMPLIANCE DIVISION. The city agency duly authorized to enforce the laws and ordinances of the city.

COLLECTOR ROAD. A roadway providing service which is identified as a collector, major or minor, in the city's Comprehensive Plan.

COMMERCIAL AREA. Any area zoned commercial or office, including commercial or office areas designated in an approved PUD development plan.

COMMERCIAL/INDUSTRIAL/RESIDENTIAL COMPLEX. A land area under unity of title which is designed to accommodate:

1. An office park;
2. A retail shopping center;
3. An industrial center; or,
4. A multiple family residential project of greater than ten units.

COMMERCIAL LAUNDRY FACILITY AND LINEN SUPPLY. A facility primarily engaged in laundering of items, including uniforms, gowns, and coats of the type used by doctors, nurses, barbers, beauticians, and waitresses; and table linens, bed linens, towels and toweling, and similar items for commercial establishments.

COMMON AREA AND FACILITIES. A parcel of land, together with improvements thereon, the use, enjoyment and maintenance thereof are shared by the owners of a development.

COMMUNITY RESIDENTIAL HOME. Is defined as specified in Section 419.001, F.S., as may be amended from time to time. (See Section 158.224, Zoning Code).

COMPREHENSIVE PLAN. The Future Land Use Plan and elements thereof as adopted by the City of Port St. Lucie in accordance with the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act.

CONCEPT PLAN. A preliminary presentation and attendant documentation of a proposed development of sufficient accuracy to be used for the purpose of discussion and classification. It describes the basic parameters of a major development proposal, rather than giving full engineering details.

CONGESTION MANAGEMENT SYSTEM STRATEGIES. Alternative strategies to alleviate congestion and enhance mobility as related to criteria for adequate public facilities.

CONSTRAINED ROADWAY FACILITIES. Those roadways that exhibit a level of service lower than the adopted level of service standard which are not able to attain the adopted standard because prohibitive costs and physical or environmental limitations prevent the construction of at least two additional through lanes.

CONSTRUCTION. Construction includes the placing of construction materials in a permanent position and fastened in a permanent manner; except that where demolition, excavation, or removal of an existing structure has been substantially begun preparatory for new construction, such excavation, demolition, or removal shall be deemed to be actual construction. Fill and the installation of drainage facilities shall be considered a part of construction.

CONSTRUCTION AND DEMOLITION DEBRIS. This debris is "clean debris" which is virtually inert, not water soluble, not a pollution threat and not hazardous in nature and includes steel, glass, brick, concrete, roofing material, pipe, wall board, lumber, clearing debris and other such materials as defined and pursuant to a permit issued by the Florida Department of Environmental Protection.

CONSTRUCTION PLANS/DETAIL PLANS. Those detailed engineered drawings, specifications and calculations prepared in accordance with city and other applicable regulations, codes and standards, submitted for approval of a site and/or development plan or preliminary plat or final subdivision plat, which set forth the specific improvements to be made in conjunction with development as they affect the existing site, its boundary conditions, topography, drainage, access, and associated road and other right-of-way and easements.

CONSTRUCTION SIGN. A temporary sign erected on the premises on which construction is taking place, during the period of such construction, identifying those engaged in construction on any building site. This includes the builder, contractor, developer, architect, engineer, financing entity, or other persons or artisans involved in said construction.

CONVENIENCE GOODS. Foodstuffs, drugs, cosmetics, and incidental household and/or personal articles which are normally purchased and expended on a day-by-day or week-by-week basis.

CONVENIENCE STORE. An establishment limited to the sale of convenience goods.

CONVERSION AREA. Areas designated in the "City of Port St. Lucie Land Use Conversion Manual" which establishes land assembly requirements for the conversion of single-family residential lots.

COUNTRY CLUB. A club for social life and recreation for members and their personal guests.

CREDIT CARD SIGN. A sign signifying that goods or services may be purchased on credit by means of an established credit line (Visa, Master Card, American Express, etc.).

CRAFT DISTILLERY. An establishment licensed by the state to manufacture or produce two hundred fifty thousand (250,000) or fewer gallons of distilled spirits per calendar year on its premises. The establishment may also include a tasting room and retail space to sell spirits produced on the premises for take-away or on-premises consumption along with related retail items as allowed by state licensing laws and in accordance with Chapter 110. Food services or a restaurant may be an accessory use in conjunction with the permitted craft distillery primary use.

CRITICAL AREA OF CONCURRENCY (CAOC). Based upon accepted transportation planning practices, an area of influence or significant impact established around any deficient or potentially deficient road segment, where development may be expected to place an unreasonable number of new trips on the deficient or potentially deficient road segment.

CUL-DE-SAC. A street with only a single means of ingress and egress and having a turnaround loop at the end, or a "T" type turnaround area.

DAY CARE CENTER. An establishment where five or more persons, other than the members of the family occupying the premises, are cared for during daytime hours only, and expressly excluding overnight care. The term includes a day nursery, kindergarten, adult day care service, day care agency, nursery school, or play school.

DECK LINE. In case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the lower edge of the eave; or in the case of an extended façade or parapet, the uppermost height of said façade or parapet.

DEDICATION. An act transferring ownership of property or interest thereto.

DEGRADED ESTUARINE BEACH. An estuarine beach is degraded when its natural flexible functions are inhibited by pestilent exotic species or shoreline hardening structures.

DEFICIENT ROAD SEGMENT. Any city, county or state road segment on the city's major road network system that is operating below the adopted level of service standard, or is located in a Critical Area of Concurrency (CAOC) and specifically allowed to operate at up to five percent above the service volumes listed in Table 1 or 5 for the adopted Level of Service (LOS), or situations where a proposed development's additional impact on such roads could exceed the facility's adopted Level of Service (LOS) standard.

DELEGATION OF AUTHORITY. Whenever a provision appears requiring the head of a department or some other city officer or employee to do some act or perform some duty, it is to be construed to authorize the head of the department or some other city officer or employee to designate, delegate and authorize professional level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

DENSITY. The number of residential dwelling units permitted per gross acre of land as determined by the City of Port St. Lucie Comprehensive Plan and Code of Ordinances.

DESIGN REVIEW BOARD. An individual or group of individuals created by the overall project developer charged with the responsibility of implementing development and design criteria established by the overall project developer to promote unified design concepts.

DETENTION. The collection and storage of surface water for subsequent gradual discharge.

DETENTION AREA. An area designed to temporarily store and provide controlled release of stormwater runoff.

DEVELOPER. Any person including a governmental agency, undertaking any development.

DEVELOPMENT. The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; or the division of land into two or more parcels.

DEVELOPMENT AGREEMENT. (See "ENFORCEABLE DEVELOPMENT AGREEMENT")

DEVELOPMENT ORDER. Any action granting, denying, or granting with conditions, an application for a development approval or permit, including approval of preliminary or final site plan, preliminary or final subdivision plat, building permit, temporary use permit, temporary construction and development permit, sign permit, well permit, spot survey, electrical permit, plumbing permit, occupational license, boat dock permit, HVAC permit, septic tank permit, right-of-way permit, blasting permit, excavation permit, construction approval for infrastructure (including water, sewer, grading and paving), development of regional impact (DRI), zoning ordinance amendment, comprehensive plan amendment, flood variance, tree removal permits, rezoning, special exception, PUD amendment, certification, condition use, variance, or any other official action of Port St. Lucie having the effect of permitting development as defined in 380.04, F.S.

DEVELOPMENT PERMIT. Any building permit, zoning permit, preliminary subdivision plan, subdivision or other plat approval, site and development plan approval, rezoning, certification, special exception, variance,

environmental permit or any other official action of the City of Port St. Lucie or any other state or local government commission, board, agency, department, division or official having the effect of permitting development of land located with the geographic area subject to the provisions of the Port St. Lucie Land Development Code. Development shall include all activities set forth in Section 380.04, F.S.

DEVELOPMENT SIGN. A temporary sign advertising the sale or rental of structures under construction upon land which is under development.

DIAMETER BREAST HEIGHT (DBH). The diameter of a tree trunk measured at 4.5 feet above grade. In the case of multi-stemmed trees, the DBH shall be measured at 4.5 feet above grade on each stem and added together to count as one tree.

DIPOLE ANTENNA. A wire antenna that is split at its center for connection to a feed line. Its length usually is equivalent to one-half of the wavelength of the frequency for which it has been designed. A typical height for this type of antenna is approximately 35 feet.

DIRECTIONAL SIGN. Any sign permanently or temporarily installed on public property by or with approval of the city or any authorized governmental agency. Such directional signs shall be designated to guide or direct vehicles and/or pedestrians to any public building or transportation facility.

DIRECTORY SIGN. A sign which lists only the names of individuals or businesses within a building, or contiguous buildings on one (1) premises.

DOMESTIC ANIMAL. Dogs, cats, or other animals which are required to obtain a rabies vaccination and are kept primarily for pleasure rather than utility, and that primarily and customarily live within the confines of an owner's home as further defined in Section 92.01 and restricted in number per Section 158.229 Domestic Animal Restrictions.

DOUBLE-FACED SIGN. A sign with two faces which are parallel to each other, and back to back. A double-faced sign shall be considered one (1) sign.

DRAINAGE. The removal of surface water or groundwater from land by drains, grading or other means.

DRIPLINE. An imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.

DRI. Development of Regional Impact. Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

DRIVE-THROUGH SERVICE. A structure in which a customer is permitted or encouraged to, either by design or physical facilities or by service or packaging, to enter into the service area when seated in a motor vehicle.

DWELLING, SINGLE-FAMILY. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. Any expansions, additions, or conversions of garage space must remain ancillary to the primary residential use, shall not create additional dwelling units. The term shall include modular housing and residential design manufactured housing but shall not be construed as including a mobile home, automobile, travel trailer, housing mounted on a self-propelled or drawn vehicle, tent, or other form of temporary or portable housing.

DWELLING, SINGLE-FAMILY (ZERO LOT LINE OR CLUSTER). A single-family dwelling designed and located as part of an approved planned complex where all dwellings are placed at or near a lot line or are otherwise arranged in clustered groups so as to create compensating open space for the use and enjoyment of residents.

DWELLING, MULTIPLE-FAMILY. A building containing two or more dwelling units.

DWELLING, TOWNHOUSE. A narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development.

DWELLING UNIT. A single unit providing complete, independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

EASEMENT. An interest in land owned by another person, consisting in the right to use or control the land, or an area above or below it, for a specific limited purpose.

ELECTRONIC MESSAGE BOARD SIGN. A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means.

ENCLOSED ASSEMBLY AREA. Any enclosed area, building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit or not-for-profit entity, and includes, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private membership clubs and organizations, fraternal lodges, exhibition halls, convention centers, and places of worship, or other areas, buildings or structures that are used for religious purposes or assembly by persons. Day care centers, private party halls, and banquet halls will be considered an enclosed assembly area.

ENFORCEABLE DEVELOPMENT AGREEMENT. Any agreement entered into by a local government with any person having a legal or equitable interest in real property located within its jurisdiction as provided for by Sections 163.3220—163.3243, F.S.

ENVIRONMENTAL CONSTRAINTS. Features, natural resources or land characteristics that are sensitive to improvements and may require conservation measures or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

EROSION. The detachment and movement of soil or rock fragments, or the weaving away of the land surface by water, wind, ice and gravity.

ESSENTIAL SERVICES. Public utility facilities either underground or overhead and related to the transmission or distribution systems of water, sanitary or storm sewerage (including treatment plants), telephone cable, gas, electricity, television cable, and public safety, including poles, wires, mains, hydrants, drains, sewer lift stations, pipes, conduits, police or fire call boxes, warning sirens, traffic signals, and other similar equipment necessary for the furnishing of adequate service.

ESTUARINE BEACH. The zone of unconsolidated material that extends landward from the mean low water line of an estuary to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. Estuarine beaches are sometimes partially vegetated by native saltmarsh vegetation.

ESTUARY. A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. Estuaries include bays, embayments, lagoons, sounds, and tidal streams.

EVERGREEN. Non-deciduous foliage that remains green or living throughout the year.

FACADE SIGN. (See "WALL SIGN").

FACILITY-BASED DAY TREATMENT PROGRAM. A facility for youth who are placed on probation in a non-residential commitment program and youths participating in post commitment probation services consisting of group counseling, and academic programs.

FAMILY. One or more persons related by blood, adoption, or marriage or no more than two unrelated persons occupying the whole of a dwelling unit as a single housekeeping unit.

FAMILY DAY CARE HOME. An occupied residence in which child care is regularly provided for children from at least two unrelated families and which received a payment fee or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family

day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be licensed or registered as required by the State of Florida. A family day care home shall be allowed to provide care for one of the following groups of children which shall include household children under 13 years of age:

1. A maximum of four children from birth to 12 months of age.
2. A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children.
3. A maximum of six preschool children if all are older than 12 months of age.
4. A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age.

FDEP. Florida Department of Environmental Protection.

FEATHER FLAG. A vertical flag affixed to a single pole.

FENCE. A freestanding structure, designed and intended to serve as a barrier or as a means of enclosing a structure, yard, or other area, or to serve as a boundary feature separating two or more properties.

FINAL APPROVAL. The official action of the City Council taken on a preliminary approved subdivision, after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed or guarantees properly posted for their completion or approval conditioned upon the posting of such guarantee.

FINAL DEVELOPMENT ORDER. A "final local development order" or a "final Development of Regional Impact (DRI) development order."

FINAL DRI DEVELOPMENT ORDER. A development order, as amended from time to time, adopted by the City Council and approved by the State pursuant to Section 380.06, F.S., notice of which is recorded pursuant to Section 380.06(15)(f), F.S.

FINAL LOCAL DEVELOPMENT ORDER. Any valid, unexpired approval by the city of a final subdivision plan (including construction plans and plat), final site plan (including construction plans) or building permit.

FINAL PLAT. The final map of all or a portion of a subdivision which is presented for approval, showing all building lots, easements, rights-of-way and other information necessary for providing the detailed description of the subdivision of a parcel of land.

FINAL SITE PLAN. (See "PLAN, FINAL SITE").

FINAL SUBDIVISION PLAN. (See "PLAN, FINAL SUBDIVISION").

FINE ARTS STUDIO. A studio for teaching or displaying any form of fine arts or performing arts. Fine arts will include both visual and performing art forms, such as painting, sculpture, installation, dance, and theatre.

FLAG. A piece of fabric with a color or pattern that represents some country, state, county, city, party, organization, or business activity.

FLASHING SIGN. Any sign with a light or lights which flash, blink, operating on and off intermittently, change in intensity, or otherwise create the illusion of flashing or movement.

FLAT SIGN. (See "WALL SIGN").

FLORIDA-FRIENDLY LANDSCAPING OR XERISCAPE. A landscaping method that uses environmentally sustainable practices, maximizes the conservation of water, utilizes native and suitable non-native trees, shrubs and groundcovers that require minimal maintenance when planted and an efficient watering system.

FLUCCS. Florida Land Use, Cover, and Forms Classified system, published by the Florida Department of Transportation, as amended from time to time.

FOOD PROCESSING FACILITY. A commercial establishment in which food is processed or otherwise prepared for human consumption but not consumed or sold at retail on the premises.

FOSTER CARE HOME. A facility certified by the State of Florida, whether operated for profit or not, providing housing and collective care and sustenance for no more than five adults or children on a 24-hour basis who are unrelated by blood, adoption, or marriage.

FREESTANDING EMERGENCY DEPARTMENT. A freestanding emergency department (FSED) is a facility that receives individuals for emergency care and is structurally separate and distinct from a hospital. Physicians and other medical staff are primarily engaged in providing medical and emergency care services on an outpatient basis. These establishments accept patients by ambulance in the same manner as a hospital emergency room and, typically, have specialized facilities and specialized equipment including a heliport.

FREE STANDING SIGN. A sign, including ground signs, pole signs and monument signs, which is supported by one (1) or more columns, uprights or braces anchored into the ground independent of support from any building.

FRONTAGE, BUILDING. The face of a building most nearly parallel with the public right-of-way line.

FUEL PUMP VALANCE SIGN. Any permanent sign attached to the top of a fuel pump.

GAS SERVICE FACILITY. Any structure used for the retail dispensing or sale of vehicular fuels.

GAZEBO. A non-habitable roofed detached accessory structure. The structure must be free standing, non-enclosed, and shall be designed for recreational or leisure uses and not for storage uses.

GEOGRIDS or GEOTEXTILES. Flat, interlocking shore protection structures which follow the natural slope of the shore.

GOLF COURSE. A golf facility capable of being classified as a regulation, executive, or par 3 course, comprised of one or more increments of nine holes, and occupying a minimum of 20 acres per nine-hole increment.

GOLF COURSE, MINIATURE. A putt-putt or pitch'n putt golf recreation facility or any like facility not meeting the requirements of a golf course as herein defined.

GOLF DRIVING RANGE. A tract of land or water improved with tees for practicing golf.

GROSS ACREAGE. Total land area of a parcel including streets, roads, drainage, undevelopable areas, and water bodies.

GROSS FLOOR AREA. The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

GROUND AREA. That portion of a lot covered by buildings.

GROUND COVER. Low growing plants planted in such a manner as to form a continuous cover over the ground.

GROUND SIGN. A sign suspended or supported by one or more uprights or braces anchored in the ground.

GROUND-MOUNTED AMATEUR RADIO ANTENNA SUPPORT STRUCTURE: An amateur radio antenna support structure that is not affixed to any building or accessory structure.

GUEST HOUSE. A dwelling unit in a building separate from and in addition to the main residential building on a lot, intended for intermittent or temporary occupancy by a nonpaying guest. However, those quarters shall not be rented or otherwise used as a separate dwelling.

HABITAT CORRIDORS. A naturally-vegetated transportation route for plants and animals that connects larger natural areas.

HOME OCCUPATION. An occupation for gain or support conducted entirely within a dwelling unit, as herein defined, by the occupant residing therein, which occupation is clearly subordinate and incidental to the use of the dwelling as a place of residence, and which complies with all provisions of Section 158.217(F).

HOSPITAL. A building or group of buildings having facilities for overnight care of one or more human patients, providing services to in-patients and medical care to the sick and injured, and which may include as related facilities laboratories, out-patient services, training facilities, central service facilities, and staff facilities. However, any said related facility or service shall be clearly incidental and subordinate to the principal hospital use and operation.

HOTEL or MOTEL. A building or group of buildings, with or without kitchenettes, in which sleeping accommodations are offered to the public and intended primarily for rental to transients with daily charge, as distinguished from multiple-family dwellings and rooming or boarding houses, where rentals are for periods of a week or longer and occupancy is generally by residence rather than transience.

ILLUMINATED SIGN. A sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs.

IMPACT. Significant and quantifiable effect of use of a public facility. The quantity of use calculated or measured relative to user volume in the facility, compared to calculated capacities of the public facility.

IMPERVIOUS SURFACE. All surface area of a lot or parcel, including portions occupied by buildings or structures, where surface drainage waters are unable to freely percolate downward through the natural soils.

IMPROVEMENT. Any man-made, immovable item which becomes part of, placed upon, or is affixed to, real estate, such as street pavement, curb and gutter, sidewalk, alley pavement, walkway pavement, water main, sanitary sewer, storm sewer or drain, street name, sign, landscaping, permanent reference monument (PRM), permanent control point (PCP) or any other improvement required by the Site Plan Review Committee.

INOPERABLE EQUIPMENT. Equipment which is in a state of disrepair or not in working condition.

INOPERABLE MOTOR VEHICLE. A vehicle which cannot be legally driven upon the public streets for any reason including, but not limited to, being unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

INSTALL. To erect, replace, hang, paint, display, apply, or otherwise put in place in any manner whatsoever.

INSTRUCTIONAL SIGN. A sign conveying instructions with respect to the premises on which it is maintained, such as, but not limited to, "exit," "entrance," "parking," "carry out," or similar instruction.

INTENSITY. The square footage of nonresidential floor area permitted per gross acre of land as determined by the Port St. Lucie Comprehensive Plan and Code of Ordinances.

JUNKYARD, SALVAGE YARD, or RECYCLING CENTER. A place, structure, or lot where junk, waste, discarded, salvaged or similar materials such as automobiles, appliances, old metal, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like are brought, bought, sold, exchanged, baled, packed, disassembled, stored, or handled, including used lumber and building material yards, house wrecking yards, heavy equipment, wrecking yards, and yards or places for the storage, sale, or handling of salvaged house wrecking or structural steel materials.

KENNEL. An establishment where six or more domesticated animals more than six months, old are housed, bred, or trained.

KITCHEN. An area with a sink and permanent provisions for food preparation and cooking.

LAND DEVELOPMENT CODE OR LAND DEVELOPMENT REGULATIONS. The ordinances enacted by City of Port St. Lucie pursuant to Section 163.3161 et. seq., F.S., for the regulation of the development of land within the incorporated area of the city.

LAND SURVEYOR. A professional land surveyor and mapper registered under Chapter 472, F.S. who is in good standing with the Florida State Board of Professional Regulation.

LAND USE. The development activity or use that has occurred on the land or the development that is proposed by a developer of land that will generate demands for services offered by public facilities.

LAND CLEARING PLAN. A graphic diagram or aerial showing the areas of land disturbance, areas to be cleared and sediment and erosion control measures.

LANDSCAPE ISLAND. A curbed area located at the end of a parking bay and designated for landscaping.

LANDSCAPE STRIP. A strip of land designated for landscaping.

LANDSCAPE BUFFER STRIP. A strip of land designated to provide a visual buffer between abutting properties that consists of landscaping and an architectural wall.

LANDSCAPING. Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or palms; and nonliving durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls, or fences, but excluding paving.

LEVEL OF SERVICE (LOS). An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facility. LOS indicates the capacity per unit of demand of each public facility.

LICENSING ENTITY OR LICENSING ENTITIES. The Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, the Department of Children and Families, the Agency for Health Care Administration, or any other state agency with state authorization to license a community residential home to serve residents.

LISTED SPECIES. Those species of plants and animals listed as endangered, threatened, rare, or species of special concern by an official state or federal plant or wildlife agency, or the Florida Natural Areas Inventory (FNAI), includes species ranked as S1, S2, or S3). These species are targeted for protection for a number of reasons, e.g. they are in imminent danger of extinction, are rapidly declining in number or habitat, or have an inherent vulnerability to habitat modification, environmental alteration, or human disturbance which puts them at risk of extinction.

LISTED SPECIES, LIKELY TO OCCUR. Species listed in "Appendix B," Conservation Element, Port St. Lucie Comprehensive Plan.

LIVING AREA. The enclosed area of a dwelling unit which may be heated or air-conditioned, and excluding garages, carports, porches, and breezeways. A living area shall be measured from the exterior faces of the exterior walls excluding any exterior attachment.

LONG-WIRE ANTENNA. A wire antenna consisting of a single conductor of a random length, which typically is conducted to a transceiver at one end. It most often is parallel to the ground at a typical height of approximately 35 ft.

LOT. A designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

LOT AREA. The size of a lot measured within the lot lines and expressed in terms of acres or square feet.

LOT DEPTH. The distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

LOT FRONTAGE. The lineal distance of a lot measured along abutting public or private rights-of-way.

LOT OF RECORD. Land designated as a separate and distinct parcel on a legally recorded subdivision plat.

LOT, NONCONFORMING. A land parcel, however constituted, which does not meet all minimum zoning requirements.

LOT WIDTH. The distance between side lot lines measured on the front building line.

LOW-THC CANNABIS. Any plant(s) or part of a plant(s) of the genus Cannabis, the dried flowers of which contain 0.8 percent or less of tetrahydrocannabinol and more than 10 percent of cannabidiol weight for weight; the seeds thereof; the resin extracted from any part of such plant; or any compound, manufacture, salt, derivative, mixture, or preparation of such plant or its seeds or resin that is dispensed only from a dispensing organization as specified in Section 381.986(1), F.S., as may be amended from time to time.

LUMINANCE. A measurement of the brightness of a sign's face.

MAINTENANCE GUARANTEE. Any security which may be required and accepted by a governmental agency to ensure that necessary improvements will function as required for a specific period of time.

MAJOR ROAD NETWORK SYSTEM. All city, county and state arterial and collector roads within the total incorporated area depicted in the Traffic Circulation Element of the Comprehensive Plan.

MAJOR SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into three (3) or more lots, tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease. (Also see SUBDIVISION.)

MANGROVES. Any specimen of the species Avicenna germinans (black mangrove), Laguncularia racemosa (white mangrove), Rhizaphora mangle (red mangrove), and Conocarpus erectus (buttonwood mangrove).

MANUFACTURED HOUSE. A single-family dwelling which is factory constructed in its entirety in units or components, and then placed or assembled on a building site, and which has been determined to be constructed in compliance with the Federal Manufactured Home Construction and Safety Standards Act. Manufactured houses are further described as being of either residential design or standard design.

1. Residential design manufactured housing has the following characteristics:

    a. Minimum width of main body. Minimum width of the main body of the residential design manufactured housing as located on the site shall not be less than 20 feet, as measured across the narrowest portion. This is not intended to prohibit the offsetting of portions of the house.

    b. Minimum roof pitch, minimum roof overhang and roofing materials. Minimum pitch of the main roof shall be not less than one foot to rise for each four feet of horizontal run and the minimum roof overhang shall be one foot. In cases where site built housing generally has been constructed in adjacent or nearby locations with roof pitches less than 1:4 and/or roof overhang of less than one foot, then the residential design manufactured house may have less roof pitch and overhang, similar to the site built houses. In general, any roofing material other than built up composition roof, may be used which is generally used for site built houses in adjacent or nearby locations.

    c. Exterior finish and light reflection. Any material may be used for exterior finish which is generally acceptable for site built housing which has been constructed in adjacent or nearby locations, provided, however, that reflection for such exterior shall not be greater than from siding coated with clean white gloss exterior enamel.

    d. Approved foundations required in residential districts. Where approval of homes or model plans does not include approval of type of foundation, no residential design manufactured house shall be placed or occupied for residential use on a site in a residential district until such foundation plans have been submitted and approved by the Building Official as to the appearance and durability of the proposed foundation and whether it is acceptably similar or compatible in appearance to foundations of residences built on adjacent or nearby sites.

e. Site orientation. Residential design manufactured houses shall be placed on lots in such a manner as to be compatible with and reasonably similar in orientation to the site built housing which has been constructed in adjacent or nearby locations.

2. Standard design manufactured houses are manufactured houses certified as meeting the HUD Code, but not meeting the residential design standards contained herein.

MARINA. An establishment with a waterfront location providing for the refueling and/or in-water storage of watercraft used for recreational and noncommercial purposes, and including minor repair services for such craft not involving removal of watercraft from the water or removal of inboard or outboard engine from the watercraft.

MASS GRADING PLAN. A plan showing the areas to be cleared, stockpile areas, locations of lakes, locations of roads, and anticipated haul routes. These plans are associated with clearing land, road grading, and excavation of lakes within approved DRIs or PUDs prior to review or approvals of site development plans.

MASTER PLAN. A comprehensive long-range plan intended to guide the growth and development of a community or region. Includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

MASTER SIGN PROGRAM. A comprehensive sign program for projects which promote unified design concepts harmonious with the overall project and adjacent properties.

MEAN HIGH WATER LINE. Water line which is the average height of the high waters over a 10-year period. For shorter periods of observation, mean high water means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent known variations and to reduce the result to the equivalent of mean 19-year value.

MEDICAL CANNABIS. All parts of any plant of the genus Cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, sale, derivative, mixture, or preparation of the plant or its seeds or resin that is dispensed only from a dispensing organization for medical use by an eligible patient as defined in Section 499.0295, F.S. as specified in Section 381.986(1), F.S., as may be amended from time to time.

MEDICAL MARIJUANA. Medical Cannabis and/or Low-THC Cannabis lawfully prescribed to a qualifying patient pursuant to Florida law and the Department of Health's regulations.

MEDICAL MARIJUANA CULTIVATION FACILITY. Any area designated to be used for the cultivation of low-THC cannabis and/or medical cannabis.

MEDICAL MARIJUANA DISPENSING FACILITY OR DISPENSING FACILITY. A facility where Low-THC and/or Medical Cannabis is dispensed at retail.

MEDICAL MARIJUANA DISPENSING ORGANIZATION OR DISPENSING ORGANIZATION. An organization approved by the Florida Department of Health to cultivate, process, transport, and dispense low-THC cannabis or medical cannabis to qualified patients and legal representatives pursuant to this section as specified in Section 381.986(1), F.S., as may be amended from time to time.

MEDICAL MARIJUANA PROCESSING FACILITY. Any area to be used for the processing of low-THC cannabis and/or medical cannabis.

MEDICAL MARIJUANA TREATMENT CENTER(MMTC). An entity that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their caregivers and is registered by the Florida Department of Health.

MEDICAL USE. The acquisition, possession, use, delivery, transfer, or administration of the prescribed amount of low-THC cannabis or medical cannabis not in conflict with Department of Health's applicable rules, or of

related supplies by a qualifying patient or caregiver for use by the caregiver's designated qualifying patient for the treatment of a debilitating medical condition as specified in Article X, Section 29 of the Florida Constitution as may be amended from time to time.

MENU BOARD. A wall or permanently mounted sign displaying the bill of fare for a drive-through restaurant.

MENU OR SANDWICH SIGNS. A-frame sign on sidewalks in front of the business it applies to. A portable sign displaying the type and price of services in connection with the business.

MICROBREWERY. A facility where beer and malt beverages are made on the premises and may include an area for sale of beer for on-premises consumption or in sealed containers for later consumption off the premises. A microbrewery may also, in conjunction with the sale of beer for consumption on the premise, have an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110 ~~sell wine for consumption on the premises~~. Food services or a restaurant may be an accessory use in conjunction with the permitted microbrewery primary use.

MINING or EXCAVATION. The removal of mineral resources or any earth material in excess of one hundred (100) cubic yards from its natural position upon a lot to another site, other than incidental excavation directly related to foundation preparation for an approved building, structure, or surface drainage.

MINOR SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into two (2) tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease. (Also see "SUBDIVISION").

MOBILE FOOD DISPENSING VEHICLE. Mobile Food Dispensing Vehicle ("MFDV") is defined as set forth in Section 509.102, Florida Statutes, as amended.

MOBILE HOME.

1. A detached unit with all the following characteristics:
    a. Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems;
    b. Designed for transportation after fabrication on streets and highways on its own wheels or on a flatbed or other trailer;
    c. Arriving at the site where it is to be occupied as a dwelling complete, including major appliances, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connection to utilities, and the like; and
    d. Built prior to the enactment of the Manufactured Home Construction and Safety Standards Act.
2. A recreational vehicle is not to be considered as a mobile home.

MOBILE HOME PARK. A lot or parcel developed in accordance with Chapter 158 and maintained under single ownership, where designated sites are offered for rent or lease for the placement and/or occupancy of mobile homes as dwelling units.

MOBILE VENDING SALES. Mobile Vending Sales means the sale of prepared food and/or flowers from a vehicle, cart or other mobile, non-fixed structure that is not a Mobile Food Dispensing Vehicle or a Temporary Commercial Kitchen.

MODULAR HOUSE. A single-family dwelling which is factory-constructed in its entirety, in units or components, and then placed or assembled on a building site, and which has been approved by the Department of Community Affairs of the State of Florida, or its successor agency.

MONUMENT SIGN. A freestanding sign where the base of the sign structure is flush with and anchored into the ground independent of support from any building. The width of the top of the sign structure can be no more than 120 percent of the width of the base.

MOTOR HOTEL, MOTOR LODGE. (See "HOTEL OR MOTEL").

MULCH. Nonliving, small, aggregate material such as gravel, rock, pebbles, bark, or pine needles spread over exposed soil.

MULTIPLE-FACED SIGN. A sign with more than two (2) faces.

MULTI-FAMILY RESIDENTIAL/INSTITUTIONAL AREAS. Any area zoned multi-family residential or institutional, including areas designated for multifamily/institutional uses in an approved PUD development plan.

MULTI-STORY STRUCTURE. A building or structure or portion thereof with two (2) or more stories measured from the surface of any floor and the surface of the floor directly above it not including basements or underground parking garages.

MUSIC RECORDING STUDIOS. A facility for sound recording and mixing.

NATIVE HABITAT. The natural abode of a plant or animal that contains the arrangement of food, water, cover and space required to meet the biological needs of a given species which occur indigenously on the land, in the soil, or in the water.

NATIVE SHORELINE WETLAND VEGETATION. Indigenous shoreline vegetation typically adapted for life in saturated soil conditions and characterized by wetland species listed in Chapter 17-3, F.A.C., as amended from time to time.

NATIVE UPLAND HABITAT. Indigenous vegetation typically adapted for life in non-wetland areas.

NATIVE WETLAND VEGETATION. An area that is inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

NEIGHBORHOOD SIGNAGE. Signs designating separate and distinct neighborhoods which may be part of a larger subdivision or have distinct characteristics which are unlike those in adjoining areas.

NIT. Candela per square meter or cd/m^2 (1 nit = $1cd/m^2$)

NOI. Notice of Intent. Form sent to FDEP notifying FDEP that clearing or construction activities will occur on the project. The NOI is an application to work under the Generic Permit for Stormwater Discharge from Large and Small Construction Activity.

NONCONFORMING SIGN. Any sign which does not comply with the regulations of this Sign Code, or subsequent amendments.

NONCONFORMING STRUCTURE, USE OF LAND, USE OF LAND AND STRUCTURE, AND THE LIKE. See Section 158.275 through 158.286.

NONRESIDENTIAL SUBDIVISION. A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations.

NPDES. National Pollutant Discharge Elimination System. This is a federal permitting program to regulate stormwater discharges.

NURSING OR CONVALESCENT HOME. An extended or intermediate care facility which provides continuous personal care or nursing for three or more persons not related by blood or marriage to the operator who by reason of illness, physical or mental infirmity, or advanced age are unable to care for themselves.

OCCUPANCY. The residing of an individual or individuals overnight in a dwelling unit, or the installation, storage or use of equipment, merchandise, or machinery in any public, commercial, or industrial building.

OFF-PREMISES SIGN. A sign identifying, advertising or directing the public to a business, merchandise, service institution, residential area, entertainment, or activity which is located, sold, rented, based, produced, manufactured, furnished or taking place at a location other than on the property on which the sign is located.

OFFICE, BUSINESS. An office for such activities as real estate agencies, advertising agencies (but not sign shops), insurance agencies, travel agencies and ticket sales, chamber of commerce, credit bureaus, finance companies, abstract and title agencies or insurance companies, stockbrokers, and the like (but not including banking institutions). It is characteristic of a BUSINESS OFFICE that retail or wholesale good are not shown to or delivered from the premises to a customer.

OFFICE, PROFESSIONAL. An office for the use of persons generally classified as professionals, such as architects, engineers, attorneys, accountants, doctors, dentists, veterinarians (but not including boarding of animals on the premises), psychiatrists, psychologists, and the like.

OFF-STREET PARKING. A site or a portion of a site, devoted to the off-street parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas.

ON-PREMISES SIGN. Any structure, device, display board, screen, surface or wall, characters, letters, or illustrations placed thereto, thereon, or there under by any method or means whatsoever where the matter displayed is used for advertising on the premises, a product or service, actually or actively offered for sale or rent thereon or therein.

OPEN LOT STORAGE AREA. An area outside the confines of an enclosed building which is enclosed by an opaque fence or wall and where inoperative vehicles, scrap metal, scrap lumber, building materials, machinery, machinery parts, or other similar items are customarily sold or stored.

OPEN/OUTSIDE STORAGE. Non-transitory containment, holding, leaving, or placement of goods or material for longer than 24 hours outside of a fully-enclosed building. It does not include the interim accumulation of a limited amount during processing, maintenance or repair.

OPEN SPACE. Land devoid of any structure or buildings except for minor pavilions, landscape structures or terraces and designed and maintained for recreation or leisure-time enjoyment, buffer areas, drainage or conservation.

OTHER VEHICULAR USE AREAS. All land upon which vehicles traverse the property as a function of the primary uses.

OVERALL PROJECT DEVELOPER. The individual, company or corporation who obtained preliminary approval of a multi-phased project under a single unity of title or an individual, company or corporation who purchased a multi-phased project in its entirety.

OVERLAY ZONING DESIGN STANDARDS. Site design and architectural standards for new development and redevelopment in designated areas contained in the "City of Port St. Lucie Citywide Design Standards Manual" as set forth in section 158.288(A) of the Code.

PAIN MANAGEMENT CLINIC. Is defined as specified in Section 458.3265(1)(a), F.S., as may be amended from time to time, and includes a privately owned pain-management clinic, facility, or office, which advertises in any medium for any type of pain management services, or employs a physician who is primarily engaged in the

treatment of pain by prescribing or dispensing controlled substance medications; a physician is primarily engaged in the treatment of pain by prescribing or dispensing controlled substance medications for the treatment of chronic nonmalignant pain. Chronic nonmalignant pain is pain unrelated to cancer which persists beyond the usual course of the disease or the injury that is the cause of the pain for more than ninety (90) days after surgery.

The definition shall not include any of the following:

1. A clinic licensed as a facility pursuant to Chapter 395, F.S.;
2. The majority of the physicians who provide services in the clinic primarily provide surgical services;
3. The clinic is owned by a publicly held corporation whose shares are traded on a national exchange or on the over-the-counter market and whose total assets at the end of the corporation's most recent fiscal quarter exceeded $50 million;
4. The clinic is affiliated with an accredited medical school at which training is provided for medical students, residents, or fellows;
5. The clinic does not prescribe or dispense controlled substances for the treatment of pain; or
6. The clinic is owned by a corporate entity exempt from federal taxation under 26 U.S.C. § 510(c)(3).

PAINTED SIGN. Any sign painted on any surface, including the roof of any building.

PARAPET. That portion of the facade which extends above the roof.

PARCEL OF LAND. Any quantity of land capable of being described with such definiteness that its location and boundaries may be established.

PARKING BAY. A single alignment of 12 or fewer parking spaces that is terminated at each end with a landscape island.

PARKING LOT. An off-street, ground level area, usually surfaced and improved, used or intended to be used for the parking of motor vehicles.

PERFORMANCE GUARANTEE. Any security that may be accepted by a municipality as a guarantee that the improvements required as part of an application for development are satisfactorily completed.

PERMANENT REFERENCE MONUMENT. A monument according to Section 177.031, F.S.

PERMANENT SIGN. Any sign permanently affixed to a structure or the ground which cannot be removed without special handling.

PERSON. An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a point or common interest, or any other entity, and its designated agents, successors or assigns.

PERSONAL SERVICE USE. A use intended primarily to provide direct and personal service to its customers, including such uses as barber shops, beauty shops, tailors, shoe repair shops, laundry pick-up stations, watch repair shops, and the like.

PERVIOUS SURFACE. A surface that permits absorption of storm water.

PESTILENT EXOTIC VEGETATION/SPECIES. Non-native vegetation that is considered a nuisance, invasive, or a pest. Exotic vegetation includes, but is not limited to, Brazilian pepper (Schinos terebinthisfolios), Australian Pine (Casuarina equisetifolia), and Melaleuca (Melaleuca quinquenervia).

PHARMACY. Means the same as the definition in Section 465.003(11)(a), F.S., as may be amended from time to time, and includes community pharmacy, internet pharmacy, and special pharmacy, but does not include institutional pharmacy or nuclear pharmacy, as each of those terms are used in that section.

PLAN, FINAL SUBDIVISION. Includes the plat to be recorded; final engineering and construction drawings, specifications and calculations; certification of improvements, as-built drawings, or performance guarantee; and other required certifications, bonds, agreements, approvals, and materials for a development phase or the entirety of a parcel of land, meeting the requirements of the Code of Ordinances.

PLAN, PRELIMINARY SUBDIVISION. Includes the site plan and preliminary plat; tree location map or aerial photographic overlay; preliminary engineering drawings, specifications and calculations; and other necessary materials for a development phase or the entirety, meeting the requirements of the Code of Ordinances.

PLAN, SITE AND/OR DEVELOPMENT. Includes the site plan, statements of use and unified control, preliminary and/or final engineering drawings, specifications and calculations; and other required certifications, as-built drawings, performance guarantees, bonds, agreements, approvals and materials for a development phase or the entirety meeting the requirements of the land development regulations.

PLANNED RESIDENTIAL COMMUNITY. A City-approved, planned unit development that is under unified control, is planned and developed as a whole, has a minimum gross lot area of 8 acres, and has amenities that are designed to serve residents with developmental disabilities as defined in Florida Statutes Section 393.063 but that shall also provide housing options to other individuals.

PLANNING AND ZONING DEPARTMENT. The city agency duly authorized to review applications and plans for compliance with the land development regulations.

PLANTING AREA. Any area designated for landscape planting having a minimum area of ten square feet and having a minimum dimension of 3 feet; except that wherever a tree shall be planted, a minimum area of 25 square feet, with a minimum dimension of at least five feet.

PLAT. A map or delineated representation of the subdivision of lands, being complete, exact representation of the subdivision and other information in compliance with the requirement of all applicable statutes and of local ordinances, and may include the terms "replat," "amended plat" or "revised plat."

PLATTED LOT OF RECORD. A lot which is part of a subdivision which has been recorded in the office of the Clerk of the Circuit Court of St. Lucie County prior to the effective date of these regulations.

POLE SIGN. A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure.

POTENTIALLY DEFICIENT ROAD SEGMENT. A city, county or state road segment on the Major Road Network System that is presently operating at [80—90%] of its adopted Level of Service (LOS)S standard.

PORTABLE SIGN. Any sign that is designed to be transported, including, but not limited to, signs: with wheels removed; with chassis or support constructed without wheels; designed to be transported by trailer or wheels; menu and sandwich signs, searchlight stands; and tethered inflatable signs.

PREMISES. A distinct unit, site, parcel of land, or property, with or without buildings, but including the buildings, which is the subject of a development action.

PRE-APPLICATION CONFERENCE. An initial meeting between developers and municipal representatives which affords developers the opportunity to present their proposals informally.

PRELIMINARY APPROVAL. The conferral of certain rights prior to final approval after specific elements of a development plan have been agreed upon by the Site Plan Review Committee and the applicant.

PRELIMINARY SUBDIVISION PLAT. A map indicating the proposed layout of a development and related information that is submitted for preliminary approval.

PRINCIPLE. A broad and basic rule but not measurable. Accompanied by the words "shall" or "will."

PRINCIPAL USE. The primary use of any lot or land parcel, with other use or uses thereon being clearly of a secondary or accessory nature.

PRIVATE PARTY HALL. An event venue rented exclusively for invited guests, not open to or advertised to the general public. This definition excludes alcohol industry promotional events and any gatherings with a commercial purpose. Events that are broadly advertised, promoted on public platforms (such as social media or public forums), or where attendance is not limited to specifically-invited individuals, shall not be considered private.

PROJECTING BLADE SIGN. Any blade sign hung or projecting perpendicular to promote a pedestrian environment.

PROJECTING SIGN. A sign projecting at an angle from the outside wall or walls of any building which is supported by only one (1) rigid support, irrespective of the number of guy wires used in connection therewith.

PROTECTED TREE. Any tree having a DBH of 12 inches or greater or any native palm with a minimum clear trunk of ten (10) feet or greater. The term "protected tree" shall also apply to any replacement tree and any tree that is represented in a landscape plan, street tree planting plan or other planning document for the purposes of securing an approved building permit, clearing permit, or certificate of occupancy. This excludes the following:

1. Non-native fruit trees cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to: mangos, avocados, or species of citrus.
2. Non-native invasive or undesirable plants listed under Section 154.03(L).
3. All non-native trees in the palm family.

PSLUSD. Port St. Lucie Utility Systems Department.

PUBLIC FACILITIES. Major capital improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, parks and recreational facilities and services.

PUBLIC FACILITY OR USE. Any building or open area publicly owned and operated for the purpose of providing public services.

PUBLIC SIGN. A sign placed under the authority of duly authorized government officials, including traffic signs, legal notices, public safety signs, or signs placed by such authorized official for the public health, safety, welfare, or convenience.

PUBLIC UTILITY FACILITY. A facility which provides initial generation or major treatment, storage, or distribution with respect to a public utility such as water supply, sewer, gas, telephone, and electricity, but not including wireless communication antennas and towers.

PUD - PLANNED UNIT DEVELOPMENT. A land area under unified control which is planned and programmed in a single development operation or in a series of prescheduled phases according to an officially approved final development plan.

RATE. Volume per unit of time

RECOVERY RESIDENCE. An alcohol and drug-free residential dwelling, for individuals deemed disabled/handicapped by the Fair Housing Act and/or the Americans With Disabilities Act as a result of alcohol and/or drug addictions, that is in compliance with the standards set forth by the National Association of Recovery Residences and the Florida Association of Recovery Residences as much as is practicable.

RECLAMATION PLAN. A plan which describes how reclamation, including the restructuring, reshaping, and vegetation of disturbed lands to a form in which the lands may be beneficially used and includes the process of restoration, will take place.

RECREATIONAL FACILITY. A place designed and equipped for the conduct of sports, leisure time, fitness and recreational activities, including sports instruction schools.

RECREATIONAL VEHICLE PARK. A lot or parcel designed and developed in accordance with the requirements of this chapter and maintained under single ownership, where designated sites are offered for rent, lease or sale for the temporary placement of recreational vehicles to be utilized for sleeping or eating in conjunction with

recreation and/or vacation purposes. RV parks are restricted to temporary occupancy of any individual unit of no more than six months.

RECREATION VEHICLES. Any vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own mode of power or is mounted on or propelled by another vehicle including: camper, travel trailer, truck camper, and motor homes.

REPLACEMENT TREE. Shall mean any tree planted or preserved as a condition of approval of a tree removal permit.

RESIDENT. A resident of a community residential home is any of the following: a frail elder as defined by Florida Statutes Section 429.65, a person who is handicapped as defined in Florida Statutes Section 760.22(7)(a), a person who has a developmental disability as defined by Florida Statutes Section 393.063, a nondangerous person who has a mental illness as defined in Florida Statutes Section 394.455, or a child who is found to be dependent as defined in Florida Statutes Section 39.01 or 984.03, or a child in need of services as defined by Florida Statutes Section 984.03 or 985.03.

RESIDENTIAL COMPLEX. (See "COMMERCIAL/INDUSTRIAL/RESIDENTIAL COMPLEX").

RESTAURANT. An establishment where food and beverage are prepared and served for pay primarily for consumption on the premises.

RESTAURANT, DRIVE-THROUGH. An establishment whose is serving food to the public for consumption on the premises by order from and service to vehicular passengers outside the structure.

RESTAURANT, FULL SERVICE. A commercial establishment that offers a menu of food and beverages for immediate consumption, primarily on-premises. This type of restaurant provides table, counter, and/or booth service, with wait staff responsible for taking orders and serving meals. Full-service restaurants may also offer takeout service.

RESUBDIVISION. A change in a map of an approved or recorded subdivision if such change affects any street layout on such map or area reserved thereon for public use, or any lot line or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions. (Also see "SUBDIVISION").

RETAIL BUSINESS. An establishment where goods are displayed and offered for purchase directly by the intended consumer or user of those goods.

REVOLVING SIGN. ("See ANIMATED SIGN").

RIGHT-OF-WAY. A strip of land dedicated, deeded, occupied or intended to be occupied by a street, walkway, boulevard, road, avenue, alley or other means of ingress or egress, railroad, electric transmission line, gas pipeline, water main, sanitary main, storm water main, swale, drainage canal, ditch or other drainage facility or structure, shade trees or for another special use.

RIP RAP. A loose assemblage of unconsolidated boulders, rocks, or clean concrete rubble arranged along the natural slope of the shoreline, often over a porous filter cloth, intended to stabilize the shoreline and reduce erosion. Concrete rubble shall be free to exposed reinforcing rods or similar protrusions, tar, asphalt, and paint.

ROOF-MOUNTED AMATEUR RADIO ANTENNA SUPPORT STRUCTURE. An amateur radio antenna support structure that is affixed to any building or accessory structure.

ROOF LINE. The highest continuous horizontal line of a roof on a sloping roof, the roof line is the principal ridge line or the highest line common to one (1) or more principal slopes of the roof. On a flat roof, the roof line is the highest continuous line of the roof or parapet, whichever is higher.

ROOF SIGN. Any sign, installed, constructed or maintained above the deck line or eave of any building.

ROOT PROTECTION ZONE. The pervious area beneath a tree centered on the trunk. For preserved trees, this means the area beneath the drip line of the tree. Root protection zones that include existing impervious area(s) not adversely affecting the viability of the tree, may be acceptable.

ROTATING SIGN. (See "ANIMATED SIGN").

RUNOFF. A term generally used to describe stormwater that is unable to soak into the ground and which flows over land.

RUNOFF COEFFICIENT. Ratio of the amount of rain which runs off a surface to that which falls on it; a factor from which runoff can be calculated.

SANDWICH SIGN. (See "A-FRAME SIGN").

SEDIMENTATION OR SILTATION. The process by which mineral or organic matter is removed from its site or origin, transported and subsequently deposited by air, water or mechanical activities.

SELF-SERVICE STORAGE FACILITY. An enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for dead storage of their household goods and/or personal property.

SEMI-PUBLIC FACILITY OR USE. Any building or open area privately owned and operated for the purpose of providing public services, but not including wireless communication antennas and towers.

SERVICE AND REPAIR FACILITY. An establishment whose primary function is to provide service and/or repairs upon personal, household, or small commercial equipment, but excluding automotive or vehicle repair.

SERVICE STATION. An establishment utilized principally for the business of fueling and lubricating motor vehicles and for performances of incidental service to motor vehicles such as hand washing, cleaning, polishing, tire changing and repair, battery recharging and replacement, minor repairs and tune-ups, and including the sale of tires, batteries, incidental parts, and accessories. Service permissible in a service station shall not include major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, operation of a commercial parking lot or a commercial garage as an accessory use, or other characteristics to an extent greater than normally found in such stations; any establishment performing those services shall be deemed to be an auto repair shop or garage.

SERVICE VOLUME (ROADS). (See "CAPACITY (ROADS)").

SETBACK LINE, BUILDING. An imaginary line running parallel to a front, side, or rear property line and establishing the rear edge of a yard or open area in which no building, structure, or use may be placed or established, unless otherwise permitted herein. For irregular shaped lots, the Zoning Administrator may interpret from where the setback line is to be measured.

SFWMD. South Florida Water Management District.

SHORELINE. The immediate interface of land and water; the mean high tide line in non-vegetated areas, and the landward extent of wetland species of vegetation as listed in Chapter 17-4, FAC. where such "Marine Species" constitute the dominant plant community.

SHORE PROTECTION STRUCTURES. Shore hardening structures, such as seawalls, bulkheads, revetments, groins, and aggregates of materials other than natural sediments, used to prevent erosion and protect other structures from waves and other hydrodynamic forces.

SHRUBS. Any low, self-supporting, multi-stemmed evergreen.

SIGHT DISTANCE TRIANGLE. An area adjacent to an intersection or driveway that must be clear of visual obstructions, such as landscaping, to allow drivers to see intersecting traffic. See Section 158.204 of the Zoning Code for visibility at intersections in Zoning Districts.

SIGN. Any writing (including letter, word, or numerical), pictorial presentation (including illustration or decoration), emblem (including device, symbol, or logo), flag (including banner or pennant), or any other figure of similar character, that; (1) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; (2) is used to announce, direct attention to, or advertise; and (3) is visible from outside a building. A sign includes writing, representation, or other figures of similar character, within a building not attached to a window and can be viewed through a glassed wall of a building.

SIGN HEIGHT. The vertical distance to the highest point of a sign. Freestanding signs shall be measured from the crown of the nearest abutting street.

SINGLE-FAMILY RESIDENTIAL AREA. Any portion of the city divided into lots intended to contain a single dwelling unit designed for occupancy by one family.

SITE PLAN REVIEW COMMITTEE. A committee established by Chapter 158 of the city's Code of Ordinances. The Committee reviews, comments and makes recommendations with respect to development applications.

SNIPE SIGN. Any off-premises sign of any size, made of any material, including, but not limited to, paper, cardboard, wood, and metal, when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.

SOLAR ENERGY SYSTEM. Any device or combination of devices or elements which rely upon direct sunlight as an energy source, including, but not limited to, any substance or device which collects sunlight for use in the heating or cooling of a structure or building, the heating or pumping of water, or the generation of electricity. A solar energy system may be used for purposes in addition to the collection of solar energy. These uses include, but are not limited to, serving as a structural member or part of the roof of a building or structure and serving as a window or wall. A solar energy system may be mounted on the building or on the ground and is not the principal use of the property.

SOLAR GENERATION STATION. An energy generation facility comprised of one or more freestanding, ground mounted devices that capture solar energy and convert it to electrical energy for use in locations other than where it is generated. Solar generation stations typically utilize photovoltaic solar cells, but can also be combinations of light reflectors, concentrators, and heat exchangers. A solar generation station is also known as a solar plant, solar generation plant, solar farm, solar power plant, or solar thermal power plant.

SPECIAL EXCEPTION USE. Any use so designated within Section 158.260, which use shall be subject to review and approval in accordance with the requirements of this chapter for the particular lot or parcel involved

SPECIMEN TREE. A tree which is of high value because of its type, size, age or other relevant criteria.

SPONSORING AGENCY. An agency or unit of government, a profit or not for profit agency, or any other person or organization which intends to establish or operate a community residential home.

SPREAD. Means the crown diameter measured by taking the average of the widest branch spread and the branch spread perpendicular to it.

STORMWATER. The flow of water which results from, and that occurs immediately following, a rainfall.

STORMWATER MANAGEMENT SYSTEM. The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater on, through, and/or from a site.

STREET. A public or approved private thoroughfare which affords the principal means of access to abutting property. Street includes a lane, way, place, drive, boulevard, road, avenue, alley or other means of ingress or egress, regardless of the descriptive term used.

STREET, APPROVED PRIVATE. A private thoroughfare which affords the principal means of access to abutting property and which has been specifically approved for said access by official action of the City Council, but the maintenance and upkeep of which remains the responsibility of the owner or owners of record.

STREET, ARTERIAL. Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Arterial streets and highways are intended to serve moderate to large traffic volumes traveling relatively long distances. Requirements for speed and level of service are usually quite high. Access to arterials should be well-controlled and, in general, limited to collector streets or highways.

STREET, COLLECTOR. Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Collectors are intended to serve as the connecting link for local streets and highways and to provide intra-neighborhood transportation. The traffic characteristics generally consist of relatively short trip lengths and moderate speeds and volumes. Access to collectors should be restricted to local streets and highways and major traffic generators.

STREET, LOCAL. Any street not designated as a collector or arterial street. The primary function of a local street or highway is to serve the adjacent property by providing the initial access to the highway network. These facilities are characterized by short trip lengths, low speeds and small traffic volumes. The design of the network should be directed towards eliminating through traffic from these facilities.

STRUCTURAL ALTERATION. Any change, alteration, or addition to a building or structure which involves bearing walls or supporting members.

STRUCTURE. Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.

SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into two (2) or more lots, tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease, or, if the establishment of a new street is involved, any division of such lot, tract or parcel. The term includes a resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

SUBSTANTIAL CONSTRUCTION WORK. The commencement and continuous prosecution of construction of required improvements toward completion.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Any extension, repair, reconstruction, or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value either before the improvement is started or, if the property has been damaged and is being restored, before the damage occurred.

SURFACE WATER. Water above the surface of the ground whether or not flowing through definite channels.

SWINGING SIGN. Any sign that swings freely from or on supports regardless of the guy wires used in connection therewith.

SWPPP. Stormwater Pollution Prevention Plan. Plan showing the BMPs to reduce storm water runoff from cleared areas or construction sites. Can also be referred to as an Erosion Control Plan.

TELECOMMUNICATION SWITCHING FACILITIES. Telecommunication switching facilities will have the following characteristics: Consist of less than four hundred twenty-five (425) square feet of total floor space; not be occupied; have only two (2) parking spaces; and be used for telecommunication switching equipment only.

TEMPORARY COMMERCIAL KITCHEN. Temporary Commercial Kitchen ("TCK") is defined as set forth in Section 509.102, Florida Statutes, as amended.

TEMPORARY INSTALLATIONS. Those installations of amateur radio antennas and amateur radio support structures that remain in place for a period less than ninety (90) consecutive days and whose manufacturer's specifications do not recommend or require concrete footings

TEMPORARY SIGN. Any sign that is not a permanent sign and is intended to be used for less than 12 months.

TEMPORARY USE. A use, other than an accessory use, that does not involve the construction or alteration of any permanent structure and that is established for a fixed period of time with the intent to discontinue such use upon the expiration of the established time period.

TIME AND TEMPERATURE SIGN. A display containing illuminated numerals flashing alternately to show the time and/or temperature.

TOWNHOUSE. A single-family dwelling unit constructed in a series or group of two or more attached units with property lines separating such units in which each unit extends from the foundation to roof and with a yard on not less than two sides.

TREE. Any self-supporting, woody plant having at least one well-defined stem that will gain a minimum height of 20 feet when mature.

TREE PROTECTION BARRIER. A suitable structure as installed as close as possible to the perimeter of the tree protection area prior to construction, land clearing, or demolition.

TRAILER SIGN. Any sign installed on a frame or structure with wheels other than a motor vehicle. Also see "Portable Sign."

UNDER CANOPY SIGN. Any sign hung under a canopy perpendicular to the building to promote a pedestrian environment.

UPLAND. All land areas not defined as wetlands per Section 157.08.

USACE. United States Army Corps of Engineers.

USE. The purpose for which land or water or a structure thereon is designated, arranged, or intended to be occupied or utilized or for which it is occupied or maintained. The use of land or water in the various zoning districts is governed by this chapter.

USE OF LAND OR WATER. Includes use of land, water surface, and land under water to the extent covered by zoning districts, and over which the city has jurisdiction.

UTILITIES. Any publicly or privately operated utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, telephone and television cable systems.

VSHAPED SIGN. Any sign which has two (2) faces which are not parallel.

VARIABLE MESSAGE BOARD. Portable electronic devices which may be used for providing information to motorists about construction schedules, alternate routes, expected delays, detours, and any other public message for the health, safety or welfare of the traveling public and residents. Use limited to government agencies.

VARIANCE. A relaxation of the terms of this zoning code where a variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the petitioner or applicant, a literal enforcement of the requirements of this chapter would result in unnecessary and undue hardship on the land.

VEHICLE SIGN. A sign affixed to or painted on a transportation vehicle or trailer for the purpose of identification or advertisement. Vehicle signs shall not include political signs, bumper stickers, or signs required by law, ordinance, or regulations.

VERTICAL ANTENNA. A vertically polarized conductor of radio waves that is perpendicular to the ground and that has an omni-directional pattern.

VETERINARY HOSPITAL OR CLINIC. Any structure or premises used primarily and essentially for the medical and surgical care of ill, disabled, or injured animals.

VINES. Any of a group of woody or herbaceous plants which may climb by twining, by means of aerial rootlets or tendrils, or which may simply sprawl over the ground.

VIRTUAL AUTO SALES. A business that primarily sells new or used vehicles online, enabling customers to browse inventory, secure financing and complete their purchase remotely. The operation may include a physical office and display as required by the Florida Administrative Code (FAC) 15C-7.003.

WALL SIGN (FACADE SIGN). Any sign fastened to, painted on, or incorporated into the structure or architecture of the outside facade of a building. Such signs, located on the exterior of a building are considered wall signs and are calculated as part of the total façade signage permitted.

WATER REFUSE PLAN. A plan which describes how water used in the mining process will be conserved through a reuse program.

WETLANDS. Hydrologically sensitive areas which are identified as being inundated or saturated by surface or ground water with a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

WHOLESALE TRADE. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for such individuals or companies.

WILDLIFE CORRIDORS. Areas of open space, preferably well vegetated, which connect conservation areas and allow wildlife traffic between different vegetative communities.

WINDOW SIGN. Any sign which is attached or painted, either permanently or temporarily, on the interior or exterior of a window, glass door, glass wall, or which is placed within 12 inches of the window, glass door, or glass wall.

WIRELESS COMMUNICATION ANTENNAS. An antenna designed to transmit or receive communications as authorized by the Federal Communications Commission.

WIRELESS COMMUNICATION TOWERS.

1. A structure or ground-mounted tower which:
    a. Is greater than 35 feet in height, as measured from the base of the structure as provided in Section 158.213(M)(2);
    b. Does not exceed 300 feet in height (including antenna); and
    c. Is principally intended to support communication (transmission or receiving) equipment for radio, TV, microwave, cellular, and similar communication purposes.
2. The term COMMUNICATION TOWER shall not include amateur radio operators' equipment licensed by the Federal Communications Commission (FCC). Communication towers are generally described as either monopole (free-standing), guyed (anchored with guy wires), or self-supporting (square, triangular, or pyramidal in plan view and constructed of steel lattice, tubular steel, reinforced concrete, or wood.).

YAGI ANTENNA. Often referred to as a beam antenna, the yagi is directional and typically results in a gain in signal strength. It is very similar in appearance to a traditional outdoor television antenna in that its elements or radiators are parallel to the ground.

YARD.

1. A required open space which is unobstructed from the ground upward except as otherwise allowed in this chapter, and except for fences, poles, posts, permitted signs, children's play equipment, other customary yard accessories, driveways, ornaments, statuary, and furniture which will not violate height limitations and requirements limiting obstruction of visibility.

2. The depth of any yard shall be measured at right angles to the appropriate lot line so that the yard established is a strip the minimum depth required by district regulations.

YARD, FRONT. A yard extending between side lot lines across the front of a lot adjoining a street; except that on lots fronting on more than one street, the front yard will be determined by the Zoning Administrator based on the location of any abutting arterial or collector streets, the prevailing patterns and the lot depth requirements of the zone.

YARD, REAR. A yard extending across the rear of the lot between side yards. The rear yard shall be at the opposite end of the lot from the front yard, unless otherwise specified by the Zoning Administrator.

YARD, SIDE. A yard extending from the interior (rear) line of the front yard to the rear lot line along any side lot line.

YARD, SPECIAL. A yard so placed or oriented that neither the term side yard nor the term rear yard clearly applies. In those cases, the Zoning Administrator shall require a yard with minimum dimensions as generally required for a side yard or rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon.

YEARLY INFORMATION REPORT (YIR) AND DATA BASE. An annual report prepared by the Director of Planning and Zoning which determines the existing condition of public facilities, determines and summarizes the available capacity of the public facilities based on their Level of Service (LOS), and forecasts the capacity of existing and planned public facilities identified in the Five-Year Capital Improvement Schedule.

ZONING ADMINISTRATOR. (See Section 158.350 of the Zoning Code).

ZONING DISTRICT. Any of the designated districts established within Section 158.020, for which delineation may be shown on the zoning map and for which specific regulations and requirements are included herein.

ZONING REGULATIONS. City of Port St. Lucie Code, as may be amended, which controls and regulates zoning for the incorporated portion of the city.

ZONING MAP. The official map described within Section 158.022(A), upon which the delineation of the several zoning districts are shown for locations within the city.

Sec. 158.135. Warehouse Industrial Zoning District (WI).

(A) **Purpose.** The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.

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

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances that would adversely affect surrounding businesses and properties.

a. Cabinet making, carpentry shop or other trade shop.

b. Food processing facility.

c. Cold storage warehouse and pre-cooling plant.

d. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.

e. Public or semi-public facility or use.

f. Warehousing, provided that no more than thirty (30) percent of each building be devoted to office or retail space associated with the warehouse use and not as a separate unrelated business.

g. Television and broadcasting station.

h. Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.

i. Commercial laundry facility and linen supply.

j. Analytical laboratory.

k. Wholesale trade, provided that no more than fifty (50) percent of the total floor area is devoted to the display of goods and materials or office space, including the wholesale trade of alcoholic beverages.

l. Furniture sales.

m. Enclosed assembly area 3,000 square feet or less, with an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

n. Retail and business services primarily intended to serve the industrial facilities.

o. One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

p. Commercial driving school.

q. Fine arts studio.

r. Music recording studios.

s. Microbrewery.

t. Virtual auto sales in accordance with Section 158.212.

u. Craft Distillery

(2) The following principal uses which need not be fully enclosed in a building or structure are permitted.

a. Public utility facility, including water pumping plant, reservoir, and electrical substation.

b. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.

c. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.

d. Building material sales and/or lumber yard.

e. Self-service storage facility in accordance with 158.227.

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

(1) Recreational vehicle park.

(2) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of six (6) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.

(3) Indoor shooting facility.

(4) Wireless communication antennas and towers, as set forth in section 158.213.

(5) Enclosed assembly area over 3,000 square feet, with an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(6) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(7) Secondary metals recycler in accordance with Chapter 117.

(D) **Accessory Uses.** As set forth within section 158.217

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

(F) **Maximum Building Coverage.** Fifty (50%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) **Maximum Building Height.** Thirty-five (35) feet, except for transmission and broadcast towers.

(H) **Minimum Living Area.** Mobile home or apartment: Six hundred (600) square feet.

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

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

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

(3) **Rear Setback.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential future land use category or to a public right-of-way.

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

All open storage areas shall be screened from view from public rights-of-way and residentially zoned property. Said screening shall be an opaque fence or wall at least eight (8) feet tall, with no material placed so as to exceed the height of said fence or wall.

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

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

Sec. 158.136. Industrial Zoning District (IN).

(A) **Purpose.** The purpose of the industrial zoning district (IN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of industrial activities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated heavy industrial (HI), flexible industrial (FI), and light industrial (LI).

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

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances:

a. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.

b. Research and development facility.

c. Public or semi-public facility or use.

d. Television broadcasting station and telephone call centers.

e. Analytical laboratory.

f. Warehouse.

g. Wholesale trade and distribution.

h. Office space as needed in conjunction with a use listed above.

i. Retail and business services primarily intended to serve the industrial facilities.

j. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which regulate this use.

k. Facility-based youth day treatment program.

l. Commercial laundry facilities and linen supply.

m. Microbrewery.

n. Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building. (Doors, including garage doors, may be open during operating hours.

o. Medical Marijuana Dispensing Organizations.

p. Craft Distillery

(2) The following principal uses which need not be fully enclosed in a building or structure are permitted;

a. Public utility facility, including water pumping plant, reservoir, and electrical substation.

b. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.

c. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.

d. Self-service storage facilities in accordance with Section 158.227.

(C) **Special Exception Uses.** The following uses may be permitted following the review and specific approval by the City Council and serve to implement heavy industrial land uses as contemplated in the Comprehensive Plan:

(1) Mobile home or apartment for use by custodian or night watchman.

(2) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.

(3) Wireless communication antennas and towers, as set forth in section 158.213.

(4) Recreational vehicle park.

(5) Airport or landing field.

(6) Commercial driving school.

(7) Kennel (enclosed), with outdoor runs.

(8) Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts.

(9) Billboards as allowed under 155.08(N).

(10) Solar generation station subject to the requirements of 158.230.

(11) Secondary metals recycler in accordance with Chapter 117.

(12) Cat cafes in accordance with Section 158.235.

(D) **Accessory Uses.** As set forth within section 158.217.

(E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred sixty (160) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements within the City of Port St. Lucie Land Use Conversion Manual.

(F) **Maximum Building Coverage.** Fifty (50%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) **Maximum Building Height.** Thirty-five (35) feet, except for transmission and broadcast towers.

(H) **Minimum Living Area.** Mobile home or apartment: Six hundred (600) square feet.

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

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

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

(3) **Rear Setback.** Each lot shall have a rear yard with a building setback line of twenty-five (25) feet from any residential future land use, ten (10) feet from any other land use.

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

All open storage areas shall be screened from view from public rights-of-way and residentially zoned property. Said screening shall be an opaque fence or wall at least eight (8) feet tall, with no material placed so as to be visible beyond the height of said fence or wall.

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

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

Text Amendment to Chapters 153 and 158

(P25-176)

Planning and Zoning Board Meeting November 4, 2025

Request Summary

Request:	A City initiated text amendment to Chapter 153 “Definitions” and Chapter 158 “Zoning Code”.
Applicant:	City of Port St. Lucie

Proposed Amendment

Exhibit “A”

Sec. 153.01. Definitions.

MICROBREWERY. A facility where beer and malt beverages are made on the premises and may include an area for sale of beer for on-premises consumption or in sealed containers for later consumption off the premises. A microbrewery may also, in conjunction with the sale of beer for consumption on the premises, have an alcoholic beverage license for on-premises consumption of alcoholic beverages in accordance with Chapter 110 ~~sell wine for consumption on the premises~~. Food services or a restaurant may be an accessory use in conjunction with the permitted microbrewery primary use.

Proposed Amendment

Exhibit “A”

Sec. 153.01. Definitions.

CRAFT DISTILLERY. An establishment licensed by the state to manufacture or produce two hundred fifty thousand (250,000) or fewer gallons of distilled spirits per calendar year on its premises. The establishment may also include a tasting room and retail space to sell spirits produced on the premises for take-away or on-premises consumption along with related retail items as allowed by state licensing laws and in accordance with Chapter 110. Food services or a restaurant may be an accessory use in conjunction with the permitted craft distillery primary use.

Proposed Amendment

Exhibits “B” and “C”

- Adds Craft Distillery as a permitted use to the Warehouse Industrial Zoning District (WI) and to the Industrial Zoning District (IN).

- These are the two zoning districts that list Microbreweries as a permitted use.

Recommendation

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Agenda Summary

2025-1007

Agenda Date: 11/4/2025 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P17-066-A1 Gatlin Plaza - Master Sign Program Amendment No. 4

Location: The property is located just east of the I-95 Interstate along Gatlin Boulevard.
Legal Description: All of the Gatlin Plaza Plat. (PB 54, PG 18)
This is a request for the 4th amendment of the Gatlin Plaza Master Sign Program.

Submitted By: Daniel Robinson, Planner III

Executive Summary: This is a request from Culpepper & Terpening, Inc. to amend the Master Sign Program for Gatlin Plaza. The proposed changes are to increase the primary identification freestanding sign square footage, increase the required setback from property lines for freestanding signs, clarify the wall signage square footage allowances for each building, add an internal freestanding sign for BJs, and to remove irrelevant language.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the ordinance 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: Gatlin Plaza consists of approximately 11.16 acres and provides for commercial development located just east of the I-95 Interstate along Gatlin Boulevard. This is the fourth proposed amendment for Gatlin Plaza Master Sign Program.

Issues/Analysis: This sign program (Exhibit “A”) provides sign regulations for the big box style retail establishments along with restaurants and entertainment establishments. The program amendment proposes the following:

- Provide maximum cumulative square feet for wall signage for each establishment.
- Increase the primary identification freestanding sign square footage along Gatlin Boulevard and Brescia Street from a maximum of 200 square feet to 485 square feet.
- Increase the required setback from the property lines for free standing signs from 5 feet to 10 feet.
- Include a statement referring to the Condo association signage requirements for informational

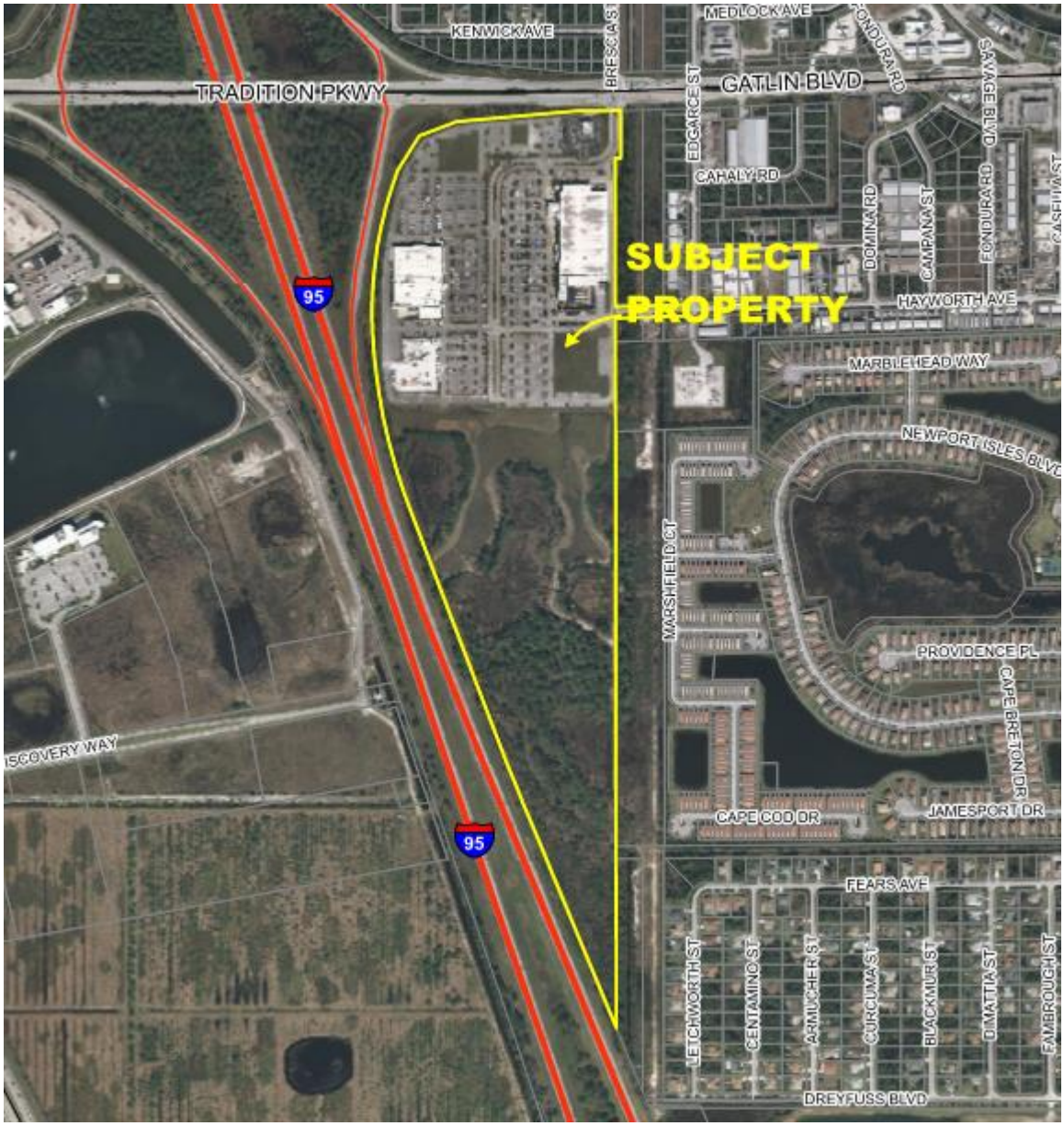
purposes only and remove the requirement of an outside review board to comply with current City Sign Code requirements.
- Add the ability for the BJs establishment to have an 80 square foot maximum internal freestanding sign located at the establishment's entrance within the development.
- Remove irrelevant language.

Special Consideration: N/A

Location of Project: The property is located on the south side of Gatlin Boulevard, east of I-95 and west of SW Edgarce Street.

Attachments:
- Staff report
- Exhibit "A" (Master Sign Program)
- Application
- Staff presentation

Gatlin Plaza Master Sign Program - Master Sign Program Amendment No. 4
PROJECT NO. P17-066-A1



Project Location Map

SUMMARY

Applicant's Request:	This is a request to amend the master sign program for Gatlin Plaza.
Applicant:	Dennis Muphy, Culpepper & Terpening, Inc.
Property Owner:	BDG Port St. Lucie, LLC
Location:	The property is located on the south side of Gatlin Boulevard, east of I-95 and west of SW Edgarce Street.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is a request from Culpepper & Terpening, Inc. to amend the Master Sign Program for Gatlin Plaza. The proposed changes are to increase the primary identification freestanding sign square footage, increase the required setback from property lines for freestanding signs, clarify the wall signage square footage allowances for each building, add an internal freestanding sign for BJs, and to remove irrelevant language.

A list of the proposed changes is included in the attached document (Exhibit "A") and the changes are shown as ~~strike through~~ and underlined.

Location and Site Information

Property Size:	Approximately 11.16 acres
Legal Description:	The property is legally described as Being all of Gatlin Plaza, as Recorded in Plat Book 54, Page 18, Public Records of St. Lucie County, Florida, lying in Sections 14 and 15, Township 37 South, Range 39 East.
Future Land Use:	Light Industrial/Service Commercial (LI/CS)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Commercial property

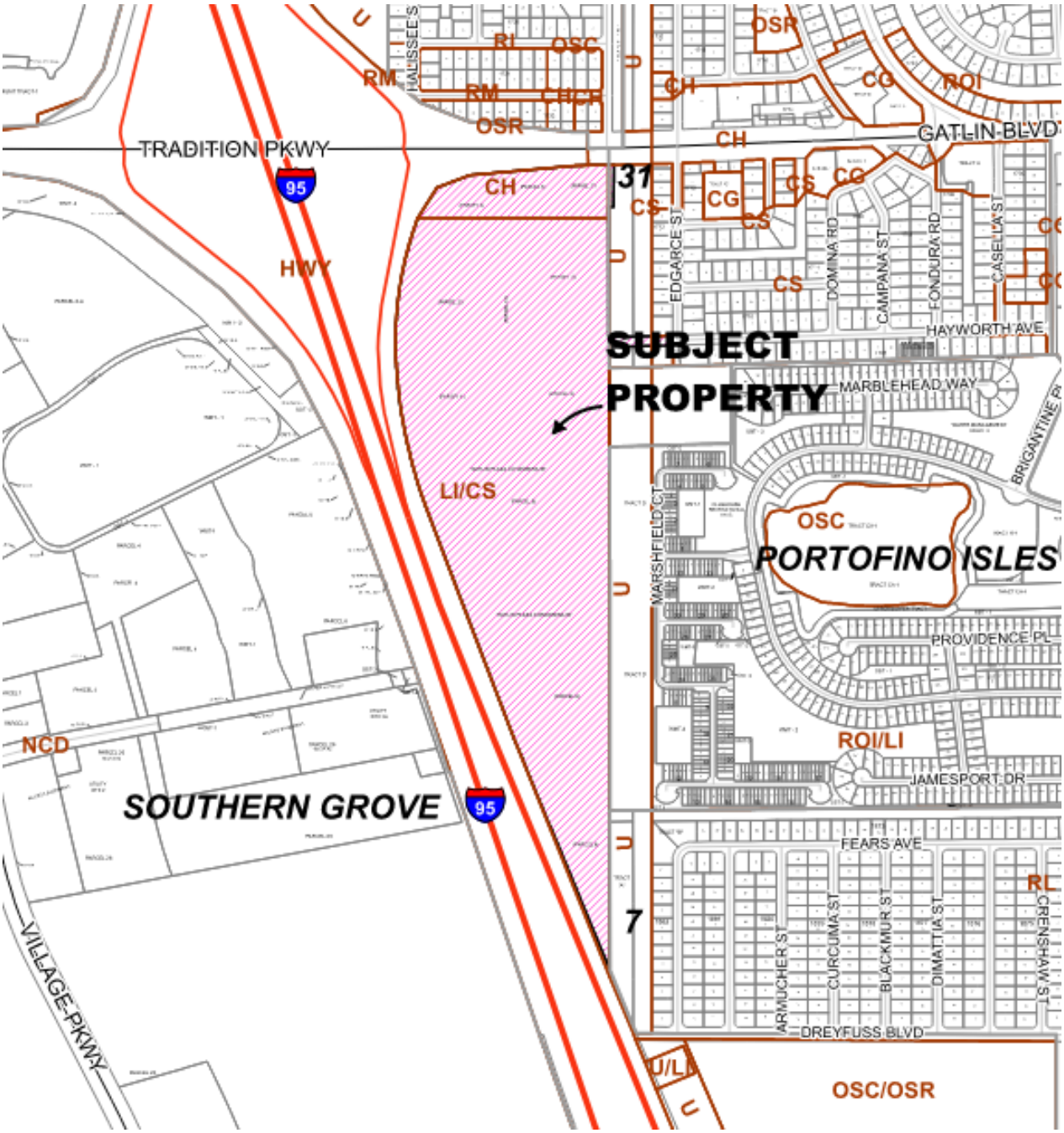
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CH & OSR	CH & RS-2	Commercial and open space
South	NCD	MPUD	Commercial
East	I & U	U	FPL Easement & Parking Lot
West	NCD	MPUD	Commercial

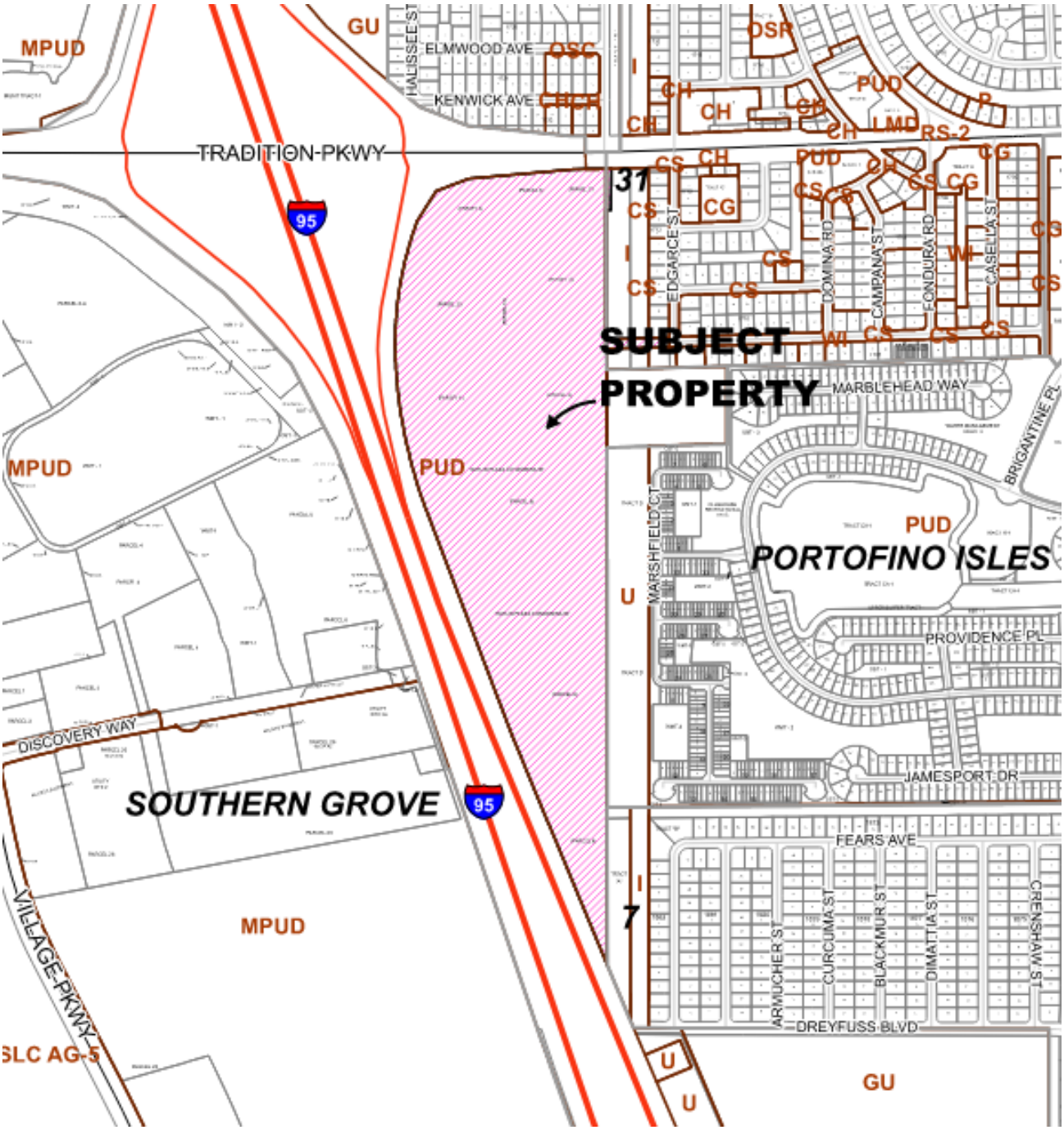
Project Analysis

Gatlin Plaza consists of approximately 11.16 acres and provides for commercial development located just east of the I-95 Interstate along Gatlin Boulevard. This sign program (Exhibit "A") provides sign regulations for the big box style retail establishments along with restaurants and entertainment establishments. The program amendment proposes the following:

- Provide maximum cumulative square feet for wall signage for each establishment.
- Increase the primary identification freestanding sign square footage along Gatlin Boulevard and Brescia Street from a maximum of 200 square feet to 485 square feet.
- Increase the required setback from the property lines for free standing signs from 5 feet to 10 feet.
- Include a statement referring to the Condo association signage requirements for informational purposes only and remove the requirement of an outside review board to comply with current City Sign Code requirements.
- Add the ability for the BJs establishment to have an 80 square foot maximum internal freestanding sign located at the establishment's entrance within the development as shown in Exhibit "A".
- Remove irrelevant language.



Future Land Use


MPUD
GU
ELMWOOD AVE
OSC
KENWICK AVE
CHCR
TRADITION-PKWY
95
31
SUBJECT
PROPERTY
MARBLEHEAD WAY
BRIGANTINE PL
PUD
PORTOFINO ISLES
MARSHFIELD CT
PROVIDENCE PL
JAMESPORT DR
FEARS AVE
DREYFUSS BLVD
DISCOVERY WAY
SOUTHERN GROVE
VILLAGE PKWY
SLC AG-5
EDGARCE ST
DOMINA RD
CAMPANA ST
FONDURA RD
CASELLA ST
ARMUCHER ST
CURCUMA ST
BLACKMUR ST
DIMATTIA ST
CRENSHAW ST

Zoning Map

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the Master Sign Program Amendment at their meeting of July 23, 2025. Staff finds the proposed Master Sign Program to be consistent with the City's Land Development Regulations and requirements of Section 155.03(H) of the City Code and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS

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

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

EXHIBIT A

MASTER SIGN PROGRAM

GATLIN PLAZA

December 11, 2006	Ord. 06-134
(Revision #1 March 18, 2014)	Ord. 13-09 (p13-014))
(Revision #2 April 13, 2015)	Ord. 15-24 (p14-169))
(Revision #3 August 14, 2017	Ord. 17-43 (p17-066))
(Revision #4 December 01, 2025	Ord. 25-xx (p17-066-A1))

City of Port St. Lucie Project No.:P17-066-A1

~~3rd~~ 4th revision to Master Sign Program
prepared by

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A. General[1]:

The Gatlin Plaza PUD is, a mixed commercial development site, located at the intersection of I-95 and Gatlin Boulevard, in southwestern Port St. Lucie. The Gatlin Plaza PUD is designed to provide development opportunity sites for the location of large 'big box' styled retail establishments, along with several small 'out lot' users to be located along the projects Gatlin Boulevard frontage. Because of the Gatlin Plaza PUD's unique location, nearly all of the buildings within this development project are required to demonstrate compliance with the City's Architectural Design Standards on 'all' faces of any proposed building(s). This "360° architectural treatment", has resulted in a building identification need that is not sufficiently addressed under standard City Sign Codes.

In 2006, the City of Port St. Lucie approved a Master Sign Program for the Gatlin Plaza project that provided~~s~~ for a greater area of wall sign coverage than otherwise permitted under standard City Codes in effect at the time. As part of the initial adoption of the Gatlin Plaza Master Sign Program, the maximum amount of permitted wall signage (per formula calculation) varied from 200 to 750 square feet. With the exception of the Home Depot site, the average sized building in the Gatlin Plaza PUD ~~project, while in excess of 50,000 sq. feet, is less than 100,000 sf.~~ ranged between 50,000 and 100,000 square feet.~~,~~ This would have provided a ~~which would permit a~~ maximum of 450 square feet sign area, per building. Distribution of ~~the~~ this maximum available wall signage to the individual building faces ~~of the building~~ results in a maximum average wall signage of approximately 112 Sq. Feet.

Since the initial approval of the Gatlin Plaza Master Sign Program, in 2006, ~~three (3) buildings (through May 2017)~~ five (5) buildings (through May 2025) have been constructed (or are projected to be constructed) in this development, with the following wall signage areas:

		Max Permitted by City Code (based on City Codes in effect at time of amended (4th) ~~at time of~~ Master Sign Program approval) (SF)	Maximum cumulative Permitted wall signage, Per Master Sign Program (SF)	Actual Signage Provided (SF)	~~Variance (SF)~~
Home Depot		~~200~~ 800	~~750~~ 1,000	742	~~-8~~
Bass Pro		~~200~~ 570	~~450~~ 3,016**	3,016**	~~2,566~~
Floor & Decour		461	1,000	920	
Dave & Busters		188	1,000	419	
Millers Ale House		129	200	185	
BJ's		688	1,000	670	
Wendy's		~~200~~ 102	~~77~~ 100	75	~~-2~~

**: ~~Subject to relief through amendment #2 to the Gatlin Plaza Master Sign Program~~
The specific signage square footage outlined in this table is reflective of a variance relief granted to, and for the exclusive benefit of, Bass Pro Shops. In the event that Bass Pro Shops vacates the Gatlin Plaza development site, building signage allowances will revert to the requirements outlined in Parts B and C above.

~~The remaining three primary building pads in the Gatlin Plaza development can accommodate two large 'boxes' (area in excess of 50,000 sq. feet); one small 'box' (area approximately 30,000 sf) and one small out parcel building, less than 10,000 sf, in area.~~

In late 2015, the City of Port St. Lucie revised the existing City Sign Codes to provide for certain amendments that resulted in citywide adjustments to the maximum wall sign area permitted, based on

the size of the individual building, subject to formula calculations. Those amendments, however, do not relieve the needs for the Gatlin Plaza Master Sign Program and have not eliminated the overall need for this Master Sign Program.

In order to minimize the need for future individual variances from the Gatlin Plaza Master Sign Program, the ~~proposed~~ *Amendment #3 (as approved in 2017) to the Master Sign Program for the Gatlin Plaza PUD* provided~~s~~ for a slight adjustment to the maximum sign area permitted for each of the buildings in this development (subject to formula calculation). ~~This adjustment (~~Adjustment #3~~)~~ ~~brings~~ brought the proposed wall signage allocations in the Gatlin Plaza community into closer alignment with standard City Code for the smaller buildings found here. ~~This adjustment (~~Adjustment #3~~)~~ also recognized~~s~~ that for the sites larger structures, that are typically setback farther from the projects perimeter street frontage, a slightly large sign area is provided for with maximum square footages that are consistent with the existing Master Sign Programs in the Tradition and St. Lucie West community areas for similar sized structures.

Notes: 1: *General Description* provides a project purpose narrative, updated through ~~July 2017 (Amendment #3)~~ May 2025 (Amendment #4)

B. Procedure:

Generally:
All signs erected, replaced, or relocated on any property within the Gatlin Plaza PUD shall conform to the provisions of this Master Sign Program, and with all other applicable codes of the City of Port St. Lucie. Any sign within the Gatlin Plaza PUD which could fall into more than one category of signs shall be classified within the most restrictive category possible, unless otherwise addressed through this Master Sign Program.

All façade signage proposed for installation in the Gatlin Plaza PUD, shall be architecturally proportionate to the building on which it is located. For the purpose of this Master Sign Program, architecturally proportionate, shall mean that the proposed signage is not be disproportionate in size to the wall or face in which it to be located or placed. ~~The Gatlin Plaza 'Design Review Board' shall be responsible for verification of proportionality.~~

Permit Required:
Unless otherwise addressed in this Master Sign Program, all signs proposed for placement within the Gatlin Plaza PUD shall be required to obtain the necessary ~~local~~ construction permit approvals from the City of Port St. Lucie prior to their construction or installation.

~~**Verification of Compliance with the Gatlin Plaza Master Sign Program**~~
For information purposes only, individual site developers within the Gatlin Plaza project site are advised, that the Gatlin Plaza Condominium Association may have additional signage requirements that are not administered or enforced by the City of Port St. Lucie. Please contact the Gatlin Plaza Condominium Association for the latest copies of their internal signage regulations.

~~For the purpose of this Master Sign Program, *BDG of Port St. Lucie, LLC.*, their successors or assigns, shall be considered as serving in the role of the Gatlin Plaza 'Design Review Board', as described in Section 155.03(H)(6) of the City of Port St. Lucie Code of Ordinances. Prior to the submission of any application for sign permit to the City of Port St. Lucie, for any property lying within the Gatlin Plaza PUD development area, the 'Design Review Board' shall provide the applicant for said sign permit with a notice of approval or approval with conditions for the proposed sign. In the event that the 'Design Review Board' denies the proposed application for sign permit, the applicant shall amend their application for sign permit to the satisfaction of the 'Design Review Board' before any such permit is submitted to the City of Port St. Lucie for final permitting. Nothing in this Master Sign Program authorizes or empowers the 'Design Review Board' to waive or otherwise grant relief from any lawfully applied building or life safety code by the City of Port St. Lucie.~~

~~As part of the verification and local permitting process, the 'Design Review Board' shall provide the City of Port St. Lucie with a building elevation/sign graphic(s) that suitably demonstrate(s) the size, location and appearance of all signs proposed for permitting as approved by the 'Design Review Board'. This graphic shall be in color and of sufficient detail to demonstrate compliance with the provisions of the Gatlin Plaza Master Sign Program. After approval by the 'Design Review Board,' this compliance graphic shall be~~

~~submitted to the City Planning and Zoning Department and shall retained in the project files associated with this Master Sign program for reference purposes.~~

Amendments:
Amendments to this Master Sign Program may be made by *BDG of Port St. Lucie, LLC.,* their successors or assigns, in the manner described in Section 155.03(H) of the Port St. Lucie City Code of Ordinances.

C. General Requirements:

In determining the allowable sign area, the area of a sign shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, representation, or character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed.

(a) Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such signs share identical dimensions, are placed back to back, and are parallel to one another, the area of the sign shall be taken as the area of one face.

(b) Where a sign consists solely of lettering or other sign elements printed or mounted on a wall, window, or door of a building without any distinguishing border, panel or background, such lettering and sign elements shall be treated as a single sign for purposes of area computation.

Freestanding signs shall maintain a ~~five (5')~~ ten (10') foot set-back from the property line/and or right of-way line and all above/below ground utilities. Such signs may be placed within a dedicated landscape buffer.

Unless specifically noted in this Master Sign Program, all other sign criteria must meet the requirements of Section 155, Sign Code of the City of Port St. Lucie Code of Ordinances.

The following sign type standards shall apply to all development located within the Gatlin Plaza PUD.

Wall Signs:

The maximum cumulative signage for all elevations that face a parking area or public street, including side/rear facades, shall be computed as follows:

(a) ~~Less than~~ 5,000, or less, Square Foot Building: not to exceed a maximum of one hundred (100) square feet of sign area.

(b) 5,001 Square Foot Building to 10,000 Square Foot Building:: not to exceed a maximum of two hundred (200) square feet of sign area.

(c) 10,001 Square Foot Building to 25,000 Square Foot Building: not to exceed a maximum of four hundred (400) square feet of sign area.

(d) 25,001 Square Foot Building or Greater: not to exceed a maximum of one thousand (1,000) square feet of sign area.

Unless otherwise addressed in this Master Sign Program, the maximum permitted wall signage for any building or structure within the Gatlin Plaza PUD, may be distributed onto one or more facades of the proposed building~~, as approved by *BDG of Port St. Lucie, LLC.*, their successors or assigns, serving as the 'Design Review Committee~~.'

Wall Sign(s) may not extend above the upper limits of the building wall to which it is attached, or 36-feet above finished grade.

All wall signs shall be affixed to the wall of any structure in accord with applicable City of Port St. Lucie Codes and Standards.

Freestanding Signs

One primary identification sign will be located at the main entrance to Gatlin Plaza, at the intersection of Brescia Street and Gatlin Boulevard. This maximum sign area will be ~~200~~ 485 sq. ft. (excluding Plaza name) at ~~20~~ 30 feet overall height. ~~The Home Depot and Retail "A" sign panels shall not exceed a maximum 30" letter height. The sign will identify The Home Depot and other tenants as specified and approved by *BDG of Port St. Lucie, LLC.*, their successors or assigns..~~ The sign will be internally illuminated. ~~See color rendering from ID Associates, revised date 8/17/06, for specific sign details.~~

For the BJ's Wholesale Club development (development Tract B2(2)), as shown on Exhibit C, Amended Master Sign Plan, one freestanding ground sign may be permitted within the BJ's development main entrance. The sign may have a maximum square footage of 80.0 sq. feet per sign face. The sign may be internally illuminated. 50% of the sign face may be digital LED (Light Emitting Diode) lights for the purpose of gas price identification.

D. Bass Pro Shops Signage

The specific signage outlined in this section of the *Master Sign Program for Gatlin Plaza* shall pertain solely to the Bass Pro Shops facility. In the event that Bass Pro Shops vacates the Plaza, signage will revert to the requirements outlined in Parts ~~A~~ B and ~~B~~ C above.

Wall Signs:

The maximum cumulative signage for all elevations that face a parking area or public street, including side/ rear facades, (individual channel letters/ canopy/ tagline/ box signs/awning/ instructional) shall be limited to 3,020 sq. ft. Signs may be internally or externally illuminated. Wall signs may extend above the top of the building by 5 feet along the east and north building faces. The signs and their locations are shown graphically in Exhibit D. The dimensional criteria of the individual wall signs shall be limited as follows:

- The maximum wall sign height shall be 50 feet from grade
- The maximum wall sign height shall be 20 feet
- The maximum letter height on wall signs shall be 96 inches

Freestanding Signs:

An additional freestanding "Bass Pro Shops" sign will be located near the intersection of the I-95 off ramp and Gatlin Boulevard. This sign shall be for the sole use of Bass Pro Shops and be removed should Bass Pro Shops vacate the Plaza. This sign will be ~~'V'-Shaped with 2 sides and~~ no greater than 400 square feet per side at 20 feet overall height from grade. The text "Bass Pro Shops" shall not exceed a maximum 30 inch letter height. The sign shall be illuminated and appear in accordance with Exhibit E.

~~**Temporary Notification Signs & Banners "Coming Soon!":**~~

~~One (1) temporary notification sign and one (1) temporary notification banner may be placed within the project limits. The signs are shown graphically in Exhibit E. The dimensional criteria of the temporary notification signs shall be as follows:~~

- ~~The banner shall be located on the west face of the building and not exceed 600 square feet.~~
- ~~The notification sign shall be placed at the location of the additional freestanding sign on Gatlin Boulevard and not exceed 800 square feet in size. The overall height of the sign shall not exceed 24' from grade.~~

Temporary Event Banner Signs:

Temporary Event Banner Signs may be permitted along the east elevation of the of the Bass Pro Shops building, subject to the following:

- A Temporary Event banner sign shall only be permitted if there is a current business tax receipt and approved zoning compliance on file with the City of Port St. Lucie for the Bass Pro Shops.

- Each temporary event that is advertised, noticed or promoted through this Section is permitted to have one (1) banner sign, professionally created and maintained.

- Temporary Event Banner Signs shall not exceed 350 square feet in total banner area.

- Temporary Event Banner Signs shall be secured to the building in manner consistent with City Sign regulations for such features.

- The Temporary Event Banner Sign may only advertise, notice or promote events and activities taking place on the Bass Pro Shops site.

- The maximum number of temporary events that may be advertised, noticed or promoted through the placement of a Temporary Event Banner Sign is six (6) per calendar year (not including the Christmas Holidays) for a cumulative period of no more than 130 days (excluding the Christmas Holidays (see below)). For the purpose of this Section, a calendar year shall be defined as beginning January 1 through December 31.

- Consistent with the provisions of Section 155.07(f) of the City of Port St. Lucie Code of Ordinances, a Temporary Event Banner Sign for the Christmas Holiday Season, October 15 to January 2, may be erected when otherwise meeting the criteria of this Section. This time period shall not count as part of the 130-day per year limitation for Temporary Event Banner Signs associated with the Bass Pro Shops.

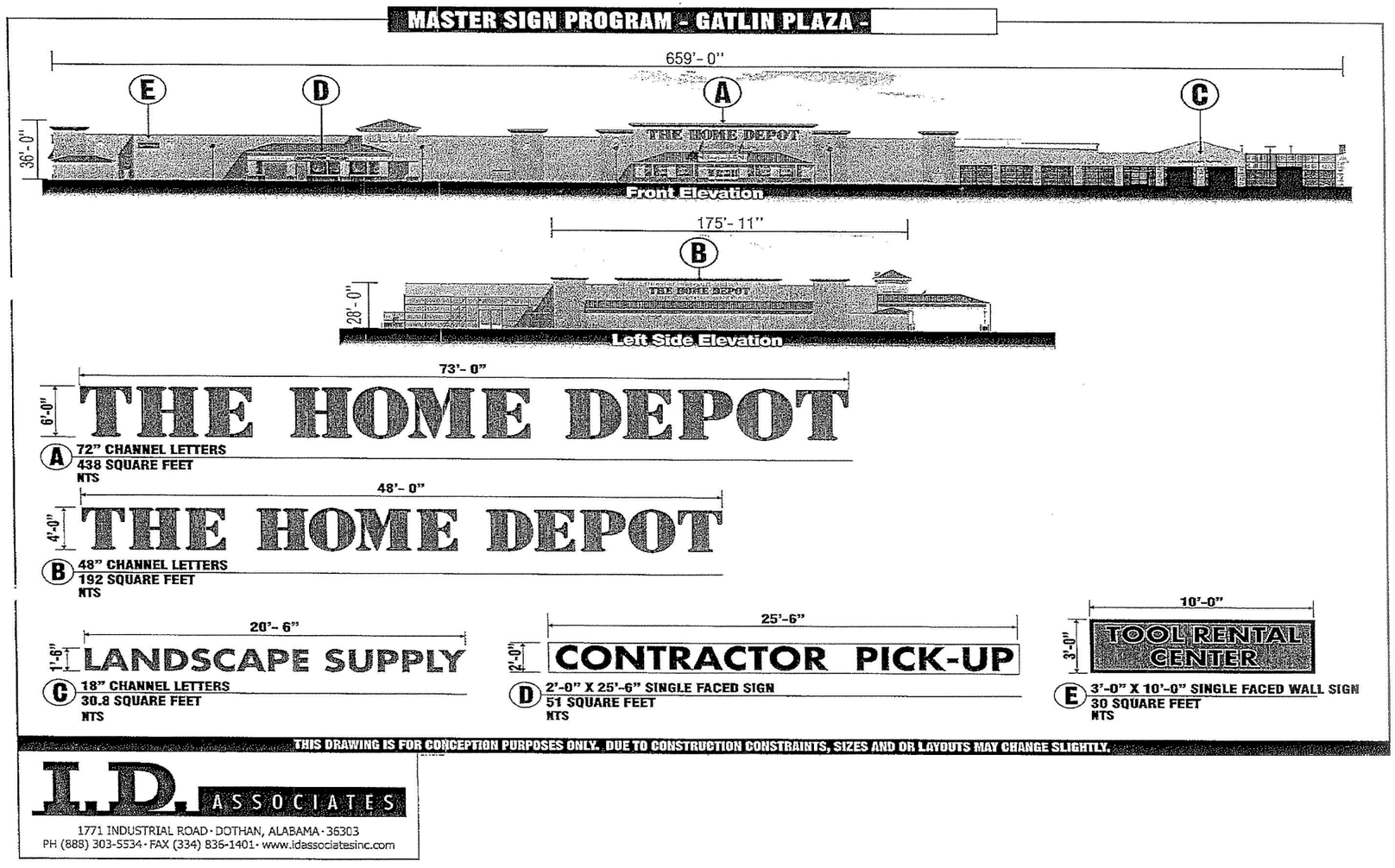
- Individual permitting through the City of Port St. Lucie of the Temporary Event Banner Signs authorized under this Section shall not be required, provided that the Temporary Event Banner Signs are located, placed or installed in accord with the provisions of this Section and are anchored/attached to the building in a manner that is consistent with City Codes.

Bass Pro Shops shall maintain a log of the duration of all Temporary Event Banner Sign hangings in order to verify compliance with the provisions of this Section. Copies of the log shall be provided, in a reasonable time and manner, to the City upon request of the City Planning and Zoning Director, or their assign.

Flags

A pole mounted American Flag shall be allowed to be placed at the apex of the front entry copula. The pole height shall not exceed 80 feet from grade and the flag shall not exceed 182 square feet in size.

Exhibit A
Home Depot Wall Signs



THIS GRAPHIC IS TO BE USED FOR GENERAL LOCATION AND SIZE VERIFICATION ONLY – SIGN CONTENT IS NOT PART OF THE MASTER SIGN PROGRAM

Exhibit B
Gatlin Plaza Monument Sign

MASTER SIGN PROGRAM - GATLIN PLAZA -



12'-3" x 16'-3" Sign Area

(F) 12'-3" X 16'-3" SIGN AREA
199.06 SQUARE FEET
1/8"=1'-0"

LOCATION: Gatlin Boulevard

NOTE: Square Foot Calculations Do Not Include Plaza Name.

Cabinet: .063" fabricated aluminum filler with internal tube-steel frame. Exterior painted polyurethane gloss. Black. Interior painted Lacryl Spraylat star-brite white reflective coating.

Retainer: 4"x 4" x .063" fabricated aluminum painted polyurethane gloss black.

Faces: flexible substrate w/ applied graphics. THD face copy white w/ background to match Calon 2500-44 orange first surface on face. (see approved methods & suppliers attached). Retail: T.B.D.

Steel structure and concrete footings: to be sized within accordance with local wind load and other requirements. All exposed steel painted polyurethane gloss black.

Illumination: H.O. Fluorescent Day Light Lamps 12" O.C.-277 Volt Service. Ballasts-One (1) 20 Amp Primary Electrical Circuit.

Electrical specs: 277 volts, one (1) 20 amp primary electrical circuit (20 amp primary power to be provided by others within 6'-0" of sign location). General contractor and / or electrician to coordinate with sign contractor the exact location before sign placement. Final connection to primary power by sign contractor.

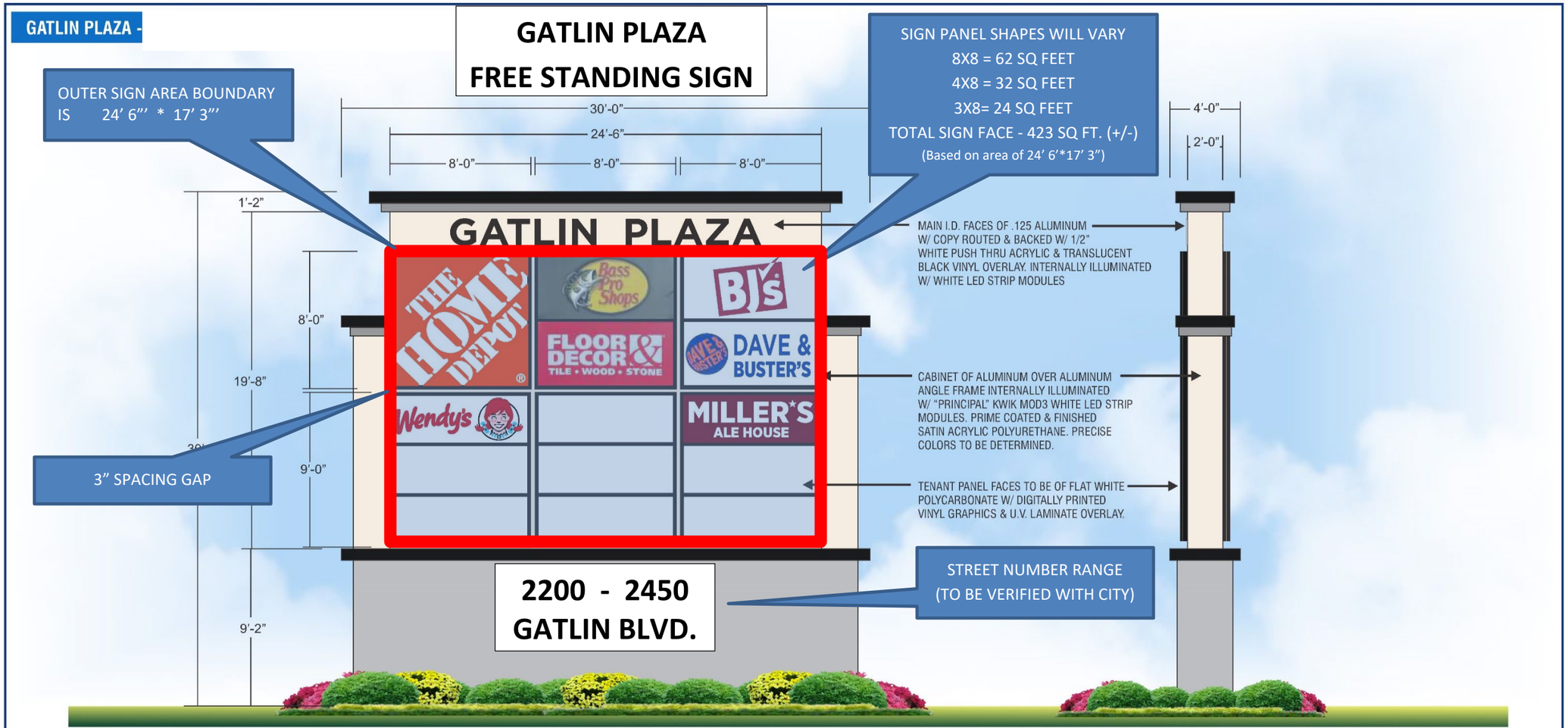
Colors:
Structure- To Match PMS 7500 Manilla & PMS 464 Canvas (To Match Building Facade).
Retail-Per Individual Corporate Logo.

Letter Height 30" Max. & 9" Min.

THIS DRAWING IS FOR CONCEPTION PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES
1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
PH (888) 303-5534 · FAX (334) 836-1401 · www.idassociatesinc.com

CLIENT: THE HOME DEPOT		REV: 01/19/06	REV: 03/03/06	DRAWN BY: JAS	APPROVED BY:
		REV: 02/01/06	REV: 03/21/06	SCALE: NOTED	APPROVAL DATE:
LOCATION: PORT SAINT LUCIE, FL	STORE NO:	REV: 02/10/06	REV: 05/24/06	FILE: L:\PRESENTATIONS\CUSTOMERS\THE HOME DEPOT\PRESENTATIONS\THD-PSL ST LUCIE FL-SIGN EXHIBIT REVF.CDR	Underwriters Laboratories Inc. LISTED
ACCOUNT REP: ROS	DATE: 01/17/06	REV: 02/17/06	REV: 08/17/06	DRAWING NO: THD-Port Saint Lucie FL-Sign Exhibit RevF	



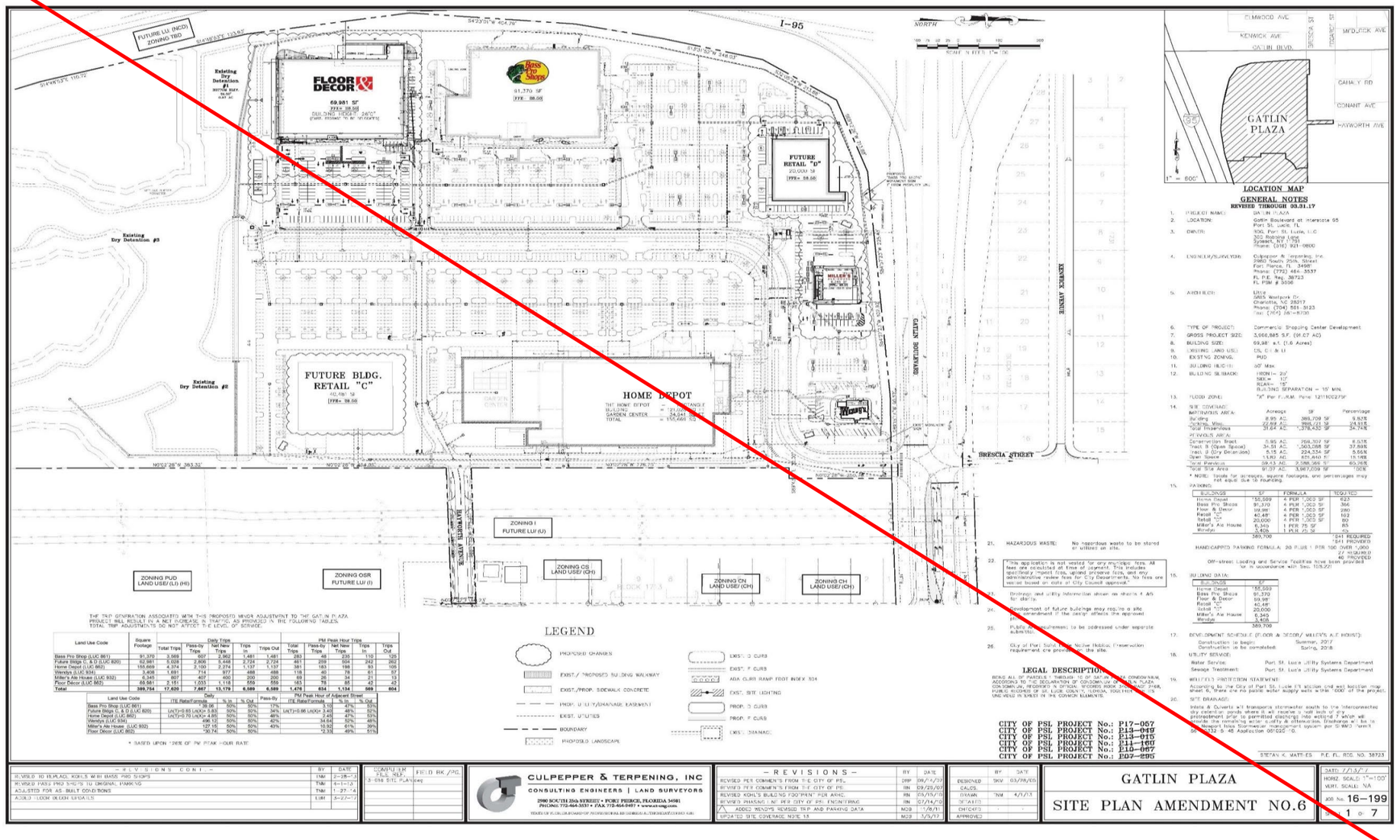
D/F MONUMENT SIGN ELEVATION SCALE: 3/16”=1’-0”

FERRIN SIGNS
Flamingo SIGNS
Divisions of Gardner signs
945 26th St,
West Palm Beach, FL 33407
561.802.4242
FLORIDA
4444 SE Commerce
Stuart, FL 34997
772.220.7377
MICHIGAN
1087 Naughton Dr
Troy, MI 48083
248.689-9100
OHIO
3800 Airport Hwy
Toledo, OH 43615
419.385.6663
www.ferrinsigns.com

~~**Exhibit C**~~

~~**Gatlin Plaza Overall Sign Location Plan**~~

~~**Overall Gatlin Plaza Site Plan (Thru May 2017)**~~



CT23-095

Prj No.: P17-066-A1
FINAL/ 25.10.15
Page 14

Underline is for Addition
~~Strike Through~~ is for Deletion
Base Document – Master Sign Program – Ord. 15-025 (p14-169)

LEGAL DESCRIPTION
Being all of Gatlin Plaza, as Recorded in Plat Book 54, Page 18, Public Records of St. Lucie County, Florida, lying in Sections 14 and 15, Township 37 South, Range 39 East.

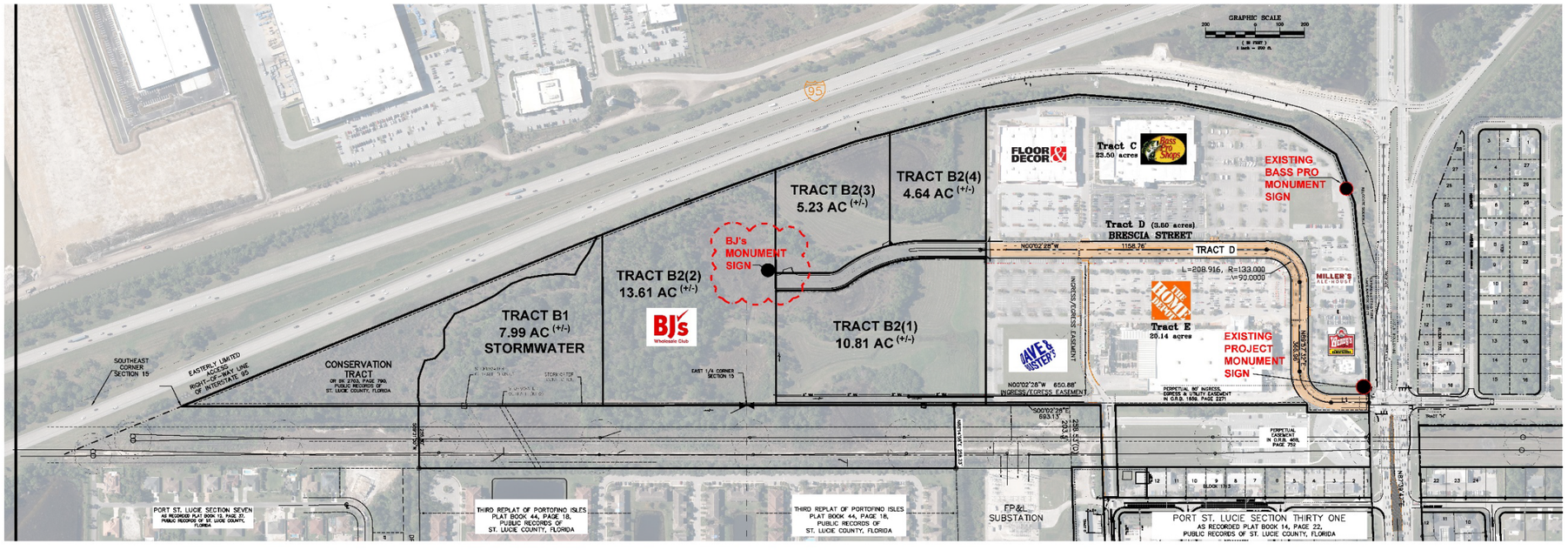
Containing 91.067 acres, more or less.

Exhibit C
Gatlin Plaza Overall Sign Location Plan
(Revised through Amend. No. 4)

North

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.





NOTE:

1. THE PROJECT IS NOT LOCATED WITHIN 1000' OF ANY PUBLIC WATER SUPPLY WELL AT THIS TIME.

2. ALL PARCEL SIZES ARE APPROXIMATE. REFER TO FINAL INDIVIDUAL LEGAL DESCRIPTIONS TO BE PREPARED AT TIME OF INDIVIDUAL SITE PLAN REVIEWS. (NOTED ADDED – 2025.02.00)

3. REFER TO SITE CONSTRUCTION PLANS FOR SERVICE CONNECTION DETAILS AND FINAL ALIGNMENTS. (NOTE ADDED – 2025.02.00)

PSL PROJ. NO. P23-159
~~PSL PROJ. NO. P15-093~~
~~PSL PROJ. NO. P07-216~~
PSL UTIL PRO. NO. 11-863-000

COMPUTER FILE REF.	FIELD BK./PG.
63-157.5 PUD plan	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2580 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-3497 • www.ct-engr.com

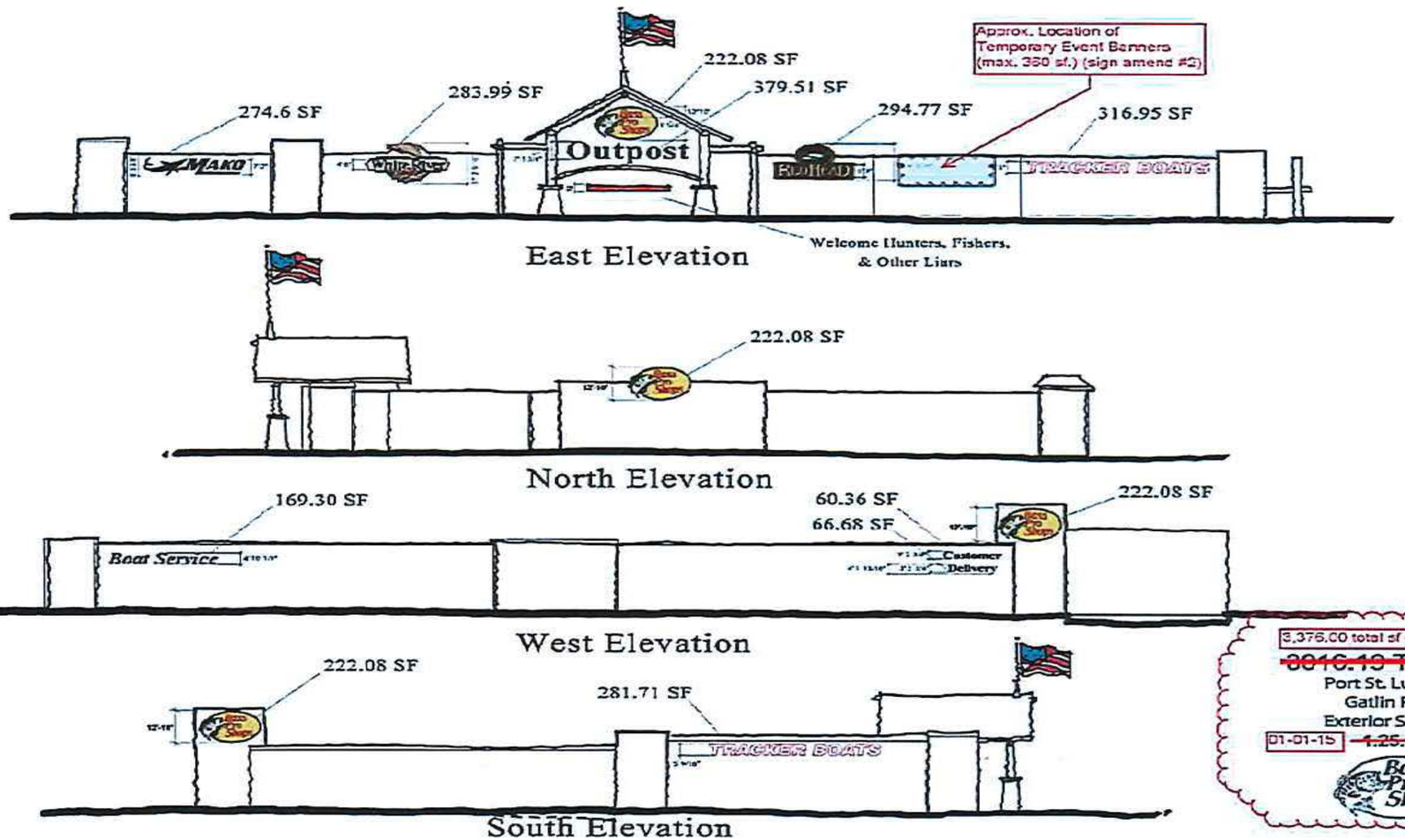
– REVISIONS –	BY	DATE
REVISED	DRP	07/12/07
REVISED: ADDED TRACT ACREAGE & LAND USE	DRP	07/26/07
PUD REVISION NO 4 – AMEND TRACT B TO ADD NEW BLDG AREA	DJM	10/16/24
PUD REVISION NO 4 – REVISE ACCESS DRIVES & NOTES	DJM	25/02/12
MASTER SIGN LAYOUT ADJUSTMENTS (REV 4)	DJM	25.10.01
-	-	-

	BY	DATE
DESIGNED	-	-
CALCD.	-	-
DRAWN	DJM	06/16/07
DETAILED		
CHECKED	-	-
APPROVED		

GATLIN PLAZA
OVERALL SIGN LOCATION PLAN

DATE 06/18/07
HORZ. SCALE 1"=200'
VERT. SCALE NA
JOB No. 23-095
SHEET 1 OF 1

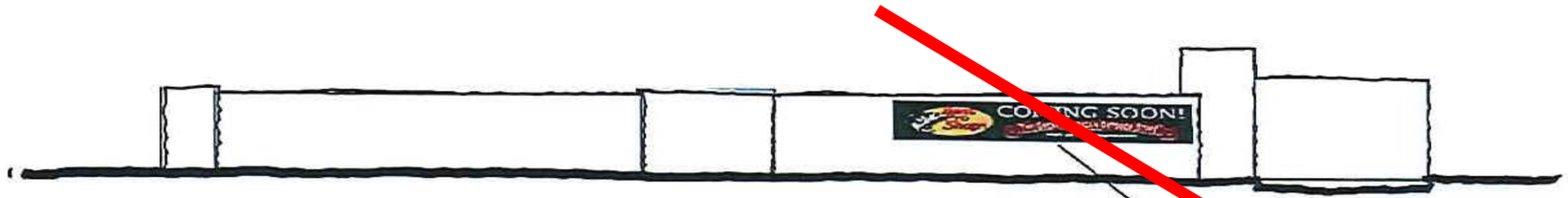
Exhibit D
Bass Pro Wall Sign Location Plan



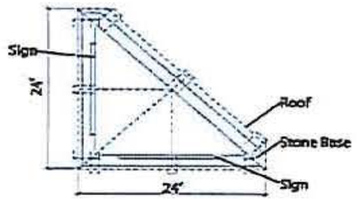
THIS GRAPHIC IS TO BE USED FOR GENERAL LOCATION AND SIZE VERIFICATION ONLY – SIGN CONTENT IS NOT PART OF THE MASTER SIGN PROGRAM

Exhibit E
Bass Pro Wall Sign Location Plan

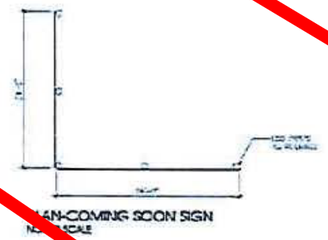
COP



West Elevation
Coming Soon Banner



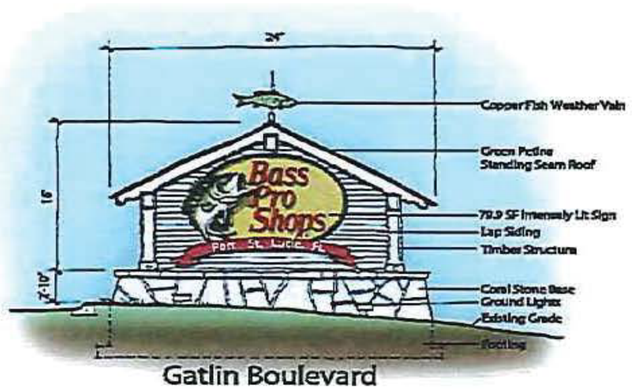
Plan View



TYPICAL ELEVATION-COMING SOON SIGN
NOT TO SCALE



Gatlin Boulevard
Coming Soon Sign



Gatlin Boulevard
Exclusive Monument Sign

THIS GRAPHIC IS TO BE USED FOR GENERAL LOCATION AND SIZE VERIFICATION ONLY – SIGN CONTENT IS NOT PART OF THE MASTER SIGN PROGRAM

NO LONGER REGULATED BY THIS PLAN
(AMENDMENT No 4)

Port St. Lucie, FL
Gatlin Plaza
Coming Soon Signage
1.1.13

Bass Pro Shops

Exhibit F-1
Floor & Decor Wall Sign Location Plan

REFER TO SHEET A-02 FOR SIGNAGE AREA CALCULATIONS.



FRONT ELEVATION



PERSPECTIVE - VIEW FROM NORTHEAST

BDG

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

May 5, 2017

FLOOR & DECOR PORT ST. LUCIE, FL
MASTER SIGN PROGRAM EXHIBIT

A | 01

THIS GRAPHIC IS TO BE USED FOR GENERAL LOCATION AND SIZE VERIFICATION ONLY – SIGN CONTENT IS NOT PART OF THE MASTER SIGN PROGRAM

Exhibit F-2
Floor & Decor Wall Sign Location Plan



THIS GRAPHIC IS TO BE USED FOR GENERAL LOCATION AND SIZE VERIFICATION ONLY – SIGN CONTENT IS NOT PART OF THE MASTER SIGN PROGRAM

Exhibit F-3
Floor & Decor Wall Sign Location Plan







BDG

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

May 5, 2017

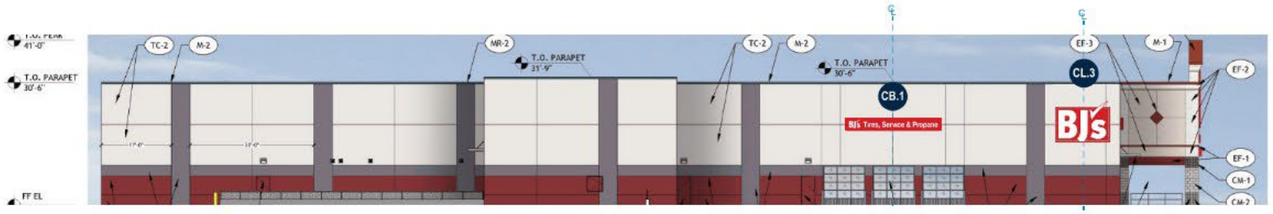
FLOOR & DECOR PORT ST. LUCIE, FL
MASTER SIGN PROGRAM EXHIBIT

A | 03

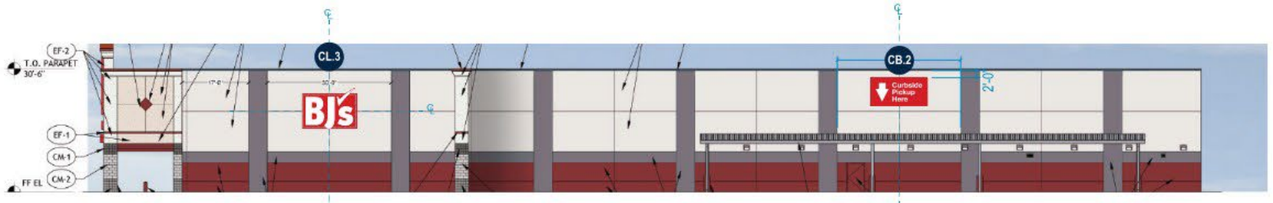
THIS GRAPHIC IS TO BE USED FOR GENERAL LOCATION AND SIZE VERIFICATION ONLY – SIGN CONTENT IS NOT PART OF THE MASTER SIGN PROGRAM

ELEVATIONS

Exhibit G
BJ's WALL SIGN ELEVATIONS
(illustrative)



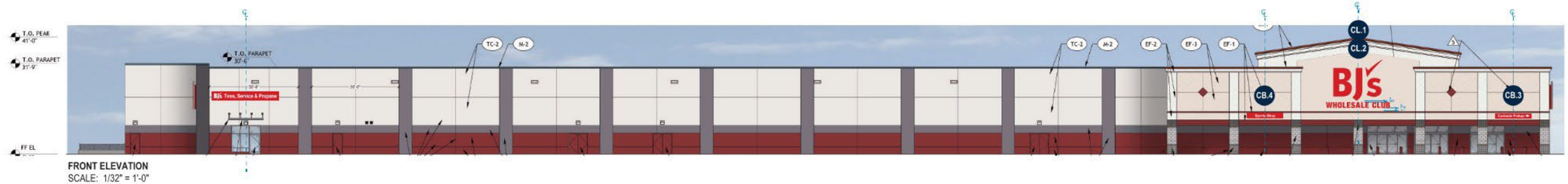
LEFT SIDE ELEVATION
SCALE: 1/32" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/32" = 1'-0"



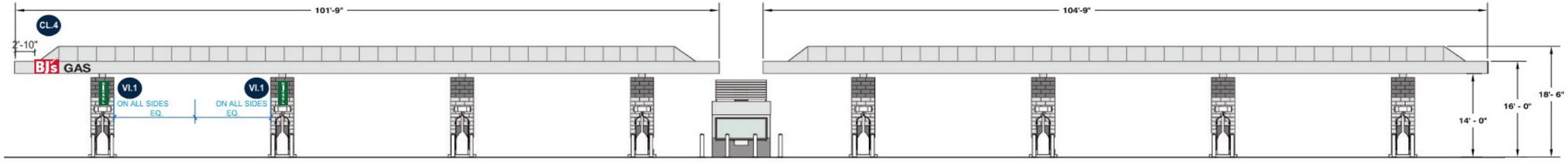
REAR ELEVATION
SCALE: 1/32" = 1'-0"



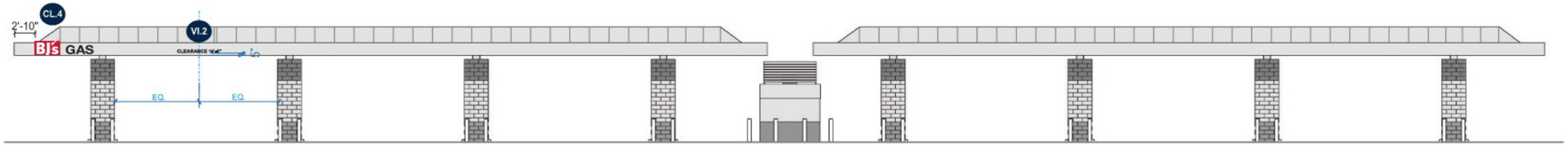
FRONT ELEVATION
SCALE: 1/32" = 1'-0"

THIS GRAPHIC IS TO BE USED FOR GENERAL LOCATION AND SIZE VERIFICATION ONLY – SIGN CONTENT IS NOT PART OF THE MASTER SIGN PROGRAM

ELEVATIONS



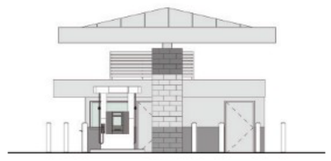
CANOPY (FRONT)
SCALE: 1/16" = 1'-0"



CANOPY (BACK)
SCALE: 1/16" = 1'-0"



CANOPY (LEFT)
SCALE: 1/16" = 1'-0"

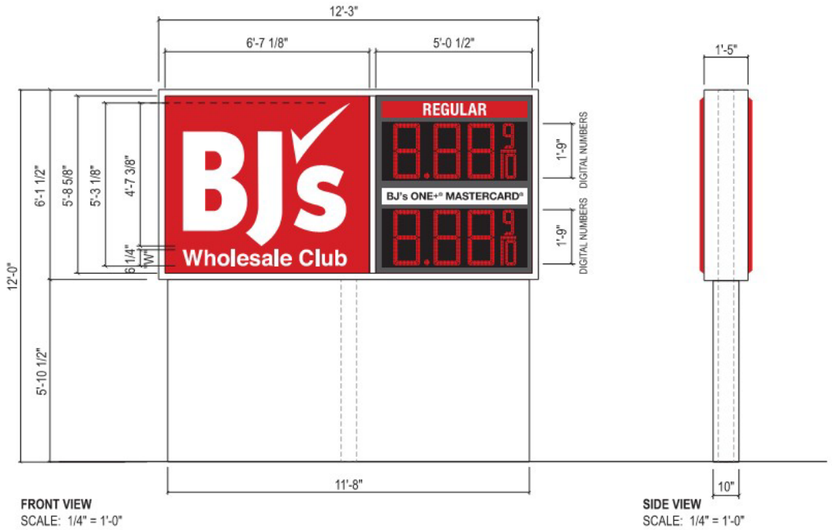


CANOPY (RIGHT)
SCALE: 1/16" = 1'-0"

THIS GRAPHIC IS TO BE USED FOR GENERAL LOCATION AND SIZE VERIFICATION ONLY – SIGN CONTENT IS NOT PART OF THE MASTER SIGN PROGRAM

MS.1 12'-0" D/F MONUMENT SIGN (QTY 1)

SQUARE FOOTAGE: 75



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

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



NIGHT VIEW
NTS

THIS GRAPHIC IS TO BE USED FOR GENERAL LOCATION AND SIZE VERIFICATION ONLY – SIGN CONTENT IS NOT PART OF THE MASTER SIGN PROGRAM

END OF DOCUMENT

P17-066 Gatlin Plaza-MSP Amendment #4

TYPE	STATUS	BUILDING TYPE
MSP	AWAITING CUSTOMER RESPONSE	COMM

ASSIGNED TO

Daniel Robinson; Public Works Engineering; Anthony Campagna; Evan Delgado

ADDRESS

SECTION	BLOCK	LOT

LEGAL DESCRIPTION

Being all of Gatlin Plaza, as Recorded in Plat Book 54, Page 18, Public Records of St. Lucie County, Florida, lying in Sections 14 and 15, Township 37 South, Range 39 East.

Containing 91.067 acres, more or less.

SITE LOCATION

south side of Gatlin Boulevard @ I-95

PARCEL #

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

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

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

to amend the existing master sign program for the gatlin plaza PUD to address the addition of a BJ's wholesale club

Primary Contact Email

dmurphy@ct-eng.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Dennis	murphy

Business Name

Culpepper & Terpenng, Inc.

ADDRESS

2980 South 25th Street

CITY	STATE	ZIP
Ft Pierce	FL	34981

EMAIL	PHONE
dmurphy@ct-eng.com	7724643537

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			
BDG Port St. Lucie, LLC			
ADDRESS			
300 Robbins Lane			
CITY	**STATE**		**ZIP**
Syosset	NY		11791
EMAIL		**PHONE**	
JCohen@BDG.NET		(561) 921-0800	
FINAL PERMIT INSPECTION REQUIRED BY:			

Gatlin Plaza Master Sign Program Amendment N0. 4

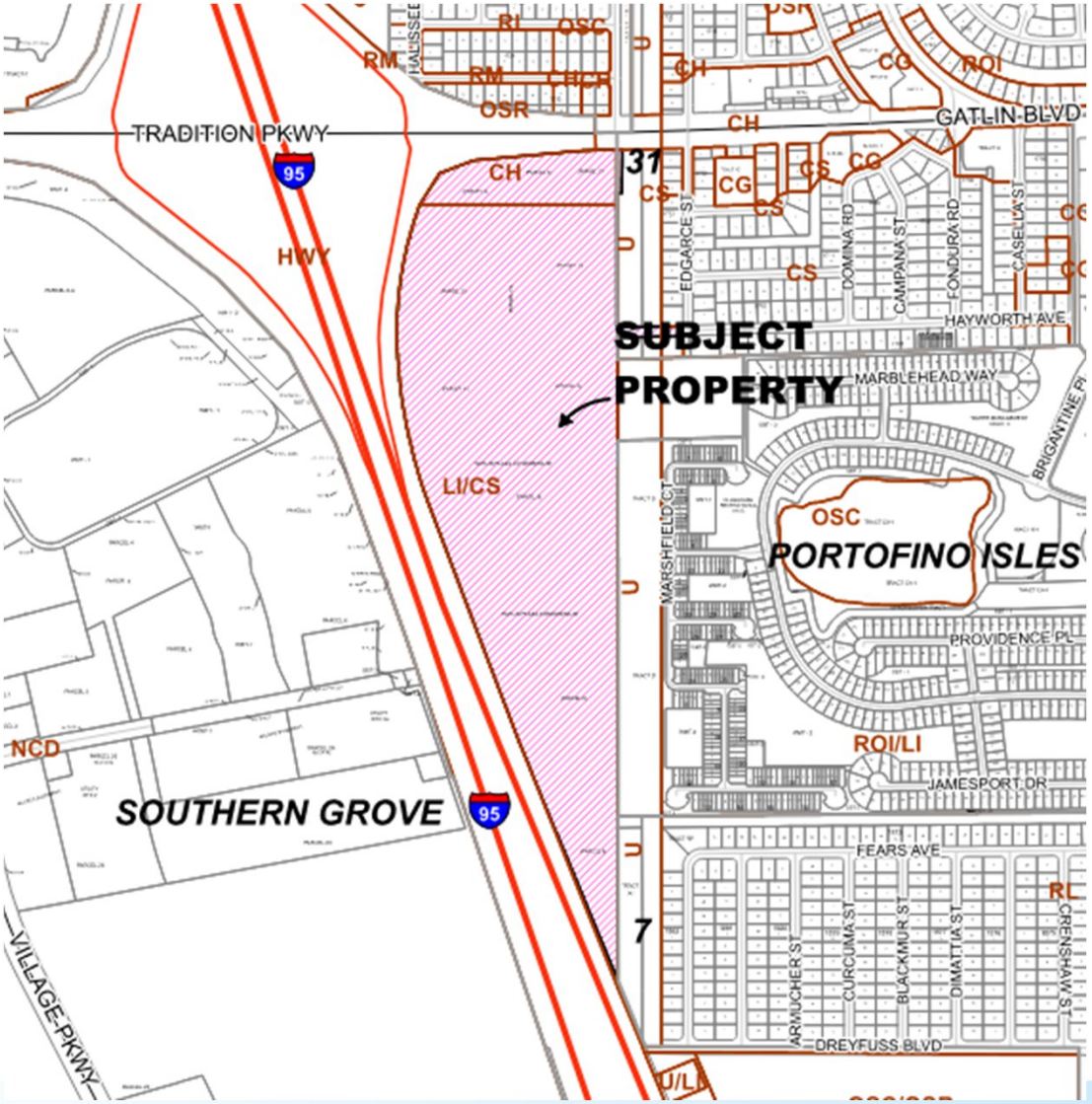
Planning and Zoning Board Meeting of November 4, 2025

Summary

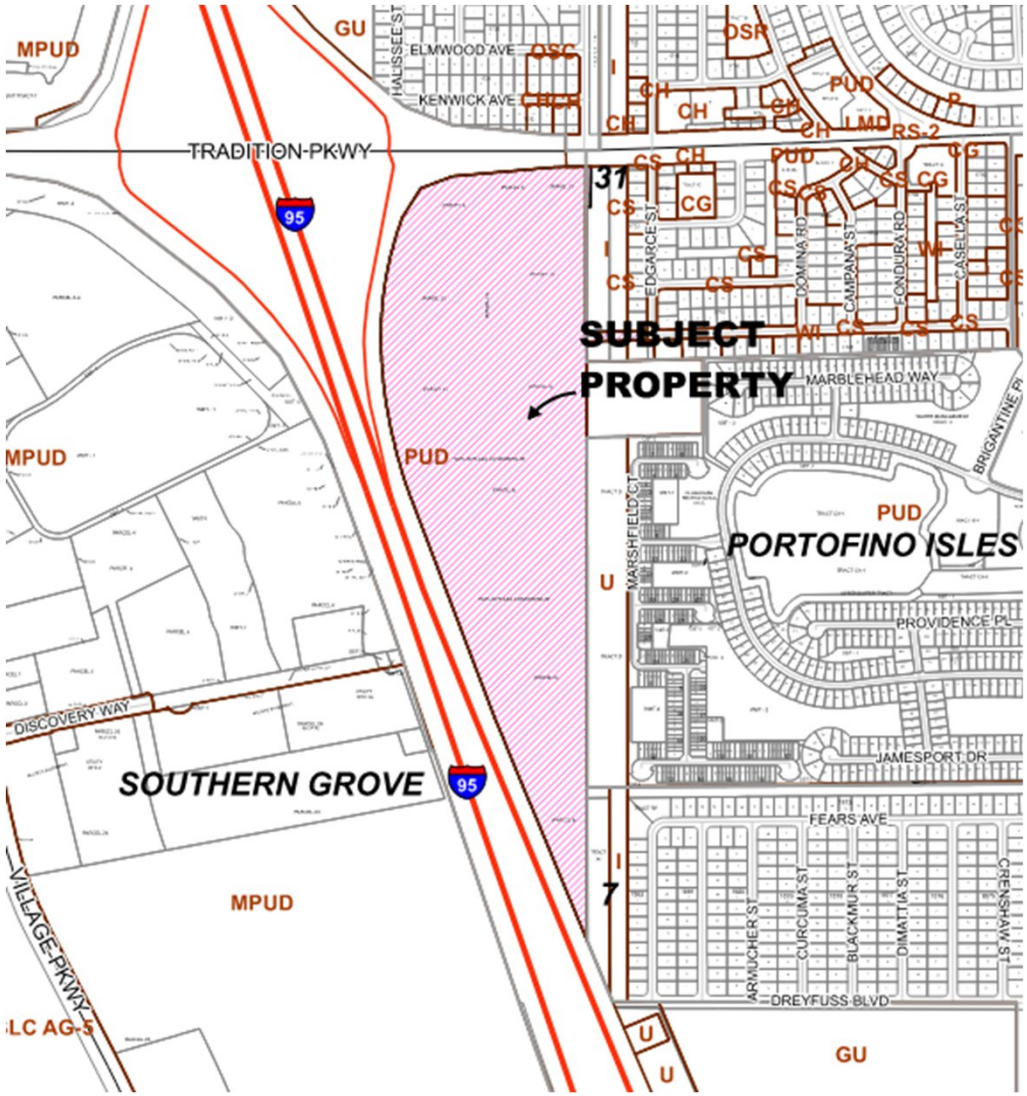
This is a request from Culpepper & Terpening, Inc. to amend the Master Sign Program for Gatlin Plaza.

The proposed changes are to increase the primary identification freestanding sign square footage, increase the required setback from property lines for freestanding signs, clarify the wall signage square footage allowances for each building, add an internal freestanding sign for BJs, and to remove irrelevant language.

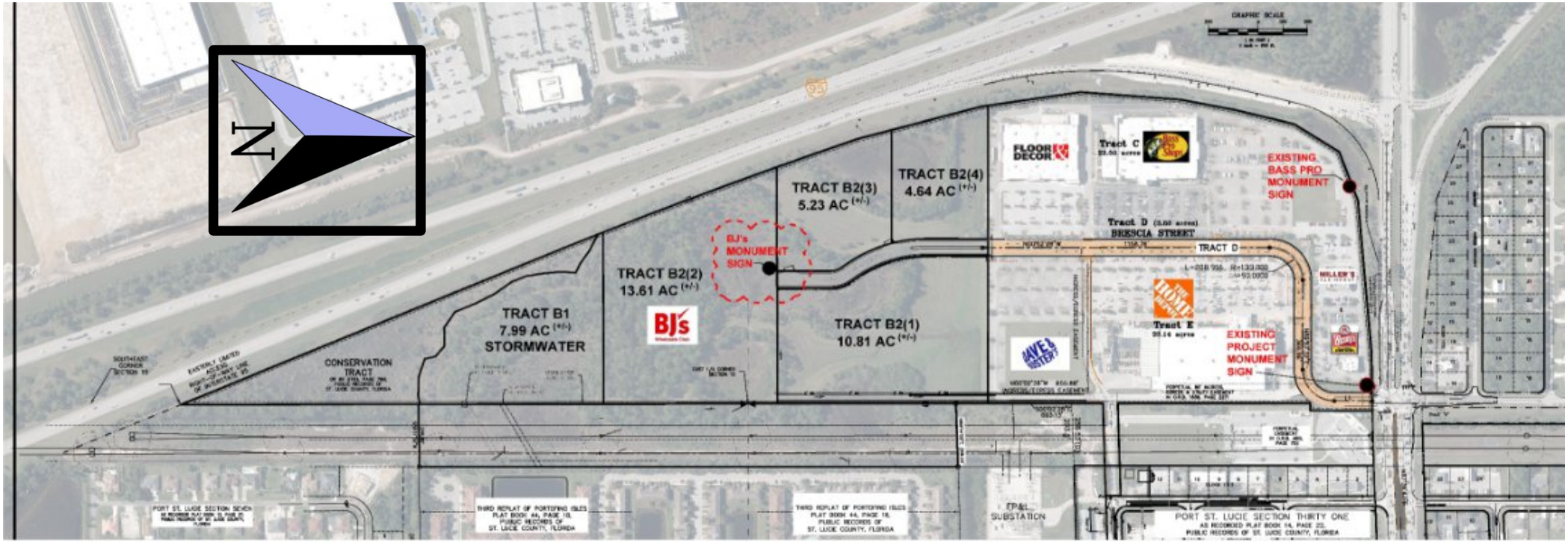
Land Use


TRADITION PKWY
95
HWY
CH
31
CS
CG
GATLIN BLVD
SUBJECT
PROPERTY
LI/CS
OSC
PORTOFINO ISLES
MARBLEHEAD WAY
HAYWORTH AVE
PROVIDENCE PL
ROI/LI
JAMESPORT DR
FEARS AVE
DREYFUSS BLVD
NCD
SOUTHERN GROVE
VILLAGE PKWY
7
RL
RM
OSR
ROI
EDGARCE ST
DOMINA RD
CAMPANA ST
FONDURA RD
CASELLA ST
MARSHFIELD CT
BRIGANTINE PL
ARMUCHER ST
CURCUMA ST
BLACKMUR ST
DIMATTIA ST
CRENSHAW ST

Zoning


SUBJECT PROPERTY
SOUTHERN GROVE
PORTOFINO ISLES
TRADITION-PKWY
MARBLEHEAD WAY
DISCOVERY WAY
VILLAGE-PKWY
FEARS AVE
JAMESPORT DR
PROVIDENCE PL
DREYFUSS BLVD
ELMWOOD AVE
KENWICK AVE
MPUD
PUD
GU
LC AG-5

GATLIN PLAZA



Updates Proposed

- Provide maximum cumulative square feet for wall signage for each establishment.
- Increase the primary identification freestanding sign along Gatlin Boulevard and Brescia Street from a maximum of 200 square feet to 485 square feet.
- Increase the required setback from property lines for freestanding signs from 5 feet to 10 feet.
- Include a statement referring to the Condo association sign requirement for informational purposes only and remove the requirement of an outside review board to comply with current City Sign Code requirements.
- Add the ability for the BJs establishment to have an 80 square foot maximum freestanding sign located at the establishment's entrance within the development.

Façade Signage

		Max Permitted by City Code (based on City Codes in effect at time of initial ~~at time of~~ Master Sign Program approval) (SF)	Max Permitted Per Master Sign Program (SF)	Actual Signage Provided (SF)	~~Variance (SF)~~
Home Depot		200	750	742	~~8~~
Bass Pro		200	450	3,016**	~~2,566~~
Floor & Decour		200	1000	920	
Dave & Busters		200	1000	419	
Millers Ale House		200	200	185	
BJ's		200	750	670	
Wendy's		200	77	75	~~2~~

Staff Recommendation

The Site Plan Review Committee recommended approval of the Master Sign Program Amendment at their meeting of July 23, 2025. Staff finds the proposed Master Sign Program to be consistent with the City's Land Development Regulations and requirements of Section 155.03(H) of the City Code and recommends approval.

Planning and Zoning Board Action Options:

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

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

Agenda Summary

2025-1036

Agenda Date: 11/4/2025 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-131 FPL Savannah Substation - Cell Tower - Special Exception Use

Location: North of SE Veterans Memorial Parkway and west of US Highway 1
Legal Description: A tract or parcel of land lying in Section 35, Township 36 South, Range 40 East, St. Lucie County, Florida
The request is for a Special Exception Use (SEU) to allow a 150-foot-tall monopole wireless communication tower on a 2.52-acre developed parcel within the General Use (GU) zoning district.

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

Executive Summary: Applicant requests a Special Exception Use (SEU) to allow a 150-foot-tall monopole wireless communication tower on a 2.52-acre developed parcel within the General Use (GU) zoning district. The project was recommended for approval by the Site Plan Review Committee (SPRC) on August 27, 2025.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: If the Board finds the use consistent with Section 158.260 (A) through (L) of the City code, move that the Board recommend approval to the City Council with the following conditions of approval:

1. In accordance with Section 158.213 of the Code of Ordinances, interference with the use of radio, television, or telephone broadcasting and reception, as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be considered a public nuisance, and the city may order abatement of the same including but not limited to, requiring removal of the tower.
2. Any obsolete or unused tower shall be removed after twelve (12) months of non-use. A removal bond or irrevocable letter of credit equal to Fifteen thousand dollars ($15,000.00) shall be required prior to obtaining final site development permits.

Alternate Recommendations:

- Move that the Board amend the recommendation and recommend approval to the City Council,
- Move that the Board recommend denial to the City Council.

Background: There is an existing FPL substation located on the site.

Issues/Analysis: See staff report.

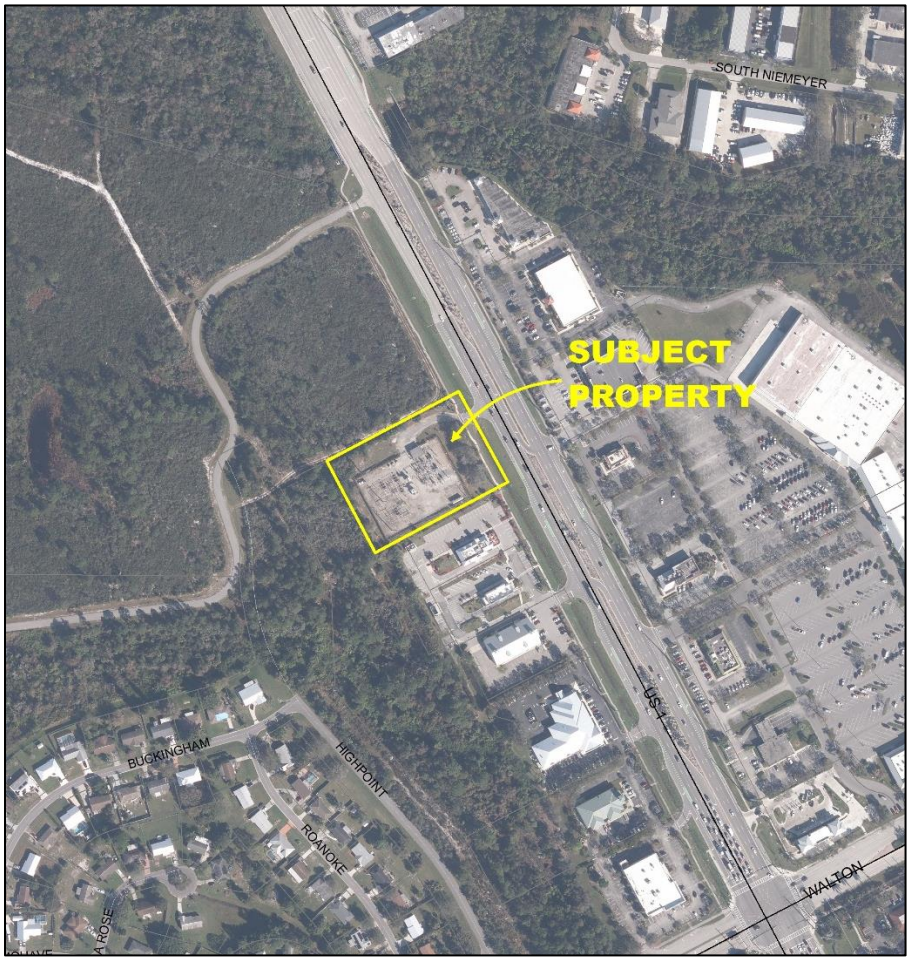
Special Consideration: N/A

Location of Project: North of SE Veterans Memorial Parkways and west of US Highway 1

Attachments:

1. Staff Report
2. SEU Criteria Responses
3. Conceptual Site Plan
4. CRA Support Memo
5. Application & Agent Authorization Letter
6. Warranty Deed
7. Staff Presentation

FPL Savannah Substation – Cell Tower
Special Exception Use
P24-131



Project Location Map

SUMMARY

Applicant's Request:	The request is for a Special Exception Use (SEU) to allow a 150-foot-tall monopole wireless communication tower on a 2.52-acre developed parcel within the General Use (GU) zoning district.
Agent:	James Johnston, Shutts & Bowen, LLP
Property Owner:	Florida Power & Light Company (FPL)
Location:	North of SE Veterans Memorial Parkway and west of US Highway 1
Project Planner:	Sofia Trail, Planner I

Project Description

The City of Port St. Lucie has received a request from Shutts & Bowen, the applicant, on behalf of the property owner, Florida Power & Light Company (FPL), for a Special Exception Use (SEU) to allow a 150-foot monopole tower on a developed parcel within the General Use (GU) zoning district. The subject property is located north of SE Veterans Memorial Parkway and west of US Highway 1 and is legally described as a tract or parcel of land lying in Section 35, Township 36 South, Range 40 East, St. Lucie County, Florida. The parcel has a Utility (U) future land use designation and is within the General Use (GU) zoning district.

Section 158.213(D), Wireless Communication Antennas and Towers, of the City of Port St. Lucie Code of Ordinances, requires all antennas and towers to be considered as a special exception use. The proposed monopole tower has a height of 150 feet, which meets the height requirements for wireless communication towers for parcels with a GU zoning designation per Section 158.213(F)(1)(a). It will accommodate at least two additional carriers to enhance connectivity in the vicinity. The conceptual plan depicts the 150-foot-monople tower and accompanying equipment within a 15-foot by 35-foot (525-square-foot) rectangular lease area on the northwest corner of the FPL Savannah Substation property.

The tower shall be designed by a licensed Florida State Professional Engineer meeting the respective building code criteria. The tower shall be designed and constructed such that in an event of a tower failure, the tower shall collapse upon itself with a resultant tower fall zone radius which will be entirely on the leased tower area.

Previous Actions

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their August 27, 2025, meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on October 24, 2025, to owners of property within a 750-foot radius of the subject property.

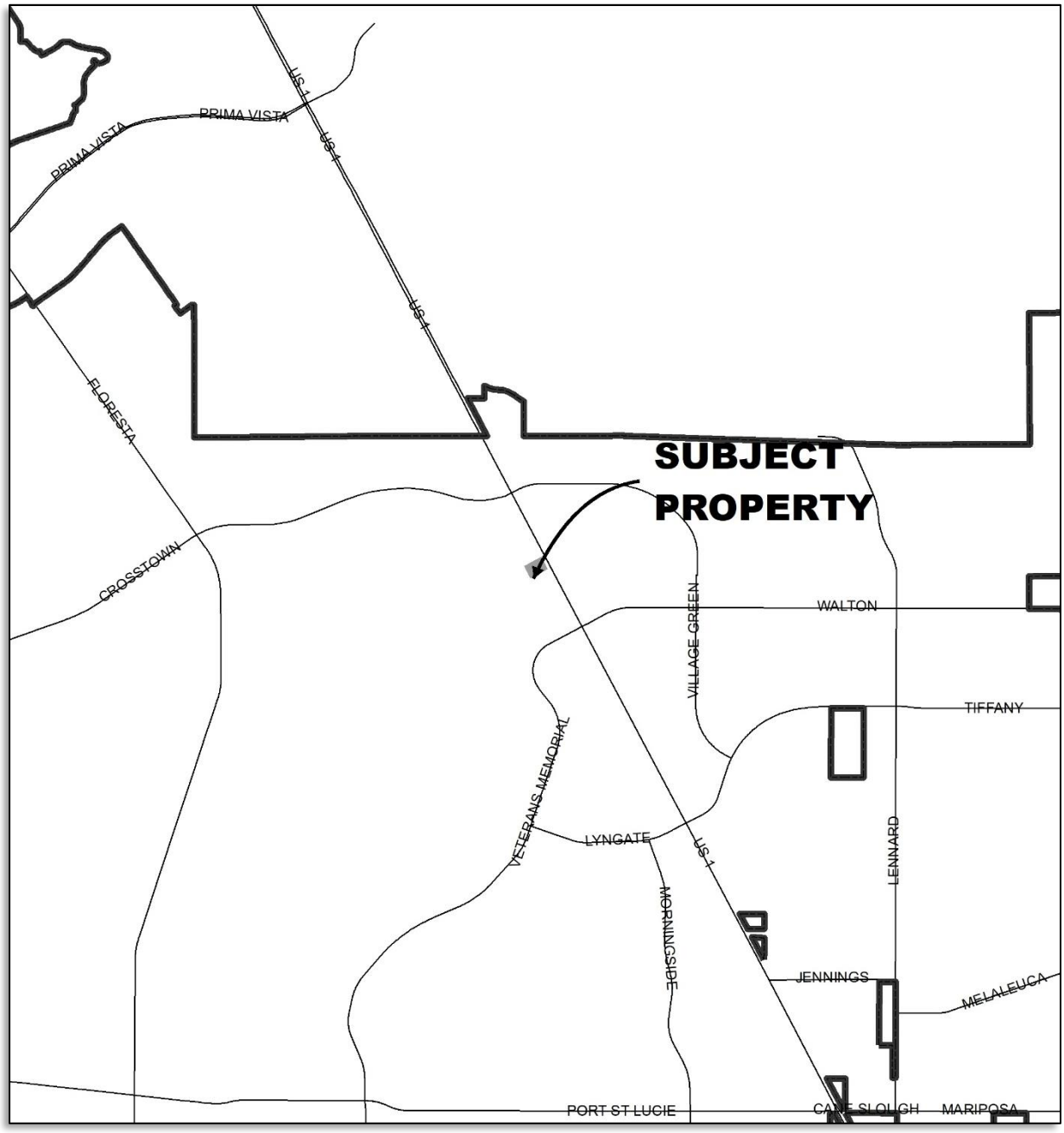
Location and Site Information

Parcel Number:	3435-133-0001-000-1
Property Size:	+/- 2.52-acres
Legal Description:	A tract or parcel of land lying in Section 35, Township 36 South, Range 40 East, St. Lucie County, Florida
Future Land Use:	U (Utility)
Existing Zoning:	GU (General Use)
Existing Use:	FPL Substation

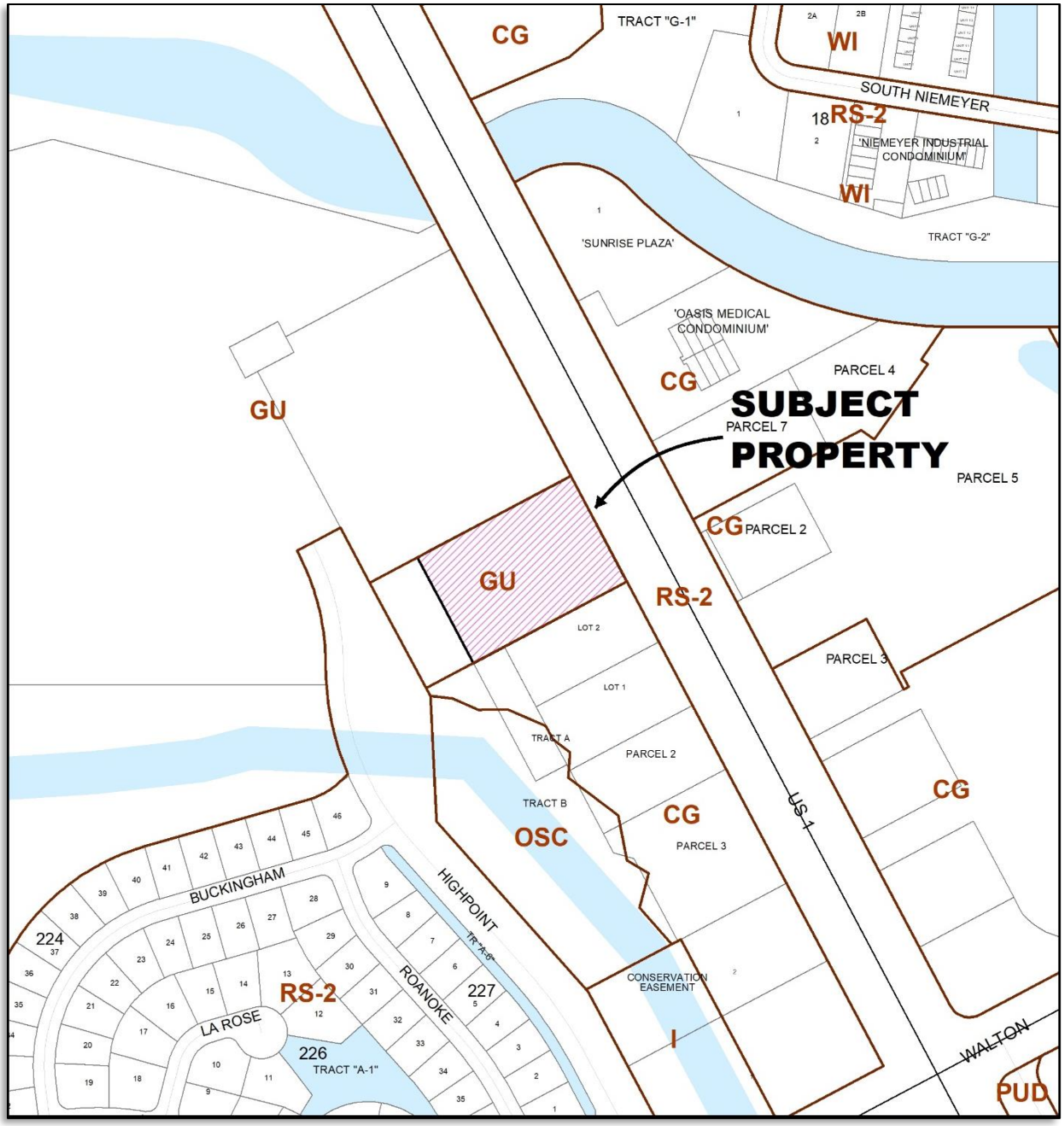
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	GU	Savannas Preserve State Park
South	CG	CG	Dairy Queen
East	CG	ROI/CG	Walgreens
West	CG	GU	Vacant

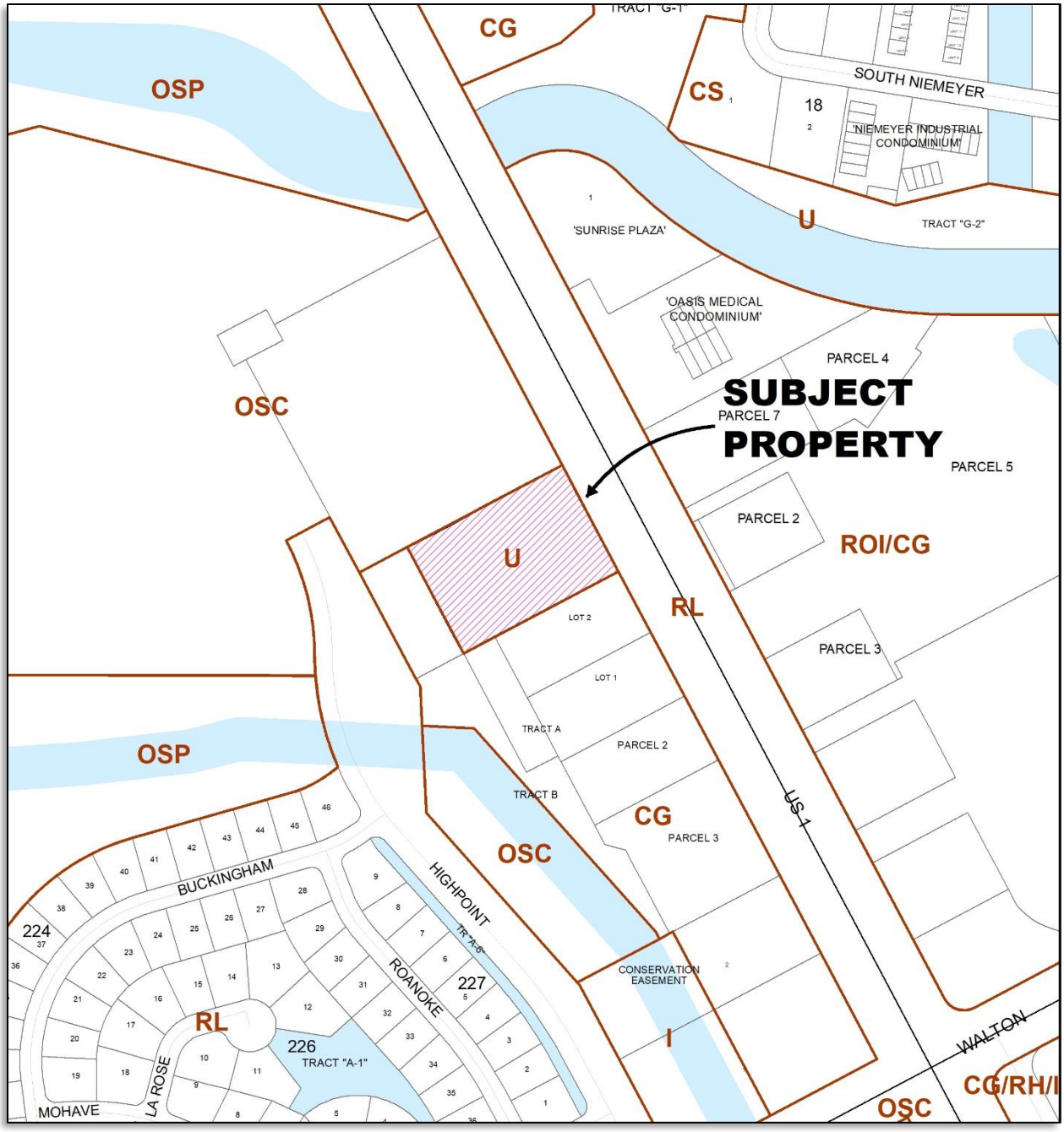
OSC – Open Space Conservation, GU – General Use, PUD – Planned Unit Development, ROI – Residential/Office/Institutional, U – Utility, RS-2-Single-family residential



Location Map


CG
TRACT "G-1"
WI
SOUTH NIEMEYER
18
RS-2
NIEMEYER INDUSTRIAL CONDOMINIUM
WI
'SUNRISE PLAZA'
TRACT "G-2"
'OASIS MEDICAL CONDOMINIUM'
CG
PARCEL 4
SUBJECT PROPERTY
PARCEL 7
PARCEL 5
GU
CG
PARCEL 2
GU
RS-2
LOT 2
PARCEL 3
LOT 1
TRACT A
PARCEL 2
TRACT B
OSC
CG
PARCEL 3
CG
US-1
BUCKINGHAM
HIGHPOINT
TR "A-6"
224
RS-2
ROANOKE
227
CONSERVATION EASEMENT
LA ROSE
226
TRACT "A-1"
I
WALTON
PUD

Land Use Map


CG
OSP
CS
SOUTH NIEMEYER
18
'NIEMEYER INDUSTRIAL CONDOMINIUM'
U
TRACT "G-2"
'SUNRISE PLAZA'
'OASIS MEDICAL CONDOMINIUM'
PARCEL 4
SUBJECT PROPERTY
PARCEL 7
PARCEL 5
OSC
PARCEL 2
ROI/CG
U
RL
LOT 2
PARCEL 3
LOT 1
TRACT A
PARCEL 2
OSP
TRACT B
CG
PARCEL 3
US-1
OSC
BUCKINGHAM
HIGHPOINT
ROANOKE
224
227
CONSERVATION EASEMENT
RL
226
TRACT "A-1"
I
WALTON
LA ROSE
MOHAVE
OSC
CG/RH/I

Zoning Map

PROJECT ANALYSIS

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

Evaluation of Special Exception Criteria (Section 158.260)

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

- Applicant's Response: *The communication tower and equipment will be accessed from US Highway 1 from the existing driveway entrance for the electric substation. The communication tower is an unmanned facility and only requires approximately one maintenance visit per month.*
- Staff findings: Adequate ingress and egress exist on the property from US Highway 1.

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

- Applicant's Response: *The communication tower is an unmanned facility that only requires approximately one maintenance visit per month. There is ample room on the parent parcel for the maintenance vehicle.*
- Staff findings: There is a paved parking area in front of the utility building on the site. Since the site will only have approximately one trip per month, this parking area is adequate for any maintenance vehicle.

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

- Applicant's Response: *Because the facility is unmanned, it does not require water or wastewater utilities. Additionally, there are adequate electric and fiber facilities on US Highway 1 for the proposed communication tower.*
- Staff findings: Currently, the site does not require services from The City of Port St. Lucie Utilities Department. The proposed development will not require water or wastewater services.

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

- Applicant's Response: *Applicant does not believe additional buffering and screening will be required for the communication tower and related facilities. There are existing trees and foliage along the border of the parent parcel that provides screening for the surrounding properties. Additionally, there is undeveloped South Florida Water Management District and HOW parcels abutting along the north, west, and southwest that provide screening and buffering for the closest residential development.*
- Staff findings: The site has established landscaping around the fenced area of the FPL substation. There is also adequate landscaping along the perimeter of the property. The monopole wireless

communication tower will require landscaping around the accompanying equipment. The conceptual landscape plan does meet the landscaping requirements as described in Chapter 154 of the Code of Ordinances.

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

- Applicant's Response: *The communication tower will not have signage and, based on the height of the tower, no lighting is required.*

- Staff findings: The monopole tower will only require signage on the fence housing the accompanying equipment. No lighting is proposed on the conceptual site plan.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *The parent parcel is located in a commercially developed area along US Highway 1, with commercial development to the south. Additionally, there are South Florida Water Management District and HOA owned parcels along the north, west, and southwest, that buffer the proposed use and help ensure compatibility with the surrounding properties. Finally, the parent parcel is currently developed with an electric substation use that will remain, so the introduction of the communication tower is compatible with the existing use.*

- Staff findings: *The* front, side, and rear yard building setbacks, along with open space, are depicted on the concept plan and in accordance with the requirements of the General Use (GU) zoning district as per Section 158.060 of the Code of Ordinances.

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

- Applicant's Response: *The City's Code permits communication towers in the General Use zoning category subject to special exception review and approval. The communication tower is required by Verizon Wireless in this area and at the proposed height in order to fill an existing service coverage and capacity gap. The proposed tower will be a monopole design, which is generally considered to have less visual impact than a guyed or self-support towers. The Code permits communication towers in the General Use zoning category up to 300', so the proposed tower is only one-half of the permittable height. Additionally, the Code's special exception requirements are meant to protect the surrounding property owners from the potential impacts of the communication tower use. The proposed communication tower is being located on a FP&L existing electric substation along US Highway 1, and that use will remain. The communication tower is compatible with the electric substation use and the general commercial development along US Highway 1 in the surrounding area. Additionally, the parcels surrounding the FP&L property include: (i) existing commercial development that also fronts on US Highway 1 to the south, (ii) US Highway 1 to the east, (iii) undeveloped property owned by the South Florida Water Management District to the north, and (iv) platted preservation and conservation property owned by the Midport Crossing Association, Inc to the west. Therefore, the proposed communication tower's location and design will be in conformance with the applicable provisions and requirements of the Land Development Regulations.*

  Applicant is requesting approval to locate the proposed communication tower 15' from the rear property line instead of meeting the 25' GU rear setback. Although there will be a reduced rear

setback, the tower's location will not negatively impact the abutting parcels. First, the parcels abutting both the north and west property lines are undeveloped and will remain undeveloped. The property to the north is owned by the South Florida Water Management District, and the property to the west is a platted preservation and conservation property owned by FP&L electric transmission structure. As such, it is designed to withstand winds associated with Category 5 hurricanes, and FP&L has not had any of its dual-use transmission structures break or fall due to hurricane force winds.

Applicant is also requesting to not provide a certified fall zone for the communication tower. As mentioned above, PF&L will design and construct the communication tower as an electric transmission structure. Based on the communication tower's proximity to the existing electric substation, it is not designed with a "weak point" to provide for an engineered fall zone. Instead, as indicated above, it is designed and constructed as an FP&L transmission structure to withstand winds associated with Category 5 hurricanes.

Applicant is additionally requesting to not provide fencing around the communication tower, although fencing meeting the Code requirements will be provided around Verizon's ground equipment. Because the communication tower will be designed as a FP&L transmission structure, FP&L does not permit any walls, fencing, or other permanent structure around the tower that could provide a climbing aid into the adjacent substation or onto the tower. The communication tower will not have any pegs or climbing ladder attached. Verizon will access its antennas at the top of the tower using a crane and basket.

- Staff findings: The application for a Special Exception Use (SEU) for the property was submitted in August 2024. At that time, staff notified the applicant that the proposed monopole communication tower did not meet the setback requirements as required in the General Use (GU) zoning district. Rather than applying for a variance to the setback requirements, the applicant revised the conceptual site plan and relocated the proposed tower to meet the GU setback requirements. The conceptual site plan that was recommended for approval by the Site Plan Review Committee (SPRC) on August 27, 2025, shows the proposed tower 35' from the rear property line (west side of the property) and 25' from the side property line (north side of the property) which meets the City Code requirements. In addition, the tower is being designed to withstand Category 3 hurricane intensity as required by the City Code, and not Category 5.

  The applicant did provide a certified fall zone letter and fencing around the proposed monopole communication tower and accompanying equipment as shown on the attached conceptual plan.

  Section 158.213 of the Zoning Code provides the requirements for wireless communication towers as documented below:

  - Section 158.213 (E) Wind Load: The applicant has provided certification from a Florida-registered professional engineer that the tower would collapse within the designed and specified fall radius depicted on the plan and that the tower shown in the plan can withstand winds of Category 3 hurricane intensity.
  - Section 158.213(F) Height Limits: The maximum height for a wireless communications tower in the GU zoning district is 300 feet. The proposed tower will have a maximum height of 150 feet.
  - Section 158.213(G) Co-Location: The feasibility of co-location for service provision in this area is limited. Existing towers are situated at a considerable distance and would not provide reliable coverage due to the significant gap between them.

- Section 158.213(H) Fencing: A six-foot fence with a gate, with or without barbed-wire, around the tower and outside structures is required. An eight-foot fence, with a gate and barbed-wire, is proposed as depicted on the SEU concept plan and proposed site plan amendment.
- Section 158.213(I) Landscaping: The conceptual plan depicts an 8-foot-high chain-link fence and associated landscaping around the leased area.
- Section 158.213(L) Site Plan Review: A site plan (P86-126-A1) was submitted in association with the application for a special exception use.
- Section 158.213(M) Obsolete and Unused Towers: A removal bond or irrevocable letter of credit in the amount of $15,000 shall be required prior to obtaining final site development permits.
- Section 158.213(N) Separation: –The applicant has submitted a map that shows the nearest tower is located 1.3 miles from the proposed site.
- (O)Interference (Bleed Over). As a condition of approval, any proposed tower or antennae shall not cause interference with the use of radio, television, or telephone broadcasting and reception. This condition has been included as part of this application.

The proposed use and conceptual plan do meet all stated provisions and requirements of Section 158.060 (General Use Zoning District) and Section 158.213 (Wireless Communication Antennas and Towers).

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

- Applicant's Response: *Please see response to (G) above regarding how the location and design of the proposed communication tower will help to buffer residents and workers in the surrounding area. Additionally, the communication tower will improve Verizon Wireless' coverage and capacity in the area for residents and workers. This improved service is not only important for the convenience of the residents and workers, but is also important for their health, safety, and welfare. Over 80% of all 911 calls are now made from wireless devices, so having improved coverage and capacity in the area will directly benefit the residents and workers. Moreover, the improved coverage and capacity will help to improve E911 Phase II.*

- Staff findings: The proposed new tower is intended to improve communication services in this part of the City.

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

- Applicant's Response: *The proposed communication tower is an unmanned facility that only requires approximately one maintenance visit per month. Additionally, the use does not generate noise or fumes. Therefore, the facility will not constitute a nuisance or hazard to the surrounding neighborhood.*
- Staff findings: The proposed tower is expected to generate one trip per month which will not affect the capacity of the adjacent roadway.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and

analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: *Please see responses to (A) – (I) above.*

- Staff findings: The proposed use is within the General Use (GU) zoning district and is allowed as a special exception. It is compatible with the existing FPL Electric Substation that is developed on the property and the surrounding uses. The use meets all required setbacks, buffering, and height regulations as listed under Sections 158.060 and 158.213.

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

- Staff findings: Acknowledged.

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

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

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

- Motion to recommend approval to the City Council with the following conditions of approval:

    1. In accordance with Section 158.213 of the Code of Ordinances, interference with the use of radio, television, or telephone broadcasting and reception, as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be considered a public nuisance, and the city may order abatement of the same including but not limited to, requiring removal of the tower.
    2. Any obsolete or unused tower shall be removed after twelve (12) months of non-use. A removal bond or irrevocable letter of credit equal to Fifteen thousand dollars ($15,000.00) shall be required prior to obtaining final site development permits.

- Motion to amend the recommendation and recommend approval to the City Council

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

- Motion to recommend denial to the City Council

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

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

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

The communication tower and equipment will be accessed from US Highway 1 from the existing driveway entrance for the electric substation. The communication tower is an unmanned facility and only requires approximately one maintenance visit per month.

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

The communication tower is an unmanned facility that only requires approximately one maintenance visit per month. There is ample room on the parent parcel for the maitenance vehicle.

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

Because the facility is unmanned, it does not require water or wastewater utilities. Additionally, there are adequate electric and fiber facilities on US Highway 1 for the proposed communication tower.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

Applicant does not believe additional buffering and screening will be required for the communication tower and related facilities. There are existing trees and foliage along the border of the parent parcel that provides screening for the surrounding properties. Additionally, there is undeveloped South Florida Water Management District and HOA parcels abutting along the north, west, and southwest that provide screening and buffering for the closest residential development.

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

The communication tower will not have signage and, based on the height of the tower, no lighting is required.

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

The parent parcel is located in a commercially developed area along US Highway 1, with commercial development to the south. Additionally, there are South Florida Water Management District and HOA owned parcels along the north, west, and southwest that buffer the proposed use and help ensure compatibility with the surrounding properties. Finally, the parent parcel is currently developed with an electric substation use that will remain, so the introduction of the communication tower is compatible with the existing use.

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

See attached Exhibit A

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

See attached Exhibit A

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

The proposed communication tower is an unmanned facility that only requires approximately one maintenance visit per month. Additionally, the use does not generate noise or fumes. Therefore, the facility will not constitute a nuisance or hazard to the surrounding neighborhood.

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

See attached Exhibit A

Signature of Applicant	James Johnston	8/14/24
	Hand Print Name	Date

PLEASE NOTE:

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

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

EXHIBIT "A"

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

Response: The City's Code permits communication towers in the General Use zoning category subject to special exception review and approval. The communication tower is required by Verizon Wireless in this area and at the proposed height in order to fill an existing service coverage and capacity gap. The proposed tower will be a monopole design, which is generally considered to have less visual impact than a guyed or self-support towers. The Code permits communication towers in the General Use zoning category up to 300', so the proposed tower is only one-half of the permittable height. Additionally, the Code's special exception requirements are meant to protect the surrounding property owners from potential impacts of the communication tower use. The proposed communication tower is being located on a FP&L existing electric substation site along US Highway 1, and that use will remain. The communication tower is compatible with the electric substation use and the general commercial development along US Highway 1 in the surrounding area. Additionally, the parcels surrounding the FP&L property include: (i) existing commercial development that also fronts on US Highway 1 to the south, (ii) US Highway 1 to the east, (iii) undeveloped property owned by the South Florida Water Management District to the north, and (iv) platted preservation and conservation property owned by the Midport Crossing Association, Inc. to the west. Therefore, the proposed communication tower's location and design will be in conformance with the applicable provisions and requirements of the Land Development Regulations.

Applicant is requesting approval to locate the proposed communication tower 15' from the rear property line instead of meeting the 25' GU rear setback. Although there will be a reduced rear setback, the tower's location will not negatively impact the abutting parcels. First, the parcels abutting both the north and west property lines are undeveloped and will remain undeveloped. The property to the north is owned by the South Florida Water Management District, and the property to the west is a platted preservation and conservation property owned by the Midport Crossing Association, Inc. Second, the communication tower will be owned by FP&L and will be designed and constructed to the same standards as an FP&L electric transmission structure. As such, it is designed to withstand winds associated with Category 5 hurricanes, and FP&L has not had any of its dual-use transmission structures break or fall due to hurricane force winds.

Applicant is also requesting to not provide a certified fall zone for the communication tower. As mentioned above, FP&L will design and construct the communication tower as an electric transmission structure. Based on the communication tower's proximity to the existing electric substation, it is not designed with a "weak point" to provide for an engineered fall zone. Instead, as indicated above, it is designed and constructed as an FP&L transmission structure to withstand winds associated with Category 5 hurricanes.

Applicant is additionally requesting to not provide fencing around the communication tower, although fencing meeting the Code requirements will be provided around Verizon's ground

equipment. Because the communication tower will be designed as a FP&L transmission structure, FP&L does not permit any walls, fencing, or other permanent structures around the tower that could provide a climbing aid into the adjacent substation or onto the tower. The communication tower will not have any pegs or climbing ladder attached. Verizon will access its antennas at the top of the tower using a crane and basket.

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

Response: Please see response to (G) above regarding how the location and design of the proposed communication tower will help to buffer residents and workers in the surrounding area. Additionally, the communication tower will improve Verizon Wireless' coverage and capacity in the area for residents and workers. This improved service is not only important for the convenience of the residents and workers, but is also important for their health, safety, and welfare. Over 80% of all 911 calls are now made from wireless devices, so having improved coverage and capacity in the area will directly benefit the residents and workers. Moreover, the improved coverage and capacity will help to improve E911 Phase II.

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

Response: Please see responses to (A) – (I) above.

k:\atl_wireless\000_verizon_Sites\macro new build\florida market new build sites\fpl savannah substation\Zoning\special exception plans\CAD\ZD\ECar-Colo.dwg ---- 09/29/25 12:50 PM by: Katie.Wojna

verizon

4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431

FPL SAVANNAH SUB
CONCEPTUAL PLAN - SPECIAL EXCEPTION USE
MDG LOCATION ID: 5000892493
FUZE PROJECT ID: 16689127

SITE ADDRESS

S US HIGHWAY 1
PORT ST. LUICE, FL 34952
ST. LUCIE COUNTY
LATITUDE: 27° 18' 04.418" N
LONGITUDE: 80° 18' 27.452" W
TAX/PIN #: 3435-133-0001-000-1
ZONING: GU

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

FLORIDA BUILDING CODE:	FBC 2023
BUILDING/DWELLING CODE:	FBC 2023
STRUCTURAL CODE:	FBC 2023
PLUMBING CODE:	FBC 2023
MECHANICAL CODE:	FBC 2023
ELECTRIC CODE:	NEC 2020
FIRE/LIFE SAFETY CODE:	FLORIDA FIRE PREVENTION CODE
DESIGN WIND SPEED:	160 MPH
RISK CATEGORY:	II
EXPOSURE CATEGORY:	C

RISK CATEGORY DESIGN WIND SPEEDS ARE BASED ON ASCE 7-22 CRITERIA FOR A 3-SECOND GUST. REFER TO STRUCTURAL ANALYSIS IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

BUILDING CODES AND STANDARDS

PORT SAINT LUCIE POLICE DEPARTMENT
2000 SE VILLAGE GREEN DR
PORT ST. LUCIE, FL 34952
PHONE: (772) 871-5000
ATTN.: CUSTOMER SERVICE

ST. LUCIE COUNTY FIRE DISTRICT-STATION 12
1850 SE VILLAGE GREEN DR
PORT ST. LUCIE ST, FL 34952
PHONE: (772) 621-3512
ATTN.: CUSTOMER SERVICE



VICINITY MAP

DRIVING DIRECTIONS

CITY OF PORT LUCIE P NUMBER:
P24-131 - FP&L-SAVANNAH SUBSTATION-CELL TOWER

JURISDICTION:
CITY OF PORT ST. LUCIE

STATE:
FLORIDA

TOWER TYPE:
MONOPOLE TOWER

TOWER HEIGHT:
150' (155' HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12111C0291K DATED 02/19/2020 WITHIN FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
VERIZON WIRELESS
4700 EXCHANGE CT.. SUITE 100
BOCA RATON, FL 33431
PHONE: (954) 551-6310
ATTN: MARK BAESCH

POWER COMPANY
FLORIDA POWER & LIGHT
PHONE: 1(800) 226-3545
ATTN.: CUSTOMER SERVICE

TOWER OWNER
FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD PSX/JB
JUNO BEACH, FL 33408

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 545-6105
ATTN.: DAVID FRANKLIN

CONTACTS

PARENT TRACT AREA:	±109943 SQ. FT / ±2.52 AC
PROPOSED PROJECT AREA:	±3755 SQ. FT / ±0.086 AC
PROPOSED PROJECT AREA PERCENTAGE: (PROJECT AREA / PARENT TRACT AREA)	3.42%
PROPOSED LICENSEE AREA:	±525 SQ. FT / ±0.012 AC
PROPOSED LICENSEE AREA PERCENTAGE: (LICENSEE AREA / PARENT TRACT AREA)	0.48%
PROPOSED COMPOUND AREA:	±525 SQ. FT / ±0.012 AC
PROPOSED COMPOUND AREA PERCENTAGE: (COMPOUND AREA / PARENT TRACT AREA)	0.48%
PROPOSED ACCESS DRIVE AREA:	±2030 SQ. FT / ±0.047 AC
PROPOSED ACCESS DRIVE AREA PERCENTAGE: (ACCESS DRIVE AREA / PARENT TRACT AREA)	1.85%
PERVIOUS TO IMPERVIOUS AREA:	±2555 SQ. FT / ±0.059 AC
PERVIOUS TO IMPERVIOUS AREA PERCENTAGE: (IMPERVIOUS AREA / PARENT TRACT AREA)	2.32%

SITE DATA

SHEET NO.	SHEET TITLE
T1	COVER SHEET
C0	OVERALL CONCEPTUAL PLAN
C1	CONCEPTUAL PLAN
C2	ANTENNA AND TOWER ELEVATION DETAILS
C3	FENCE DETAILS
C4	SIGNAGE DETAILS

SHEET INDEX

CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.
121 S.W. PORT ST. LUCIE BOULEVARD, BUILDING B
PORT ST. LUCIE, FL 34984
PHONE: (772) 871-5212
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION

verizon
4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431

PROJECT INFORMATION:

SITE NAME:
FPL SAVANNAH SUB
MDG.: 5000892493

S US HIGHWAY 1
PORT ST. LUICE, FL 34952
ST. LUCIE COUNTY

PLANS PREPARED BY:

Kimley»Horn
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 845-0665
WWW.KIMLEY-HORN.COM

Andrew L Pitts
Digitally signed by Andrew L Pitts
DN: CN=Andrew L Pitts, O=KIMLEY-HORN AND ASSOCIATES INC., C=US
Date: 2025.10.01 08:37:56-04'00'

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY DREW PITTS, P.E. ON THE DATE ADJACENT TO THIS SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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3	09/03/25	ZONING	ALP
2	07/21/25	ZONING	DRC
1	06/09/25	ZONING	ALP
0	05/11/25	ZONING	ALP

LICENSER:

ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/1/25

KHA PROJECT NUMBER:
013509590

DRAWN BY: JAR | CHECKED BY: DMF

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

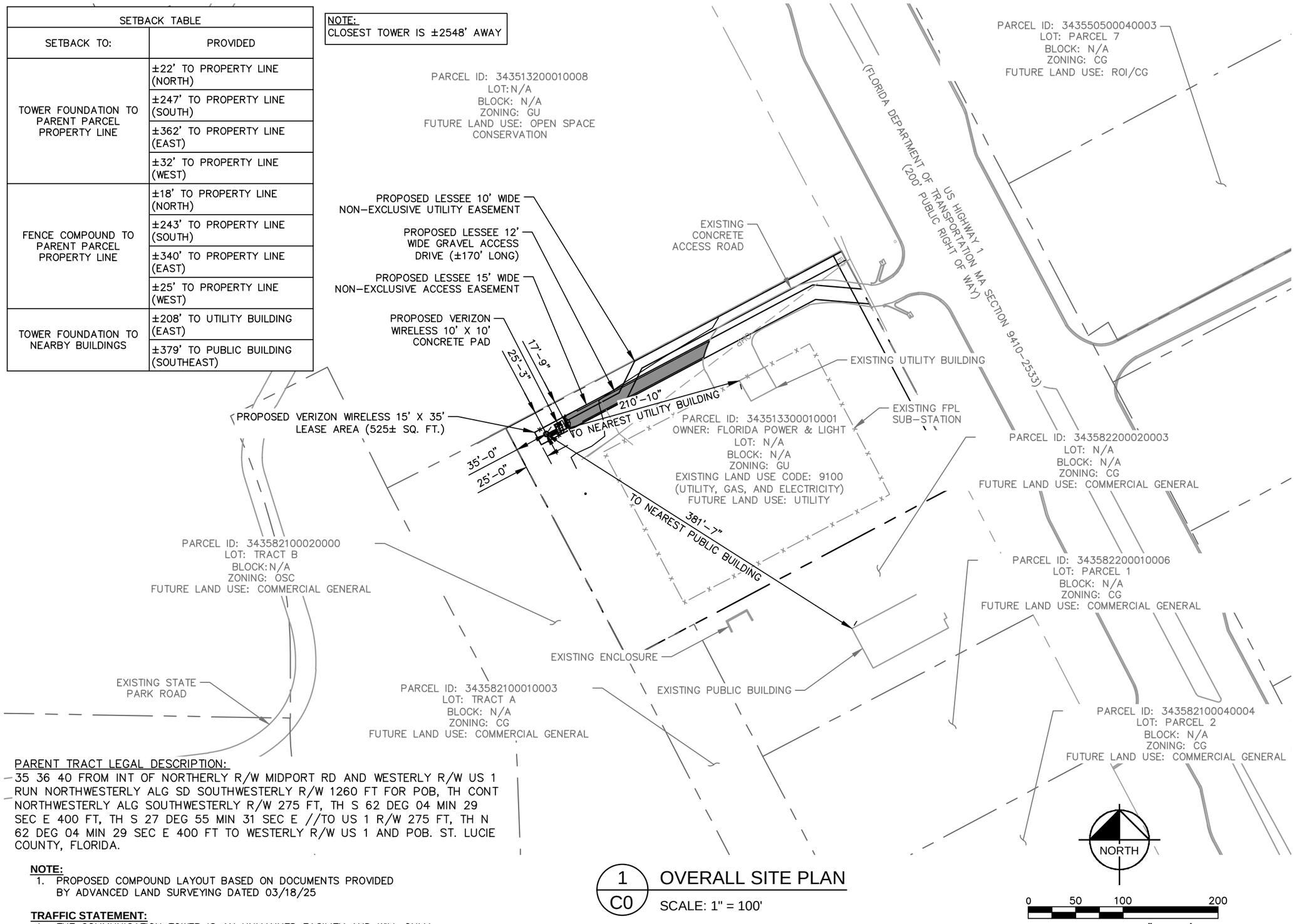
P NUMBER:
P24-131

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SETBACK TABLE	
SETBACK TO:	PROVIDED
TOWER FOUNDATION TO PARENT PARCEL PROPERTY LINE	±22' TO PROPERTY LINE (NORTH)
	±247' TO PROPERTY LINE (SOUTH)
	±362' TO PROPERTY LINE (EAST)
	±32' TO PROPERTY LINE (WEST)
FENCE COMPOUND TO PARENT PARCEL PROPERTY LINE	±18' TO PROPERTY LINE (NORTH)
	±243' TO PROPERTY LINE (SOUTH)
	±340' TO PROPERTY LINE (EAST)
	±25' TO PROPERTY LINE (WEST)
TOWER FOUNDATION TO NEARBY BUILDINGS	±208' TO UTILITY BUILDING (EAST)
	±379' TO PUBLIC BUILDING (SOUTHEAST)

NOTE:
CLOSEST TOWER IS ±2548' AWAY



PARENT TRACT LEGAL DESCRIPTION:
35 36 40 FROM INT OF NORTHERLY R/W MIDPORT RD AND WESTERLY R/W US 1 RUN NORTHWESTERLY ALG SD SOUTHWESTERLY R/W 1260 FT FOR POB, TH CONT NORTHWESTERLY ALG SOUTHWESTERLY R/W 275 FT, TH S 62 DEG 04 MIN 29 SEC E 400 FT, TH S 27 DEG 55 MIN 31 SEC E //TO US 1 R/W 275 FT, TH N 62 DEG 04 MIN 29 SEC E 400 FT TO WESTERLY R/W US 1 AND POB. ST. LUCIE COUNTY, FLORIDA.

NOTE:
1. PROPOSED COMPOUND LAYOUT BASED ON DOCUMENTS PROVIDED BY ADVANCED LAND SURVEYING DATED 03/18/25

TRAFFIC STATEMENT:
1. THE COMMUNICATION TOWER IS AN UNMANNED FACILITY AND WILL ONLY GENERATE APPROXIMATELY TWO (2) MAINTENANCE VISITS PER MONTH

1 / C0 OVERALL SITE PLAN
SCALE: 1" = 100'

verizon
4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431

PROJECT INFORMATION:
SITE NAME:
FPL SAVANNAH SUB
MDG.: 5000892493

S US HIGHWAY 1
PORT ST. LUICE, FL 34952
ST. LUCIE COUNTY

PLANS PREPARED BY:
Kimley»Horn
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 845-0665
WWW.KIMLEY-HORN.COM

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3	09/03/25	ZONING	ALP
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0	05/11/25	ZONING	ALP

LICENSER:
ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/1/25

KHA PROJECT NUMBER:
013509590

DRAWN BY: JAR | CHECKED BY: DMF

SHEET TITLE:
OVERALL CONCEPTUAL PLAN

SHEET NUMBER:
C0

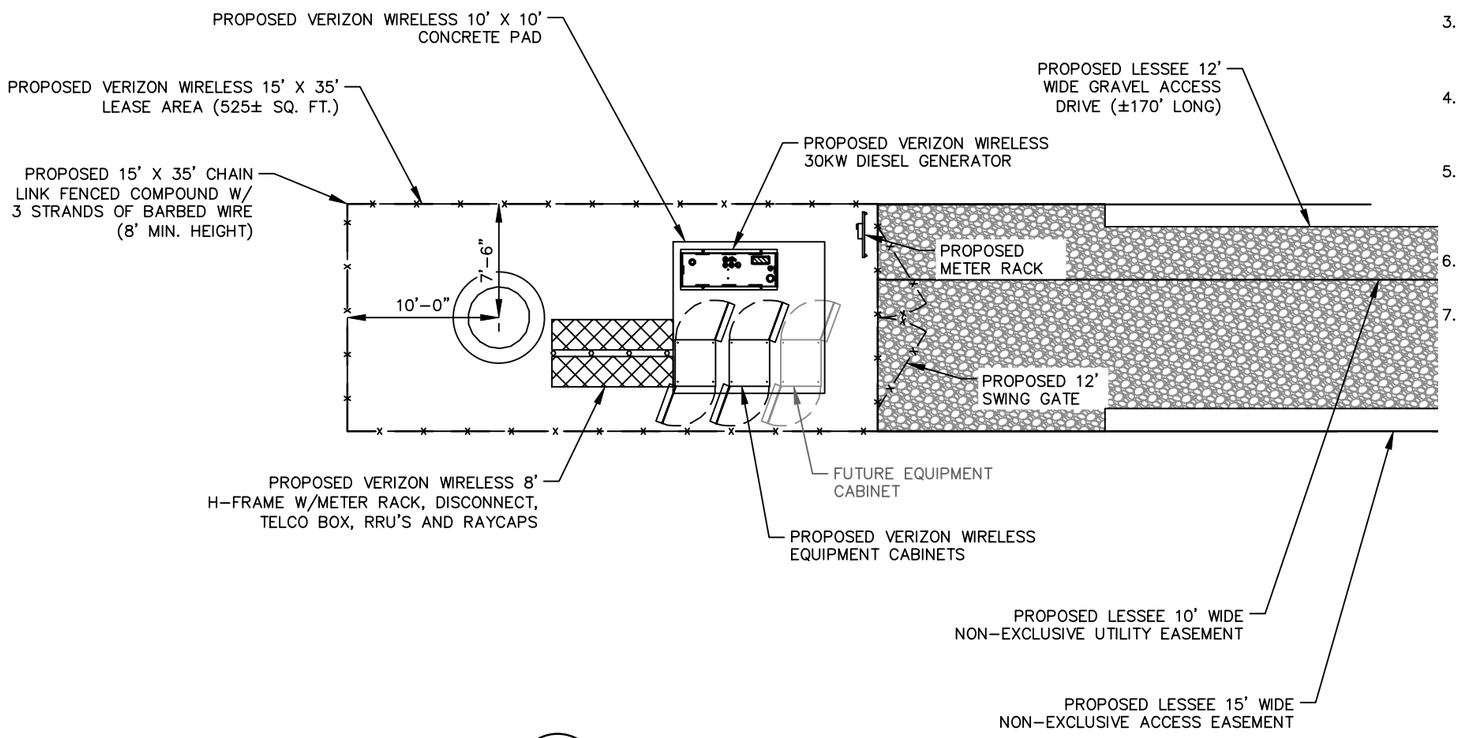
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1 / C1 SITE PLAN

SCALE: 1" = 10'



GRAPHIC SCALE: 1" = 10'

SITE NOTES:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY ADVANCED LAND SURVEYING DATED 03/18/25 AND SITE VISIT ON 11/06/23.
3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

verizon
4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431

PROJECT INFORMATION:

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S US HIGHWAY 1
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0	05/11/25	ZONING	ALP

LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/1/25

KHA PROJECT NUMBER:
013509590

DRAWN BY: JAR | CHECKED BY: DMF

SHEET TITLE:
CONCEPTUAL PLAN

SHEET NUMBER:
C1

P NUMBER:
P24-131

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NOTE: GENERAL CONTRACTOR TO INSTALL RAYCAP OVP, NUMBER AND TYPE PER VERIZON CONSTRUCTION MANAGER.

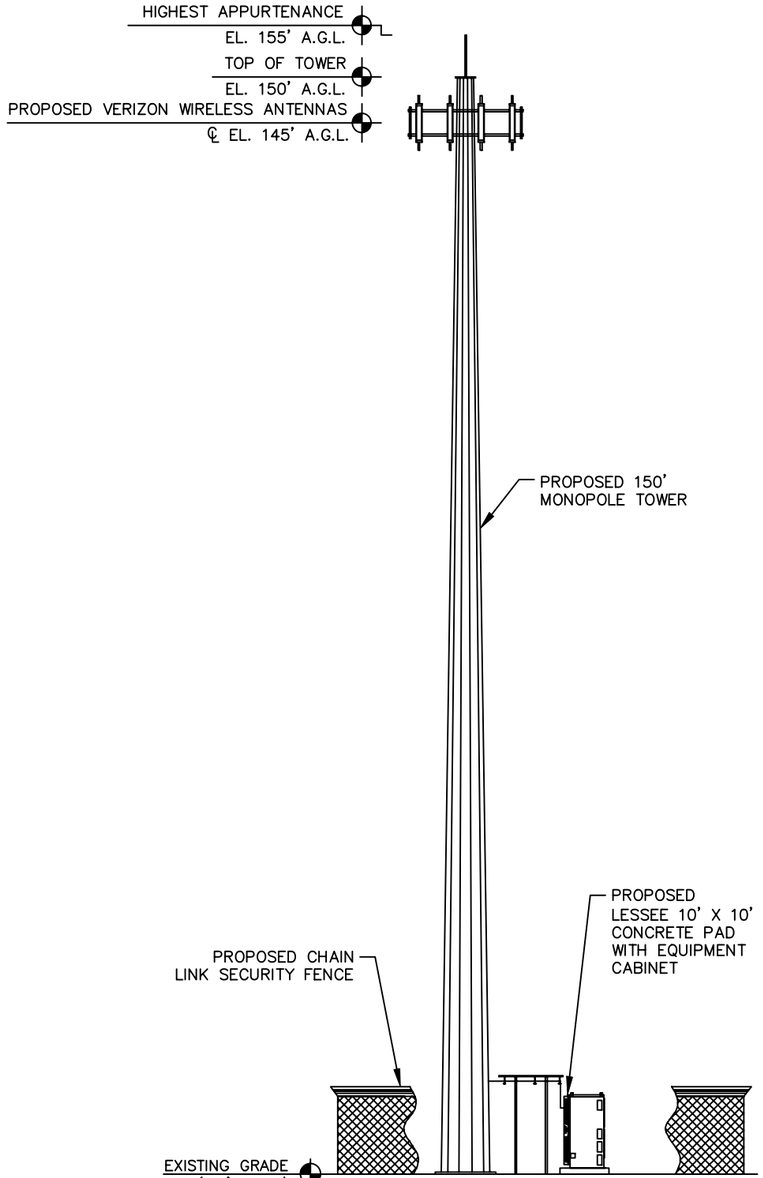
NOTE:
SEE SHEET C4 FOR PROPOSED SIGNAGE NECESSARY TO MEET THE REQUIREMENTS OF SECTION 158.213(J) OF THE PORT ST. LUCIE CODE.

NOTES:
1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.

2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.

3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

NOTE:
REFER TO RFDS PROVIDED BY VERIZON. CONTRACTOR TO CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR THE CONSTRUCTION RFDS.



2 / C2 MONOPOLE TOWER ELEVATION

NOT TO SCALE

NOTES:

1. ALL EXISTING ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN ABOVE IS FOR REFERENCE ONLY.
3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
4. FOR CLARITY, EXISTING STRUCTURES NOT SHOWN.
5. PROPOSED ANTENNAS WILL BE LIGHT GRAY IN COLOR.
6. TOWER WILL NOT BE ILLUMINATED

verizon
4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431

PROJECT INFORMATION:

SITE NAME:
FPL SAVANNAH SUB
MDG.: 5000892493

S US HIGHWAY 1
PORT ST. LUICE, FL 34952
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PLANS PREPARED BY:

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1920 WEKIVA WAY, SUITE 200
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WWW.KIMLEY-HORN.COM

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0	05/11/25	ZONING	ALP

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KHA PROJECT NUMBER: 013509590

DRAWN BY: JAR CHECKED BY: DMF

SHEET TITLE: ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER: C2

P NUMBER: P24-131

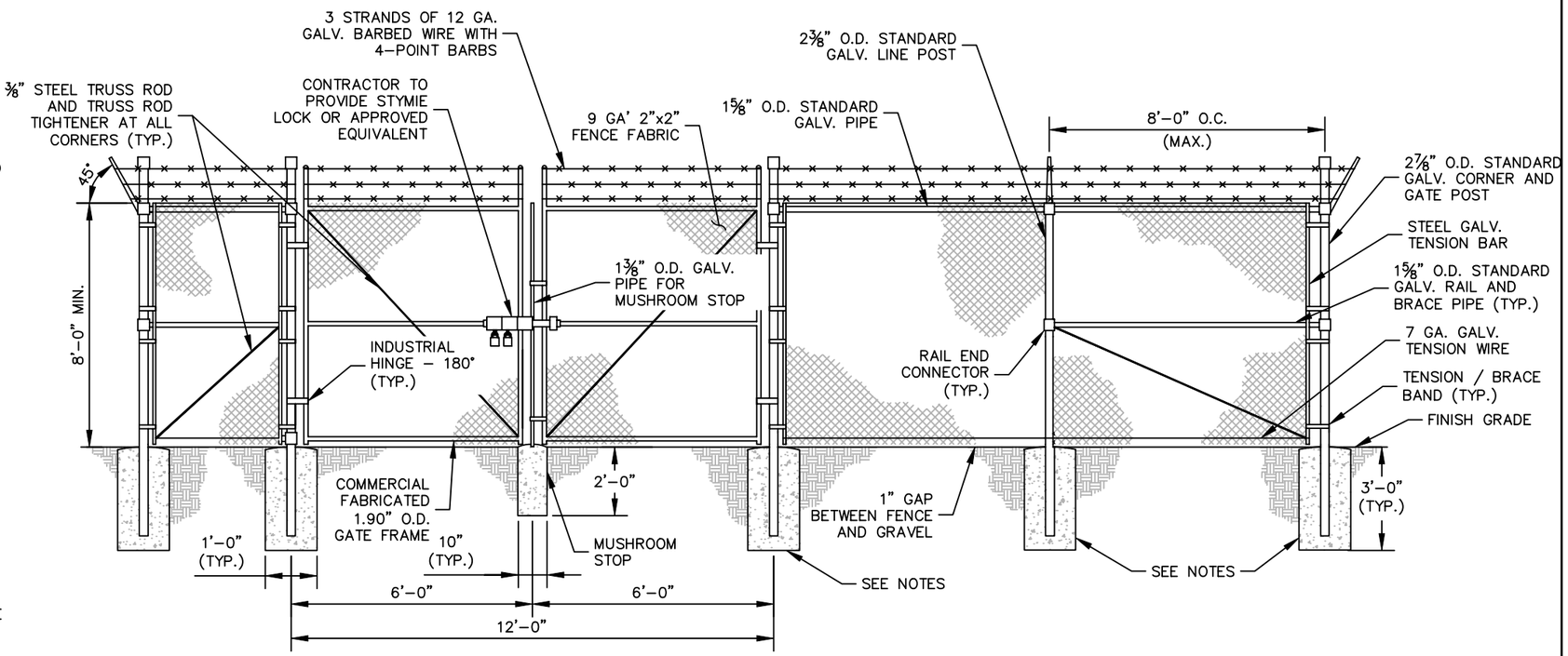
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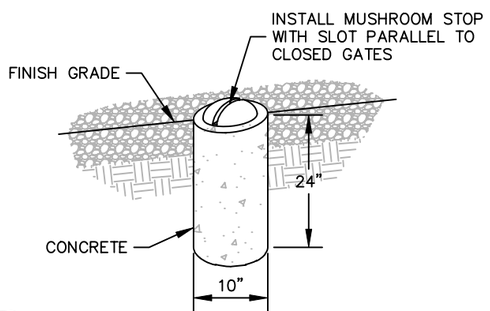
FENCE NOTES:

1. USE 3,000–PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON–SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



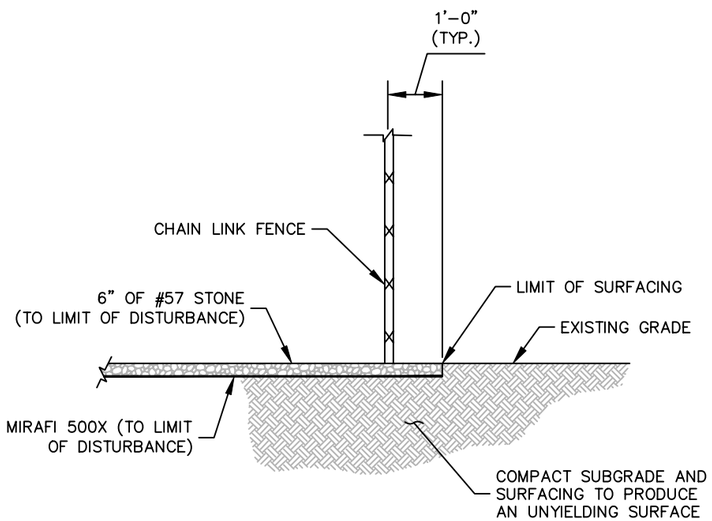
1/C3 CHAIN LINK FENCE AND GATE ELEVATION

NOT TO SCALE



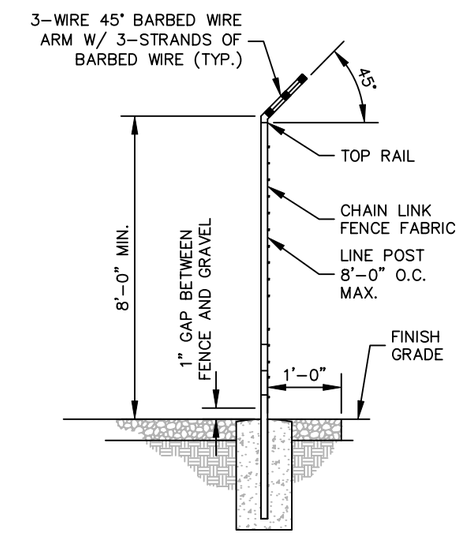
2/C3 MUSHROOM STOP

NOT TO SCALE



3/C3 SITE COMPOUND SURFACE DETAIL

NOT TO SCALE



4/C3 SECTION AT FENCE

NOT TO SCALE

verizon
4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431

PROJECT INFORMATION:

SITE NAME:
FPL SAVANNAH SUB
SITE No. 560089293
PROJECT #: 16689127
S US HIGHWAY 1
PORT ST. LUICE, FL 34952
ST. LUCIE COUNTY

PLANS PREPARED BY:

Kimley»Horn
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 845–0665
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0	05/11/25	ZONING	ALP

LICENSER:

ANDREW LAMAR PITTS LICENSE No. 98691 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/1/25

KHA PROJECT NUMBER: 013509590

DRAWN BY: JAR | CHECKED BY: DMF

SHEET TITLE: FENCE DETAILS

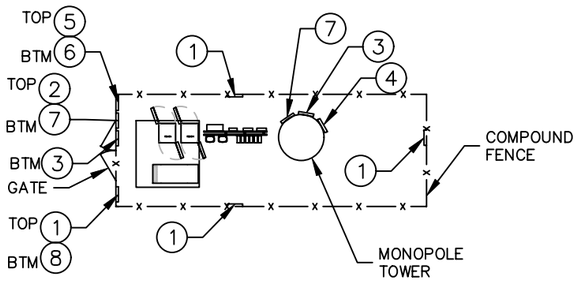
SHEET NUMBER: C3

P NUMBER: P24-131

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NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

1 / C4 SIGN PLACEMENT PLAN VIEW

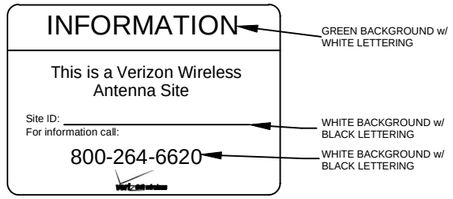
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① NO-TRESPASSING SIGN

18" HIGH X 24" WIDE

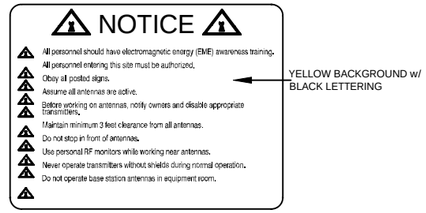
(OPERATIONS PROVIDED)



② VERIZON WIRELESS - SITE ID SIGN

15" HIGH X 23" WIDE

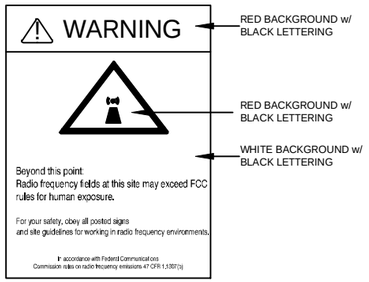
(OPERATIONS PROVIDED)



③ NOTICE-RFE SIGN

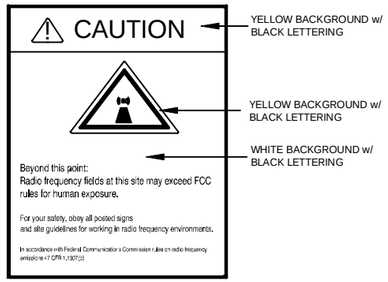
12" HIGH X 18" WIDE

(OPERATIONS PROVIDED)



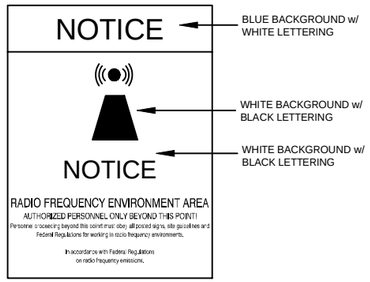
④ WARNING-RF SIGN (RED)

12" WIDE X 18" HIGH



⑤ CAUTION-RF SIGN (YELLOW)

12" WIDE X 18" HIGH



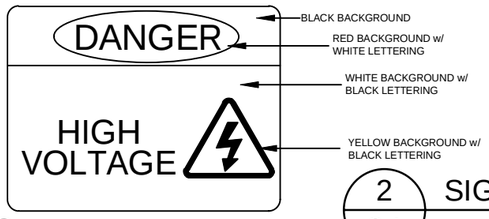
⑥ NOTICE-RF SIGN (BLUE)

12" WIDE X 18" HIGH



⑦ FCC REGISTRATION SIGN

20 WIDE X 4" HIGH

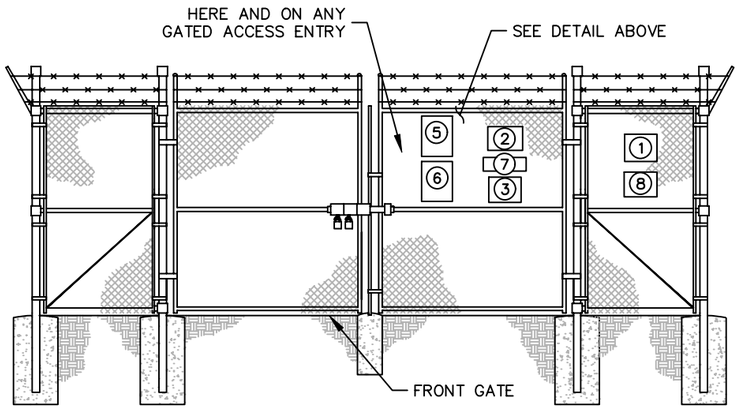


⑧ HIGH VOLTAGE SIGN

12" HIGH X 18" WIDE

2 / C4 SIGNAGE SPECIFICATIONS

NOT TO SCALE



3 / C4 SIGN PLACEMENT FRONT GATE VIEW

NOT TO SCALE

SIGNAGE NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

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PORT ST. LUICE, FL 34952
ST. LUCIE COUNTY

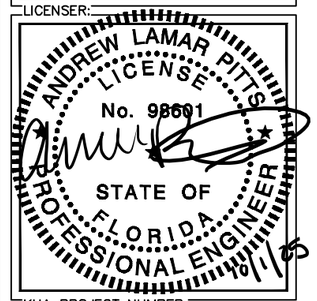
PLANS PREPARED BY:

Kimley»Horn
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 845-0665
WWW.KIMLEY-HORN.COM

REV: | DATE: | ISSUED FOR: | BY:

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4	09/29/25	ZONING	ALP
3	09/03/25	ZONING	ALP
2	07/21/25	ZONING	DRC
1	06/09/25	ZONING	ALP
0	05/11/25	ZONING	ALP

LICENSER:



KHA PROJECT NUMBER: 013509590

DRAWN BY: JAR | CHECKED BY: DMF

SHEET TITLE: SIGNAGE DETAILS

SHEET NUMBER: C4

P NUMBER: P24-131

k:\atl_wireless\000_verizon_Sites\macro new build\florida market new build sites\fpl savannah substation\Zoning\special exception plans\CAD\ZD\ECar-Colo.dwg ---- 09/29/25 12:51 PM by: Katie.Wojna

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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PORT ST. LUCIE
HEART OF THE TREASURE COAST

MEMORANDUM

TO: Sofia Trail, Planner I
Planning and Zoning Department

FROM: Jennifer Davis, CRA Director

SUBJECT: Florida Power & Light
Special Exception Use P24-131

DATE: August 20, 2025

The City of Port St. Lucie Community Redevelopment Agency (CRA) staff is in support of FPL adding a monopole (cell tower) as an ancillary structure to the existing FPL Savannah Substation site located along South US Highway One in Port St. Lucie. Please note that any additional proposed changes to the site would be reviewed separately.

Should you have any questions or need any additional information, please do not hesitate to reach out to me.

P24-131 FPL Savannah Substation - Cell Tower

TYPE	STATUS	BUILDING TYPE
SEUD	P&Z MEETING SCHEDULED	

ASSIGNED TO

Public Works Engineering; Bret Kaiser; James Graham; Debora Leal; Sofia Trail

ADDRESS

S US Highway 1

SECTION	BLOCK	LOT
	S35,Twp35S,Rng40E	

LEGAL DESCRIPTION

See survey included with the application

SITE LOCATION

US Highway 1 south of the Crosstown Parkway

PARCEL #

3435-133-0001-000-1

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
U		GU	

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

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Special exception approval to construct a 150' monopole communication tower of the 2.5 acre FP&L electric substation property. The communication tower will be an additional use to the electric substation, which will remain.

Primary Contact Email

jjohnston@shutts.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
James	Johnston

Business Name

Shutts & Bowen LLP

ADDRESS

300 S. Orange Avenue, Suite 1600

CITY	STATE	ZIP
Orlando	FL	32801

EMAIL	PHONE
jjohnston@shutts.com	4074233200

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
Florida Power & Light

ADDRESS
700 Universe Boulevard

CITY	STATE	ZIP
Juno Beach	FL	33408

EMAIL	PHONE
jjohnston@shutts.com	(407) 423-3200

FINAL PERMIT INSPECTION REQUIRED BY:

Savannah

AGENT AUTHORIZATION

Florida Power & Light Company, as the Owner of that certain real property in the City of Port St. Lucie, Florida located on South US Highway 1 and identified by Parcel ID# 3435-133-0001-000-1 (the "Property"), does hereby authorize James Johnston on behalf of Shutts & Bowen LLP to act as its agent for the purpose of applying to the City of Port St. Lucie for a special exception permit to allow the installation of a 155' monopole communication tower on the Property.

OWNER:

Florida Power & Light Company

By: Jgg Hall
Name: Gregg Hall
Its: FPL Sr. Mgr.
Date: 6/20/24

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of June, 2024 by Gregg Hall as Sr. Mgr. of Florida Power & Light Company, who is personally known to me or who has produced N/A as identification.

Notary Public State of Florida
Marjorie Fortin
My Commission HH 065069
Expires 11/18/2024

Marjorie Fortin
Notary Public, State of Florida
Print Name: Marjorie Fortin
Commission No.: HH 065069
My Commission Expires 11/18/2024

WARRANTY DEED (FROM CORPORATION) RANCO FORM A-3 (PHOTOSTAT) **613493**

13

1134

This Warranty Deed *Made and executed the* 30th *day of* June *A. D.* 1983 *by*

GENERAL DEVELOPMENT CORPORATION

a corporation existing under the laws of Delaware *, and having its principal place of business at* 1111 So.Bayshore Drive, Miami, Florida 33131 *hereinafter called the grantor, to*

FLORIDA POWER & LIGHT COMPANY, a Florida corporation

whose postoffice address is 9250 West Flagler Street, Miami, Florida 33131

hereinafter called the grantee:

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

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* St. Lucie *County, Florida, viz:* A tract or parcel of land lying in Section 35, Township 36 South, Range 40 East, St. Lucie County, Florida, and being more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

Grantor reserves to itself and to its successors and assigns, a non-exclusive easement for installation, maintenance and repair of underground public utilities, said easement to be ten (10) feet in width and located parallel to and contiguous with the northeasterly property line of the subject property, which is also the southwesterly right-of-way line of U.S. Highway No. 1.

Subject to taxes and assessments for the year 1983 and subsequent years, applicable zoning and building ordinances, and easements granted to Florida Power & Light Company, recorded in Deed Book 73, Page 17, Deed Book 73, Page 30, and Official Records Book 118, Page 332 of the Public Records of St. Lucie County, Florida.

Further subject to covenants and restrictions as set forth in Exhibit "B" attached hereto and made a part hereof by reference.

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

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

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances*

(CORPORATE SEAL)

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 above written.*

ATTEST: Wayne L. Allen Secretary

GENERAL DEVELOPMENT CORPORATION

Signed, sealed and delivered in the presence of:

By: Harold W. Fenno, Sr. Vice President

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Harold W.Fenno and Wayne L. Allen

Senior Vice

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of June A.D. 1983

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB 8 1984
BONDED THRU GENERAL INS. UNDERWRITERS

This Instrument prepared by: PETER L. BRETON, ESQ.
Address 1111 So. Bayshore Drive
Miami, Florida 33131

OR BOOK 404 PAGE 2398

1984

EXHIBIT "A"

A tract or parcel of land lying in Section 35, Township 36 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the point of intersection of the Northerly right of way line of Midport Road and the Southwesterly right of way line of U.S. Highway No. 1, said Point of Commencement being the Southeasterly corners of Tract "B", Block 228, according to the Plat of SOUTH PORT ST. LUCIE UNIT SIXTEEN as recorded in Plat Book 16, Page 43, Public Records of St. Lucie County, Florida; thence N 27°55'31" W, along said Southwesterly right of way line of U.S. Highway No. 1, a distance of 1260.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 27°55'31" W, along aforesaid Southwesterly right of way line, a distance of 275.00 feet; thence S 62°04'29" W, a distance of 400.00 feet; thence S 27°55'31" E, parallel to the aforesaid Southwesterly right of way line, a distance of 275.00 feet; thence N 62°04'29" E, a distance of 400.00 feet to the POINT OF BEGINNING.

Containing 2.52 acres more or less.

188646 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE 000.00

188647 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE 234.00

OR BOOK 404 PAGE 2399

EXHIBIT "A"

Grantee acknowledges that a Development Regional Impact Scheduling Agreement dated February 10, 1978 has been entered into between Grantor and the Florida Division of State Planning. A Master Plan has been filed and subsequently amended by Grantor pursuant to said Agreement and said Master Plan currently provides that the real property conveyed hereby has been designated as utility/commercial use.

The Grantee's development and improvement of this real property shall be in compliance with the Master Plan described above and on file with the Florida Division of State Planning as of the date of the recording of this Deed, or a revised Master Plan with which said Grantee is in agreement. Chapter 380, Florida Statutes, and Chapter 22-F, Florida Administrative Code, shall apply to this real property to the extent legally required by the provisions thereof, notwithstanding the existence of said Development of Regional Impact Scheduling Agreement, and said Grantee shall not be bound by any Development of Regional Impact filing commitments made by Grantor by virtue of said Agreement as distinguished from any legal responsibility imposed upon said Grantee by Chapter 380, Florida Statutes, and Chapter 22-F, Florida Administrative Code.

Further, the following restrictions shall remain in full force and effect for a period of twenty (20) years from the date of recordation of this Deed at which time the same shall automatically cease and terminate.

1. The parties acknowledge and agree that the premises shall be used by Grantee for the sole purpose of an electric sub-station and any modification or change in such use by Grantee will require the consent and approval of Grantor; provided however, in the event Grantee discontinues such use and sells or disposes of the subject property, such subsequent owner of the property, its successors and assigns, may use the property for any purpose allowed or authorized under the then current zoning laws and ordinance of the City of Port St. Lucie, Florida.

2. It is understood and agreed that at no time shall the Grantee be authorized or permitted to fill in the slough at the rear of the property, and the existing drainage shall not be interfered with unless alternate drainage is approved by the necessary and appropriate Governmental authorities, as well as Grantor; provided, however, Grantor shall not unreasonable withhold such approval, and provided further, such approval shall be deemed granted by Grantor if alternate drainage is ordered by any governmental authority or if Grantor does not disapprove any alternate drainage plan by written notice to Grantee within 30 days after such plan has been approved by the necessary and appropriate governmental authorities and Grantor has received a copy thereof for review.

613493

1983 JUN 30 PM 3:30

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT

OR BOOK 404 PAGE 2400

EXHIBIT "B"

FPL Savannah Substation – Cell Tower

Special Exception Use

Project No. P24-131

Planning and Zoning Board Meeting

Sofia Trail, Planner I

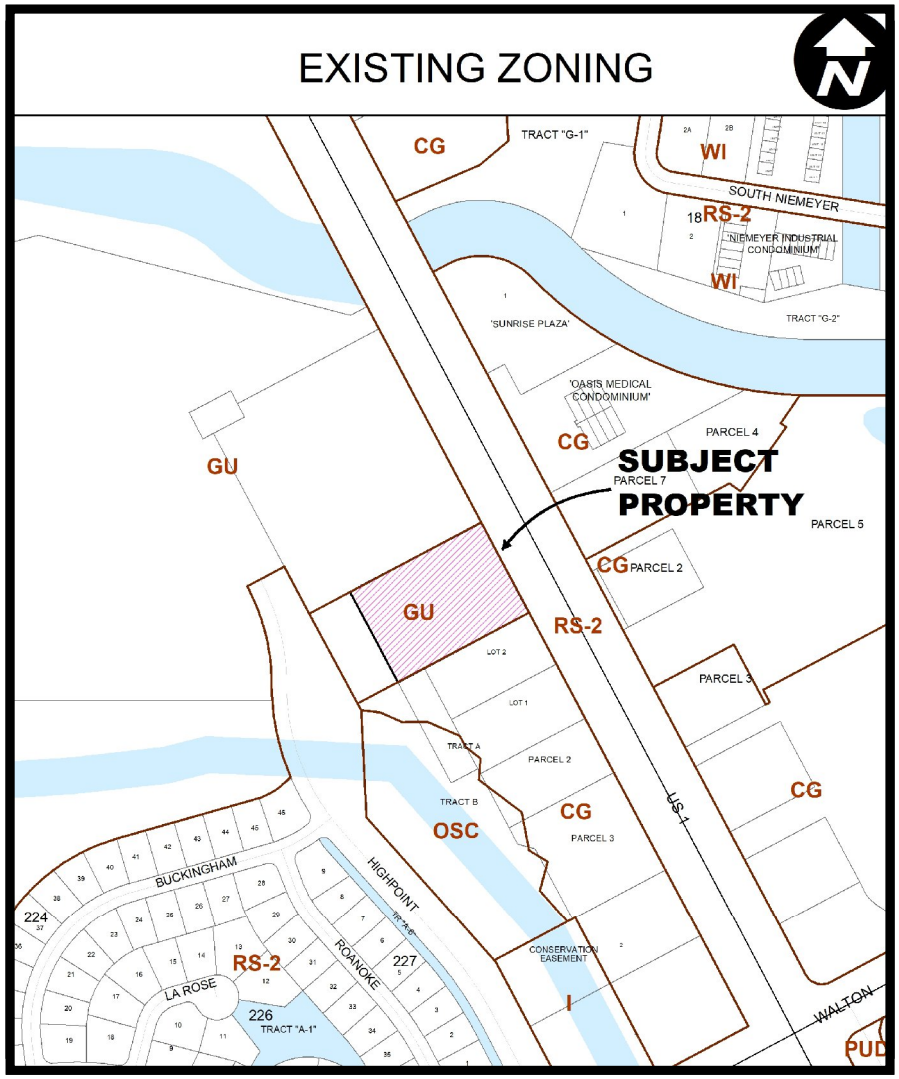
November 4, 2025

Request Summary

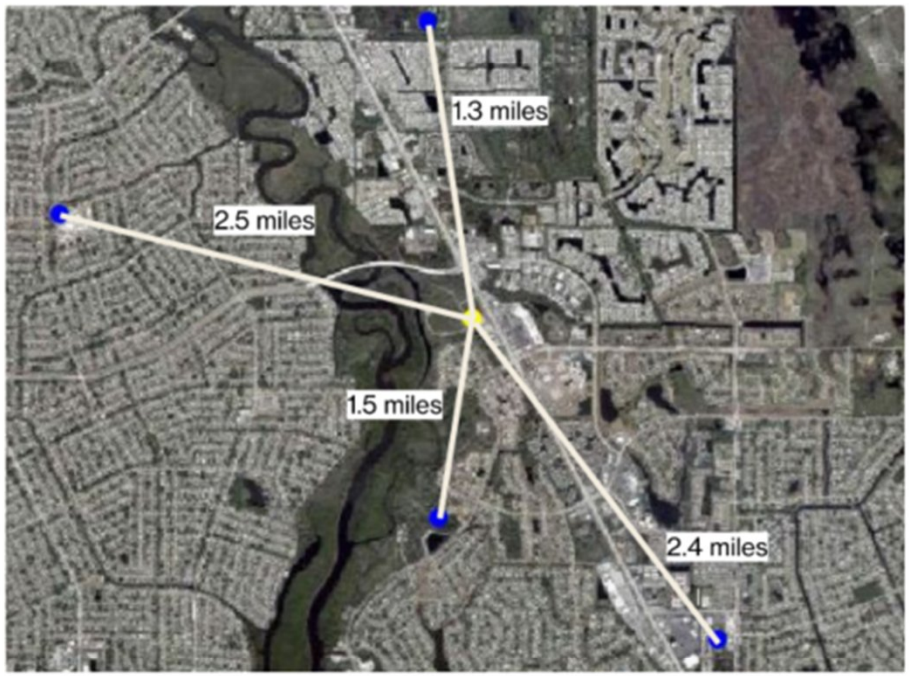
Owner:	Florida Power and Light Company (FPL)
Applicant:	James Johnston, Shutts & Bowen, LLP
Location:	North of SE Veterans Memorial Parkway and west of US Highway 1
Request:	Special Exception Use (SEU) to allow a 150-foot monopole wireless communication tower on a 2.52-acre developed parcel within the General Use (GU) zoning district.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North:	Savannas Preserve State Park	OSC	GU
South:	Dairy Queen	CG	CG
East:	Walgreens	CG	ROI/CG
West:	Vacant	CG	GU



Site Area Map



Existing Site

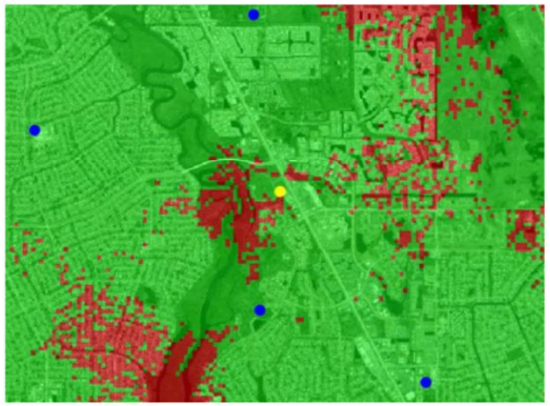
Proposed Site

verizon

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Site Coverage Map – Current (2100MHz)



verizon

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Site Coverage Map – with FPL Savannah Sub (2100MHz)



Unreliable Coverage
Reliable Coverage

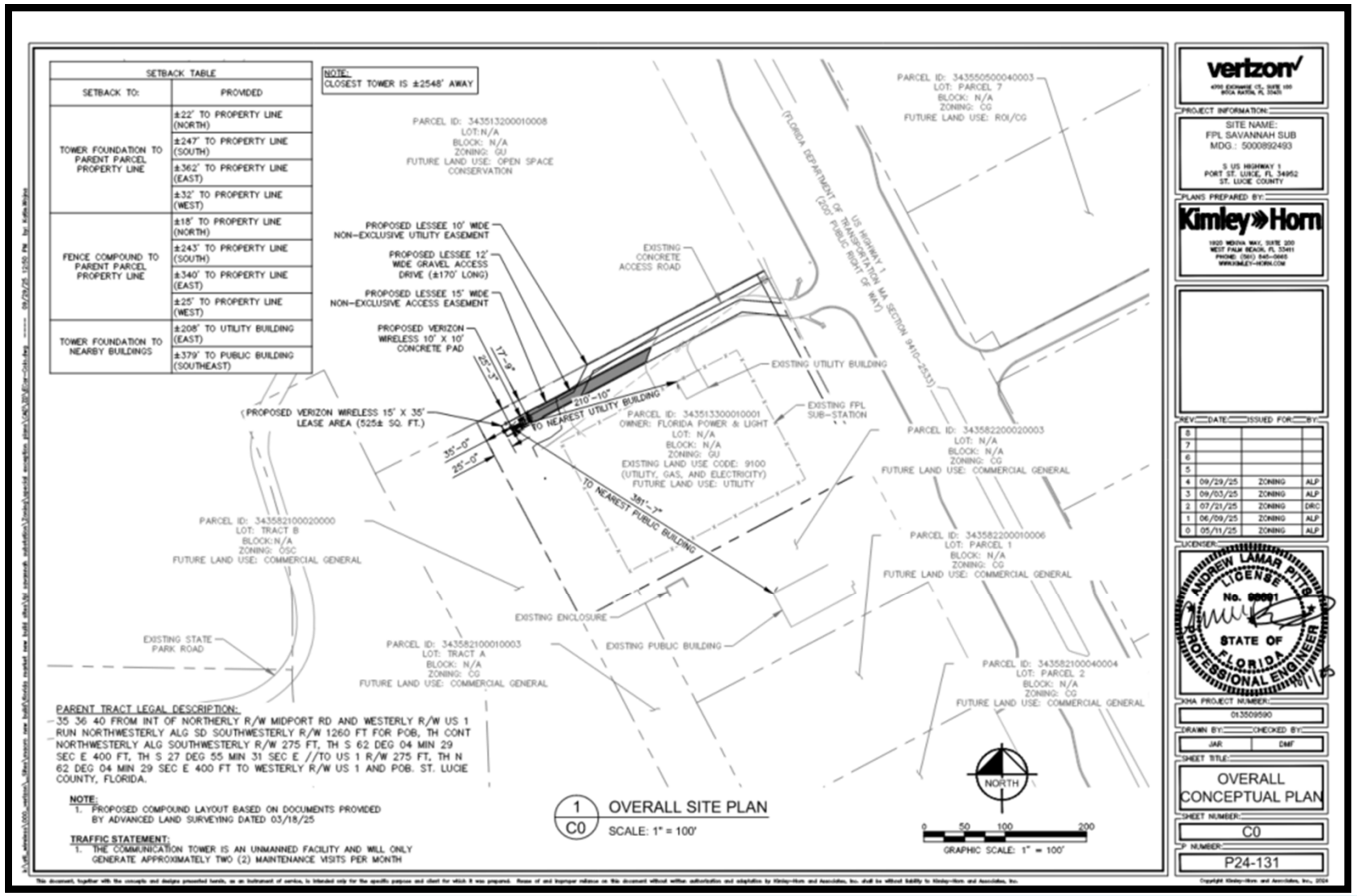
Existing Site
Proposed Site

verizon

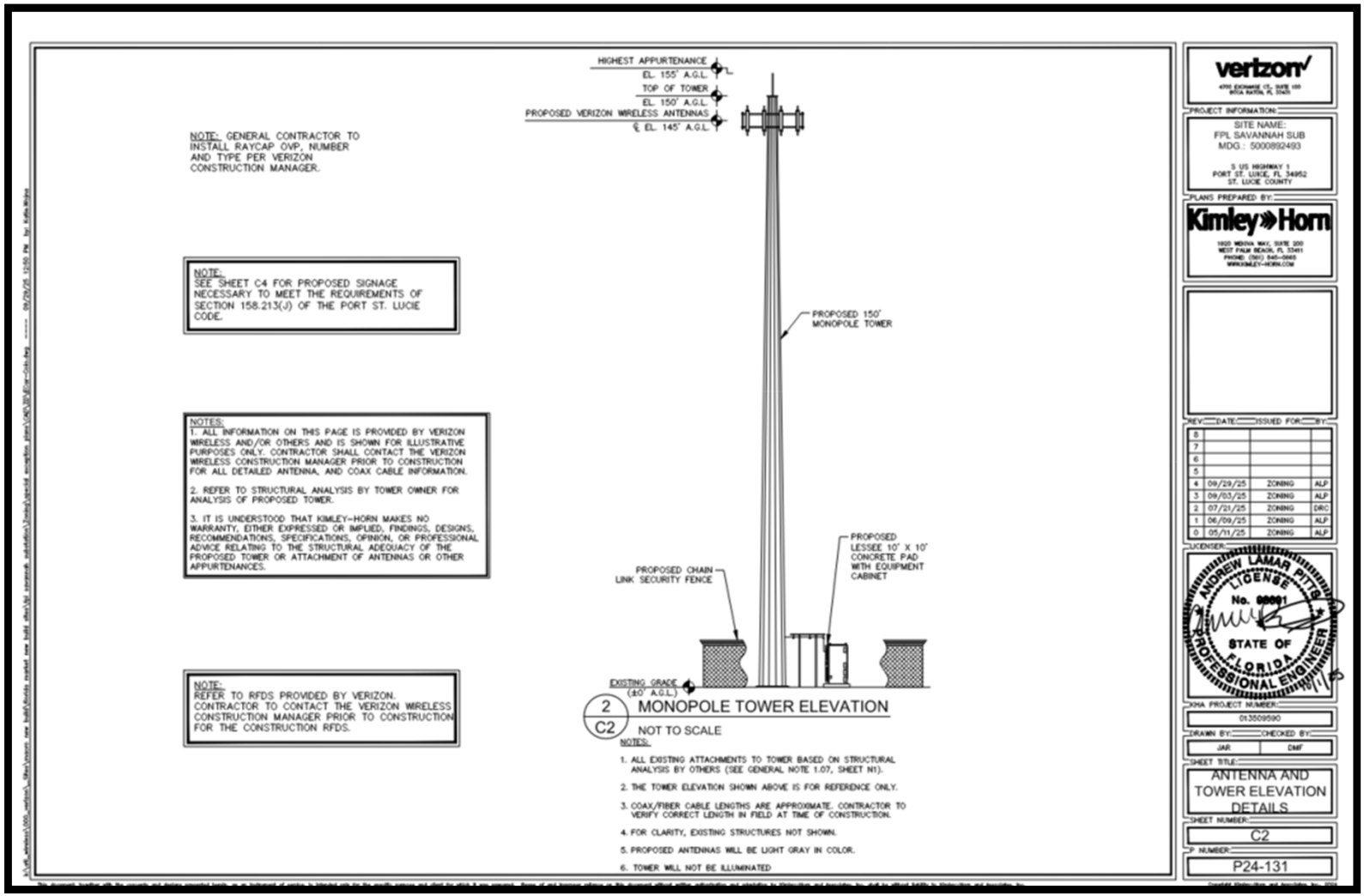
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

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PORT ST. LUCIE
HEART OF THE TREASURE COAST



PORT ST. LUCIE
HEART OF THE TREASURE COAST



PORT ST. LUCIE
HEART OF THE TREASURE COAST

EVALUATION OF SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Ingress/egress are proposed along US Highway 1.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	There is a paved parking area in front of the utility building on the site. Since the site will only have approximately one trip per month, this parking area is adequate for any maintenance vehicle.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	The site does not require services from the City of Port St. Lucie Utilities Department. The property is unmanned and will not require water or wastewater services.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Provided in accordance with City Code requirements
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All signage and lighting shall be required to conform to the City Code.
HEALTH, SAFETY, WELFARE, OR CONVENIENCE OF RESIDENTS AND WORKS IN THE CITY (§§ 158.260 (H) (I))	The proposed new tower is intended to improve communication services in this part of the City. The tower is expected to generate one vehicle trip per month for maintenance.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (J))	The proposed development is compatible with the surrounding uses.

CRITERIA – SECTION 158.213	FINDINGS
WIND LOAD (§ 158.213 (E))	Certification from a Florida-registered engineer was provided that states the tower would collapse within the specified fall radius depicted on the plan and that the tower can withstand winds of Category 3 hurricane intensity.
HEIGHT LIMITS (§ 158.213 (F))	The maximum height for a wireless communication tower in the GU zoning district is 300 feet. The proposed tower will have a maximum height of 150 feet.
CO-LOCATION (§ 158.213 (G))	The feasibility of co-location for service provision in this area is limited. Existing towers are situated at a considerable distance and would not provide reliable coverage due to the significant gap between them.
FENCING & LANDSCAPING (§ 158.213 (H) (I))	At least a 6-foot-high fence, with or without barbed wire, is required to be installed around the tower and accompanying equipment. An 8-foot-high chain-link fence with barbed wire and associated landscaping around the leased area is proposed on the conceptual site plan.
SITE PLAN REVIEW (§ 158.213 (L))	An application for a site plan amendment was submitted (P86-126-A1).
OBSELETE AND UNUSED TOWERS (§ 158.213 (M))	A removal bond or irrevocable letter of credit in the amount of $15,000.00 will be required prior to obtaining final site development permits.
SEPERATION (§158.213 (N))	A map was provided that shows the nearest tower is approximately 1.3 miles away from the proposed location.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council with the following conditions of approval.
  1. In accordance with Section 158.213 of the Code of Ordinances, interference with the use of radio, television, or telephone broadcasting and reception, as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be considered a public nuisance, and the city may order abatement of the same including but not limited to, requiring removal of the tower.
  2. Any obsolete or unused tower shall be removed after twelve (12) months of non-use. A removal bond or irrevocable letter of credit equal to Fifteen thousand dollars ($15,000.00) shall be required prior to obtaining final site development permits.

- Make a motion to amend the recommendation and recommend approval

- Make a motion to recommend denial

- Make a motion to table

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Agenda Summary

2025-1018

Agenda Date: 11/4/2025 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-099 Cashmere Townhomes PUD - Amendment No. 1 - Planned Unit Development (PUD) Amendment

Location: The property is located at the southeast corner of Cashmere Boulevard and Old Inlet Drive.
Legal description: A portion of St. Lucie West Plat No. 178 (PB 49, PG 3)
This is a request to amend the Cashmere Townhomes Planned Unit Development (PUD) to revise the PUD concept plan, permitted uses, maximum building height, and setback and parking requirements.

Submitted By: Daniel Robinson, Planner III

Executive Summary: The City of Port St. Lucie has received a request from Cotleur & Hearing, acting as the agent for PSL Land Investments, LLC, owner, to amend the Planned Unit Development (PUD) zoning regulation document and concept plan for Cashmere Townhomes.
The proposed amendment includes the following:

1) Adding model home and temporary sales center as permitted uses;
2) Changing the maximum building height from 30 feet to 35 feet;
3) Changing the side yard setback for lots facing a street from 20 to 10 feet, with the exception of Lot 72, which will have a side yard setback of 9 feet.
4) Changing the rear yard setback from 15 to 10 feet;
5) Exempting the pool cabana from parking requirements; and
6) Updating the concept plan (Exhibit 9) to show the proposed layout of the buildings and the proposed recreation areas.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed 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 not recommend approval and provide an explanation.

Background: The Site Plan Review Committee recommended approval of the proposed PUD amendment and concept plan at their July 9, 2025, Site Plan Review Committee meeting. The Cashmere Townhomes PUD was originally approved by City Council on November 28, 2022, per Ordinance 22-73.

Issues/Analysis: The proposed PUD is attached as Exhibit "A" of the staff report. The changes are included in the PUD document and are shown as ~~strike through~~ and underlined. This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

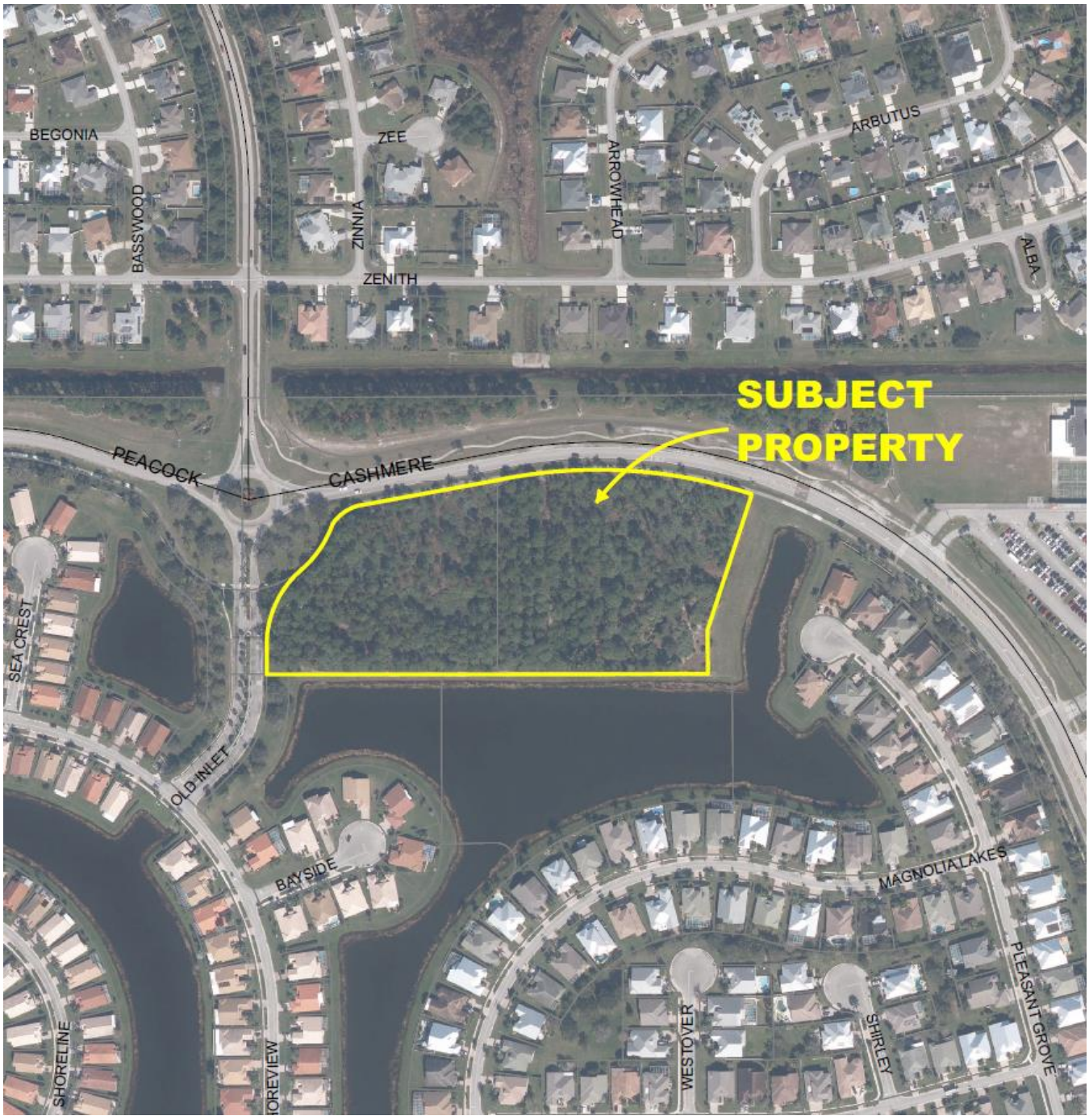
Special Consideration: N/A

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

Attachments:

- Staff report
- Exhibit A - PUD Document
- Application
- Staff presentation

Cashmere Townhomes
Planned Unit Development Amendment No. 1
P25-099



Project Location Map

SUMMARY

Applicant's Request:	An application for the 1st Amendment to the Cashmere Townhomes Planned Unit Development (PUD) to revise development regulations.
Agent(s):	Cotleur & Hearing
Applicant/ Property Owner:	HD Canopy Walk, LLC.
Location:	Southeast corner of Cashmere Boulevard and Old Inlet Drive.
Project Planner:	Daniel Robinson, Planner III

Project Description

The City of Port St. Lucie has received a request from Cotleur & Hearing, acting as the agent for PSL Land Investments, LLC, owner, to amend the Planned Unit Development (PUD) zoning regulation document and concept plan for Cashmere Townhomes. The proposed application includes the following:

1) Adding model home and temporary sales center as permitted uses;
2) Changing the maximum building height from 30 feet to 35 feet;
3) Changing the side yard setback for lots facing a street from 20 to 10 feet, with the exception of Lot 72, which will have a side yard setback of 9 feet.
4) Changing the rear yard setback from 15 to 10 feet;
5) Exempting the pool cabana from parking requirements; and
6) Updating the concept plan (Exhibit 9) to show the proposed layout of the buildings and the proposed recreation areas.

A list of the proposed changes are included in the attached PUD document (Exhibit "A") and the changes are shown as ~~strike through~~ and underlined.

Project Background

The Cashmere Townhomes PUD was first approved in 2022 (P21-024) per Ordinance 22-73. The Future land use for the project is RM (Medium Density Residential). The PUD includes 72 townhome lots and private roadways.

Related Projects

P25-065 Canopy Walk Plat (under review)
P25-066 Canopy Walk Townhomes Site Plan (under review)

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on July 9, 2025.

Public Notice Requirements

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

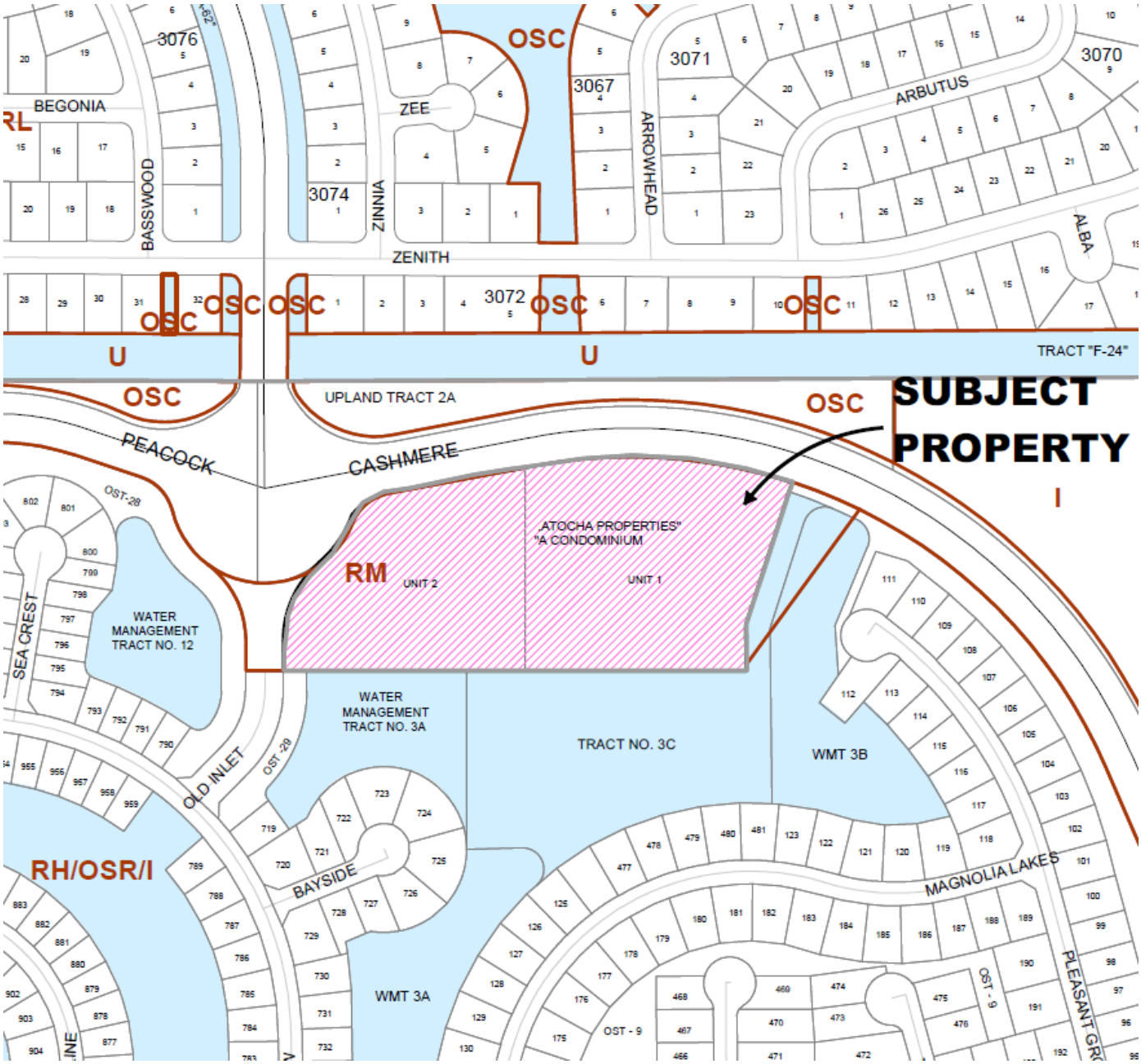
Location and Site Information

Property Size:	9.09 acres
Legal Description:	A parcel of land being a portion of St. Lucie West Plat No. 178
Future Land Use:	Medium Density Residential (RM)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant

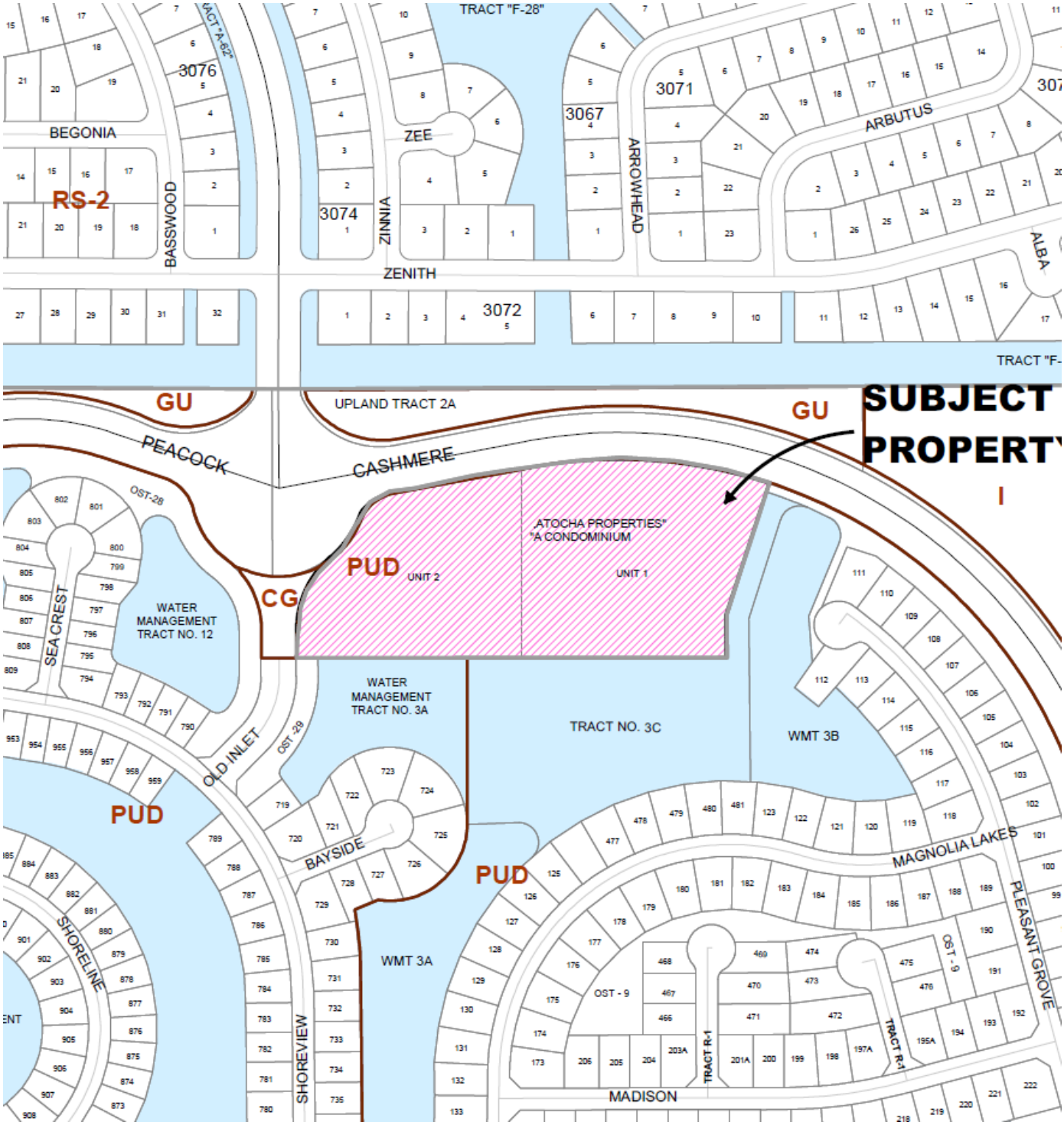
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

RL- Low Density Residential, RS-2- Single Family Residential, RH/OSR/I- High Density Residential/Open Space Recreation/Institutional, PUD- Planned Unit Development.



Future Land Use


TRACT "F-28"
3076
BEGONIA
RS-2
BASSWOOD
3074
ZINNIA
ZEE
3067
ARROWHEAD
3071
ARBUTUS
ZENITH
3072
ALBA
TRACT "F-
GU
UPLAND TRACT 2A
GU
SUBJECT
PROPERTY
I
PEACOCK
CASHMERE
OST-28
ATOCHA PROPERTIES
A CONDOMINIUM
PUD
UNIT 2
UNIT 1
CG
WATER
MANAGEMENT
TRACT NO. 12
SEA CREST
WATER
MANAGEMENT
TRACT NO. 3A
TRACT NO. 3C
WMT 3B
OLD INLET
OST-29
PUD
BAYSIDE
PUD
MAGNOLIA LAKES
PLEASANT GROVE
SHORELINE
SHOREVIEW
WMT 3A
OST - 9
TRACT R-1
MADISON

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RM (Medium Density Residential) allows a maximum density of 11 dwelling units per acre. The projected density for Cashmere Townhomes is 7.92 dwelling units per acre on 9.09 acres with a maximum of 72 dwelling units. The number of dwelling units is not proposed to change with this PUD amendment.

The proposed change to add the model home and temporary sales center within the proposed cabana building is to provide these temporary on-site uses during the sales period of the townhomes.

The proposed increase to the building height from the existing 30 feet to a maximum of 35 feet is consistent with the residential zoning districts in the City Code.

The proposed changes to the setbacks are to provide the ability for a different layout and new design of the townhome buildings. Lot 72 is proposed to have a different side setback of 9 feet instead of 10 feet due to the shape of the lot.

The concept plan proposal includes updated layout and typical of the buildings and to show the addition of a cabana building and pool area.

Traffic Analysis

This application and Traffic Statement prepared by Kimley-Horn and Associates, Inc. dated April 8, 2022, was reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. The property is located within the St. Lucie West Development of Regional Impact and the transportation improvements required by the DRI development order have been completed. The proposed amendment will not change the number of traffic trips generated by the project.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD document and concept plan at the July 9, 2025, 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.

CASHMERE TOWNHOMES

PLANNED UNIT DEVELOPMENT APPLICATION

AMENDMENT NO. 1

CITY OF PORT ST. LUCIE (PROJECT # ~~P21-024)~~ P25-099)

Revised ~~July 18, 2022~~ October 28, 2025

On behalf of:

~~**FAR 2, LLC**~~
~~**201 EAST OLAS BLVD**~~
~~**SUITE 1900**~~
~~**FORT LAUDERDALE, FL 33301**~~

HD CANOPY WALK, LLC
4755 TECHNOLOGY WAY
BOCA RATON, FL 33431



LIST OF AMENDMENTS

The following changes to the previously approved Cashmere Townhomes PUD (City of Port St. Lucie Project No. P21-024) are proposed in Amendment No. 1 (P25-099):

- The ownership documentation was updated to reflect the correct owner. Please see updated Exhibit 1, Agent Consent Letter, Exhibit 3, Exhibit 7 and Exhibit 8.
- Model Home and Temporary Sales Center within the Proposed Cabana Building were added to the list of Permitted Uses. Please see Exhibit 6, Item 2.
- The maximum Building Height was updated to 35 feet. Please see Exhibit 6, Item 4.
- The minimum Rear Building Setback was updated to 10 feet for the building and 3 feet for Accessory Uses. Screen enclosures was removed. Please see Exhibit 6, Item 4.
- The minimum Side Setback was updated to allow for a 9 foot setback on Lot 72, and 10 foot for all other lots. Please see Exhibit 6, Item 4.
- The Parking section was updated to state the Cabana is exempt from parking requirements as it functions as a private recreational facility and is adequately served by pedestrian access within the development it is intended to support. See Exhibit 6, Item 5.
- The PUD Conceptual Master Plan in Exhibit 9 was updated to be consistent with the development standards outlined in the PUD Amendment No. 1 and Section 158.218 (D)
- The Typical Lot/Setback Detail in Exhibit 9 was updated to be consistent with the development standards outlined in the PUD Amendment No. 1

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LIST OF EXHIBITS

EXHIBIT 1	Application for P.U.D. ~~Concept Plan Approval~~ Amendment No. 1
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
EXHIBIT 8	Binding P.U.D. Agreement
EXHIBIT 9	P.U.D. Conceptual Master Plan

PROJECT PROFESSIONALS

DEVELOPER/PROPERTY OWNER:	~~FAR 2, LLC~~ ~~201 East Las Olas Blvd, Suite 1900~~ ~~Fort Lauderdale, Fl 33301~~ ~~Contact: Blaz Kovacic, P.E.~~ ~~(954) 940-4944~~ HD CANOPY WALK, LLC 4755 Technology Way, Suite 210 Boca Raton, Florida 33431 Contact: David Schack (561)869-1800
AGENT/DEVELOPMENT CONSULTANT:	~~MANAGED LAND ENTITLEMENTS~~ ~~3710 Buckeye Street, Suite 100~~ ~~Palm Beach Gardens, Florida 33410~~ ~~Contact: Michael Sanchez, AICP~~ ~~(561) 568-8045~~ ~~michael@mylandentitlements.com~~ COTLEUR & HEARING 1934 Commerce Lane, Suite 1 Jupiter, Florida 33458 Contact: Leah Heinzelmann (561)406-1007 Lheinzelmann@cotleur-hearing.com / Clane@cotleur-hearing.com
SURVEYOR:	~~ENGINEERING DESIGN & CONSTRUCTION, INC.~~ ~~10250 SW Village Parkway, Suite 201~~ ~~Port St. Lucie, FL 34987~~ ~~Contact: Mike Owen~~ ~~(772) 462-2455~~ GEOPOINT SURVEYING, INC. 4152 W Blue Heron Blvd Riviera Beach, Florida 33404 (561) 444-2720

INTRODUCTION

~~FAR 2, LLC~~ HD Canopy Walk, LLC (the "Applicant") is respectfully requesting approval from the City of Port St. Lucie (the "City") of a Planned Unit Development (the "PUD") application to allow for the development of a 72-unit townhome project (the "Project") on a 9.09-acre property located at the southeast corner of the intersection of NW Cashmere Boulevard and Old Inlet Drive (the "Property").

Concurrently with ~~this~~ the PUD Rezoning application, the Applicant ~~has~~ submitted applications to the City of a Future Land Use Map Amendment and an amendment to the St. Lucie West Development of Regional Impact (the "DRI") to change the land use designation of the Property from Commercial General (CG) to Medium Density Residential (RM) in support of the PUD application. The application was approved by Ordinance 22-59 on November 14th, 2022.

The Project comprises a residential density of 7.92 dwelling units/acre which under the maximum density permitted in the RM land use designation of 11 dwelling units/acre established in Policy 1.1.4.10 of the City's Comprehensive Plan.

The subject PUD Application is being presented to the City in accordance with the PUD Zoning District Standards and Application requirements contained in the City's Zoning Code.

PROPERTY BACKGROUND

The Property is located within the DRI which consists of approximately 4,614 acres on the north and south sides of St. Lucie West Boulevard on the east side of Interstate 95. The DRI was originally approved by the City in April of 1989 by way of Resolution 89-R18. The DRI approval has been amended several times since the original approval.

The Property is vacant and has never been developed. In February of 2007, the City approved a site plan consisting of a mixed-use commercial project comprising approximately 70,806 square feet of office space and 37,116 square feet of retail space (107,922 total square feet of commercial space) in five (5) buildings ranging from two (2) to three (3) buildings. Said approval was amended in August of 2007 to address phasing, buffering and conditions. The approved commercial project was never constructed.

The PUD Rezoning application was approved by Ordinance 22-73 on November 28, 2022.

EXHIBIT 1

PUD APPLICATION

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
(772) 871-5212

FOR OFFICE USE ONLY

Planning Dept. _____
Date Received _____
Fee & Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership i.e., two copies of deed or contract for purchase. Please type or print clearly in **BLACK** ink.

PROPERTY OWNER:

Name: FAR 2, LLC
Address: 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, Florida 33301
Telephone No.: (954) 940-4944

AGENT OF OWNER (if any):
Name: Michael Sanchez/Managed Land Entitlements
Address: 3710 Buckeye Street, Suite 100, Palm Beach Gardens, Florida 33410
Telephone No.: (561) 568-8045; michael@mylandentitlements.com

PROPERTY INFORMATION
Legal Description: See attached legal description.
Parcel I.D. No.: 3419-576-0001-000-2 & 3419-576-0002-000-9

Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

Signatu of Owner

NOTE Signature on this applicat on acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facilities 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

Procedure
Section158.175(B)

PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: Clane@cotleur-hearing.com

PROPERTY OWNER: HD Canopy Walk, LLC

Name: David Schack

Address: 4755 Technology Way, Suite 210 Boca Raton, Florida 33431

Telephone No. 561-869-1800 Email Dschack@homedynamics.com

AGENT OF OWNER (if any)

Name: Cotleur & Hearing: Leah Heinzelmann

Address: 1934 Commerce Lane, Suite 1 Jupiter, Florida 33458

Telephone No. 561-406-1007 Email Lheinzelmann@cotleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please see attached Legal Description.
(Include Plat Book and Page)

Parcel I.D. Number: 3419-576-0001-000-2 and 3419-576-0002-000-9

Current Zoning: PUD Proposed Zoning: N/A

Future Land Use Designation: RM Acreage of Property: 9.09-acre

Reason for amendment request: Please see attached cover letter.

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.

3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

Cristina Lane — Signature of Owner
Clane@cotleur-hearing.com — Hand Print Name
6/4/2025 — 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.

Revised 02/26/20

AGENT CONSENT LETTER

PROJECT NAME: CASHMERE TOWNHOMES

PARCEL ID: 3419-576-0001-000-2 & 3419-576-0002-000-9

BEFORE ME THIS 14th DAY OF February, 2022, PERSONALLY APPEARED Andrew Meran MANAGER OF FAR 2, LLC ("OWNER") OWNER OF THE ABOVE-REFERENCED PROPERTY, WHO BEING DULY SWORN, DEPOSES AND AFFIRMS THE FOLLOWING:

I hereby give CONSENT to MANAGED LAND ENTITLEMENTS, LLC, to act on the Owner's behalf to submit or have submitted applications and all required materials and documents and to attend and represent the Owner at all meetings and public hearings pertaining to 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 a Planned Unit Development.

FAR 2, LLC

By: _____

Printed Name: Andrew Meran, VP

Manager

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 14th day of February 2022 by Andrew Meran (name of person acknowledging). He/~~she~~ is ~~personally~~ known to me or has produced (type of identification) _____ as identification and (did) ~~did not~~ take an oath (circle correct response).

Marcy McBride
(Name - type, stamp or print clearly)

_____
(Signature)

My Commission Expires on: 2-27-23

NOTARY'S SEAL OR STAMP

Notary Public State of Florida
Marcy McBride
My Commission GG 306778
Expires 02/27/2023

June 4, 2025

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

RE: Canopy Walk Townhomes Letter of Authorization

To Whom it may Concern:

Please be advised that HD Canopy Walk, LLC is the owner of the parcels 3419-576-0001-000-2 and 3419-576-0002-000-9 located at the southeast corner of the intersection of NW Cashmere Blvd. and Old Inlet Drive in Port St. Lucie, Florida. The undersigned Authorized Person hereby gives consent to Cotleur & Hearing to act on the owners behalf to submit applications and all required materials and documents and to attend and represent the Owner at all meetings and public hearings pertaining to all City and County permits for completion of the project indicated above.

For:

Authorized Person

6/9/25
Date

DAVID SCHACK
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 9 day of June, 2025, by DAVID SCHACK. He or she is personally known to me or has provided _____ as identification.

Notary Public Signature

LARISSA RUTSCH
Printed Name

State of Florida at-large

LARISSA RUTSCH
MY COMMISSION # HH 447496
EXPIRES: January 24, 2028

EXHIBIT 2

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is attached as Exhibit 3.
2. The Cashmere Boulevard Residential Development project is a proposed townhome development.
3. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. General site information is provided in Exhibit 5. The proposed development uses, maximum building heights, minimum setbacks and other development regulations are provided in Exhibit 6.
4. The Conceptual PUD Plan for the Project is attached as Exhibit 9 of this submittal package.
5. The proposed request for the change in zoning from General Commercial (CG) to Planned Unit Development (PUD) will be a reduction in overall intensity and will have a de minimis impact on public facilities as demonstrated in the Project Narrative/Justification Statement provided with this submittal.

EXHIBIT 3

January 25, 2022

Ms. Teresa Lamar-Samo
Interim Director of Planning and Zoning
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Re: CASHMERE BOULEVARD RESIDENTIAL DEVELOPMENT
PUD REZONING APPLICATION

Dear Ms. Lamar/Samo:

This letter is submitted as confirmation of United Control for the properties that comprise the above-referenced project (the "Properties") in compliance with the City of Port St. Lucie Zoning and Land Development Regulations. FAR 2, LLC is the owner of record of the Properties pursuant to the Amendment to Deed recorded in Official Record Book 4094, Page 2217 of the Official Records of St. Lucie County, Florida, a copy of which is attached to this application.

Should you have any questions or require additional information, please do not hesitate to contact me at (561) 568-8045.

Best regards,

FAR 2, LLC

By:

Michael Sanchez
Authorized Agent

EXHIBIT 3

June 4, 2025

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

RE: Canopy Walk Townhomes

To Whom it may Concern:

This letter is submitted as confirmation of Unified Control for the properties that comprise the above-referenced project (the "Properties") in compliance with the City of Port St. Lucie Zoning and Land Development Regulation. HD Canopy Walk, LLC is the owner of record of the properties pursuant to the Amendment to deed recorded in Official Record Book 5205, Page 161 of the Official Records of St. Lucie County, Florida, a copy of which is attached to this application.

Should you have any questions or require additional information, please don't hesitate to contact me at (561) 869-1800.

Sincerely,

HD Canopy Walk, LLC

By:

David Schack

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of the Cashmere Boulevard Residential Planned Unit Development (the "PUD") is 9.09 acres, exceeding the 2.0-acre minimum for the establishment of a PUD within the City.
2. The PUD is located at the southwest corner of the intersection of Cashmere Boulevard and Old Inlet Drive within the City. One (1) access point is proposed for the development along Cashmere Boulevard.
3. The PUD will have stormwater management provided by a master stormwater management system operated by the St. Lucie West Services District. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-00573-S-197 issued on January 10, 2008 for the previously approved project on the Property.
4. The PUD will be supplied with water and wastewater Services by the St. Lucie West Services District and will abide by and comply with all applicable ordinances, policies, specifications and regulatory agencies governing such service. Furthermore, the PUD will accept reclaimed water for irrigation from St. Lucie West Services District.
5. The physical characteristics of the Property comprise primarily of native upland habitat. In order to provide for a viable project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City's Zoning and Land Development Regulations.
6. The PUD application is consistent with the City's Comprehensive Land Use Plan.

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE

9.09 acres

II. WETLANDS IMPACTS

There are no wetlands present on the Property.

III. NATIVE HABITAT

The physical characteristics of the Property comprise primarily of native upland habitat. In order to provide for a feasible project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City's Zoning and Land Development Regulations.

IV. PROPOSED USE

72 townhome units

EXHIBIT 6

PROPOSED DEVELOPMENT STANDARDS

1. PURPOSE

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

2. PERMITTED USES

a. Townhome dwellings
b. Community recreation facilities such as pools, clubhouse, gazebos, playgrounds, dog park, passive recreation, pickleball courts, etc. so long as such uses are solely for the use of the residents of the Cashmere Townhomes community.
c. Accessory Uses. As set forth in Section 158.217 of the City's Zoning Code.
d. Temporary Sales Center within the Proposed Cabana Building
e. Model Home

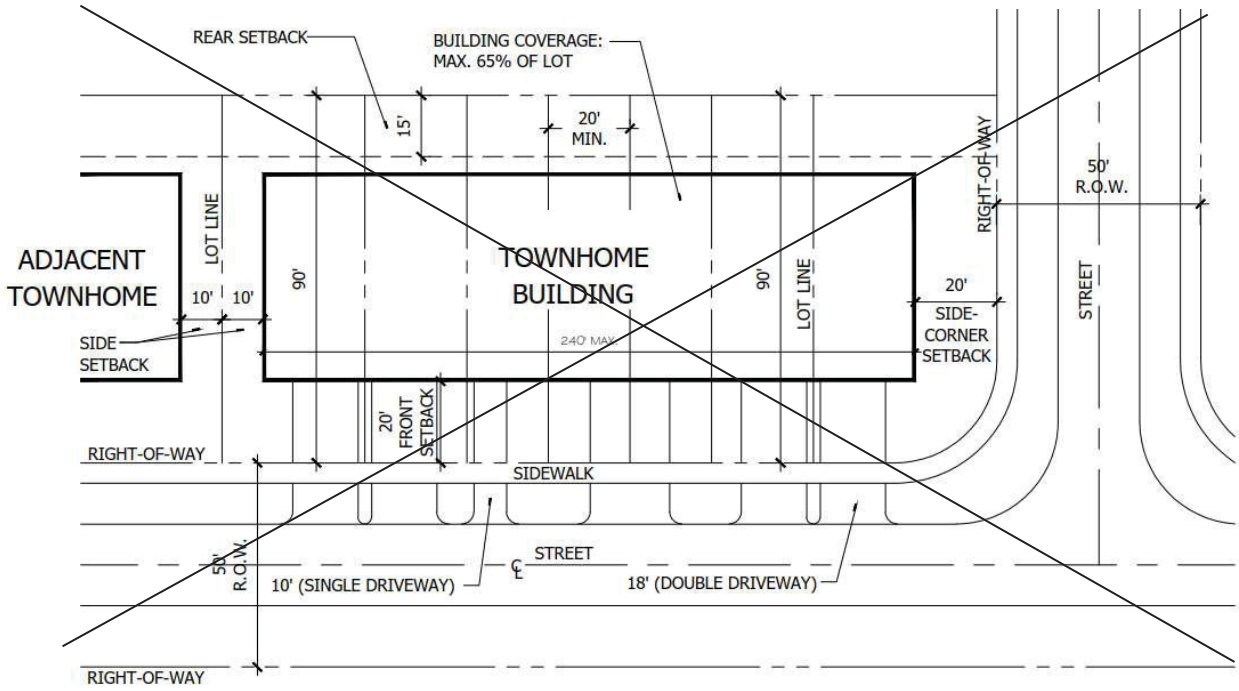
3. DENSITY

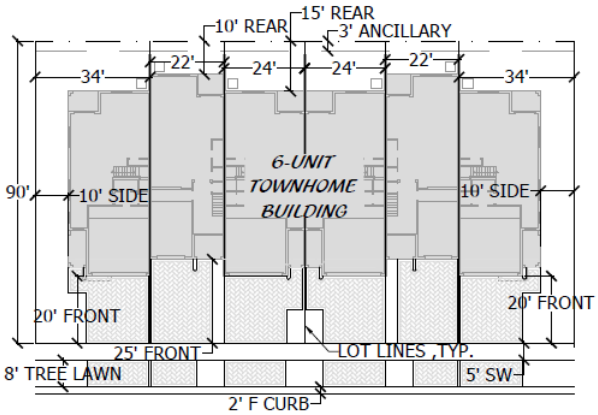
Maximum Density: 11 DU/AC (per Comprehensive Plan Policy 1.1.4.10)

4. DEVELOPMENT STANDARDS

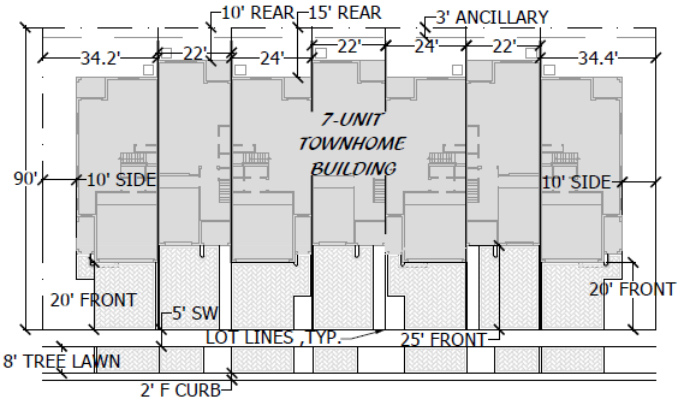
a. Minimum Townhome Lot Area: 1,800 SF
b. Minimum Townhome Lot Width: 20 feet
c. Minimum Open Space (over entire project): 50%
    i. Sidewalks and passive recreational areas may count towards the open space requirement.
d. Minimum Recreation Area per Unit: 500 SF
e. Maximum Building Height: Two (2) stories and ~~30~~ 35 feet (as measured per the City's Land Development Regulations)
f. Minimum Building Setbacks
    i. Front: 20 feet
    ii. Rear: ~~15~~ 10 feet (3 feet for ~~screen enclosures~~ accessory uses)
    iii. Side ~~(end unit not facing street)~~:10 feet (Lot 72 – 9 feet)
    ~~iv. Side facing street: 20 feet~~
g. Maximum Building Coverage/Lot: 50%
h. Minimum Building Separation: 20 feet
i. Maximum Building Length: 240 feet
j. Maximum Units per Building: Eight (8) units
k. Minimum Driveway width: 18 feet
l. Minimum Living Area (excluding garage area)
    i. Two (2) bedroom homes: 1,200 SF
    ii. Three (3) bedroom homes: 1,350 SF

TYPICAL LOT/SETBACK DETAIL

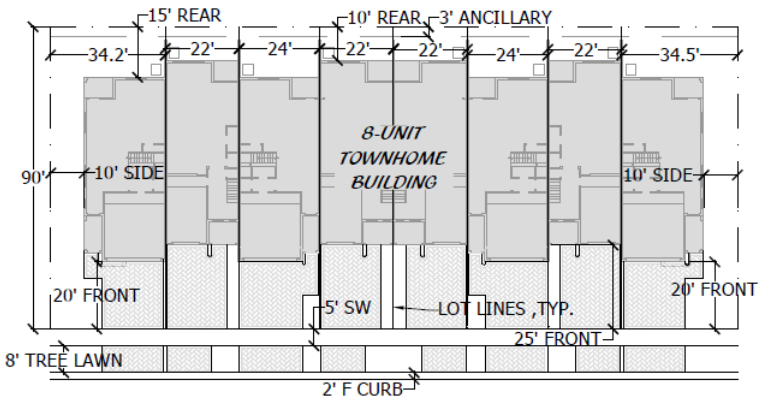




6-UNIT TOWNHOME BUILDING



7-UNIT TOWNHOME BUILDING



8-UNIT TOWNHOME BUILDING

5. PARKING

a. Minimum Parking: Two (2) exterior spaces per home provided within townhome lot.
b. Guest Parking (additional): One space per five (5) units
c. Cabana Parking: The Cabana is exempt from parking requirements as it functions as a private recreational facility and is adequately served by pedestrian access within the development it is intended to support.

6. LANDSCAPING

a. Landscaping shall comply with Chapter 154 of the City's Land Usage Code including the townhouse lot landscape standards contained in Section 154.03.
b. Street trees shall be provided along the internal rights-of-way where possible. Where street trees cannot be accommodated, they shall be relocated elsewhere on site.
c. A perimeter fence is required along the south and east property lines in lieu of an opaque wall provided that landscaping is provided on the outside of the fence that provides sufficient screening to preserve the views from the residential properties on the south and east sides of the stormwater lake. The perimeter fence shall be a decorative aluminum fence.

7. MAINTENANCE OF COMMON AREAS AND AMENITIES

Common areas and amenities shall be properly maintained by the Property Owners' Association of the townhome development and kept in clean, working, orderly and aesthetically pleasing condition.

8. STORMWATER SYSTEMS

The PUD will be provided stormwater attenuation through the St. Lucie West Services District Master System. The St. Lucie West Service District owns and maintains the master stormwater system to serve the site.

9. SITE/EXTERIOR LIGHTING

Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

10. MISCELLANEOUS

a. Ground-mounted air conditioning units shall be located away from the public right-of-way whenever possible and shall be screened with landscaping.
b. Sidewalk interconnectivity shall be provided to community amenity areas by sidewalks and crosswalks with a minimum width of five (5) feet.

11. ROADWAYS/DRIVEWAYS

The PUD will request a full access driveway to Cashmere Boulevard which is owned and maintained by the City of Port St. Lucie.

12. ARCHITECTURAL DESIGN GUIDELINES

a. The Cashmere Townhomes project shall comply with the Citywide Design Standards.

(This page was intentionally left blank.)

EXHIBIT 7

LEGAL DESCRIPTION

A parcel of land being a portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being all of said St. Lucie West Plat No. 178, less all of the right-of-way of old Inlet Drive as shown on said St. Lucie West Plat No. 178

ALSO KNOWN AS:
A portion of the plat of ST. LUCIE WEST PLAT NO. 178, according to the plat thereof, as recorded in Plat Book 49, Pages 3 and 4, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Beginning at the Northeast Corner of the plat of THE CASCADES AT ST. LUCIE WEST - PHASE FIVE, ST. LUCIE WEST PLAT NO. 157, according to the plat thereof, as recorded in Plat Book 41, Pages 37, 37A-37L of the Public Records of St. Lucie County, Florida, said point being further described as being the Northwest Corner of MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161, according to the plat thereof, as recorded in Plat Book 42, Pages 12, 12A and 12B, of the Public Records of St. Lucie County, Florida, thence North 90°00'00" West, along the North Line of said THE CASCADES AT ST. LUCIE WEST- PHASE FIVE, ST. LUCIE WEST PLAT NO. 157 and along the South Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 386.88 feet to a point on the East Right-of-Way Line of Old Inlet Drive, as shown on said plat of ST. LUCIE WEST PLAT NO. 178; thence North 00°06'25" West, along said East Right-of-Way line, a distance of 64.68 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, along said Right-of-Way Line, having a radius of 200.00 feet, through a central angle of 53°07'48", an arc distance of 185.46 feet to the Point of Reverse Curvature to circular curve to the left, said point being further described as being on the Southerly Right-of-Way Line of N.W. Cashmere Boulevard, as shown on said plat of ST. LUCIE WEST PLAT NO. 178; thence Easterly and Northerly, along the arc of said curve, along said Southerly Right-of-Way Line, having a radius of 200.00 feet, through a central angle of 31°33'46", an arc distance of 110.18 feet to the Point of Reverse Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, along the said Southerly Right-of-Way Line, having a radius of 100.00 feet, through a central angle of 57°46'09", an arc distance of 100.83 to the Point of Tangency; thence North 79°13'43" East, along said Southerly Right-of-Way Line, a distance of 316.45 feet to the Point of Curvature of a circular curve to the right; thence Northerly, Easterly and then Southerly, along the arc of said curve, along said South Right-of-Way Line, having a radius of 1090.00 feet, through a central angle of 28°51'53", an arc distance of 549.12 to the Northeast corner of said plat of ST. LUCIE WEST PLAT NO. 178; thence South 18°05'35" West, along the East Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 315.23 feet; thence South 00°38'09" East, along the East Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 97.90 feet to the Southeast corner of said plat of ST. LUCIE WEST PLAT NO. 178, said point being further described as being on the North Line of said plat of MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161; thence North 90°00'00" West, along the South Line of the plat of said ST. LUCIE WEST PLAT NO. 178 and along the said North Line of MAGNOLIA LAKES AT ST. LUCIE

WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161, a distance of 589.23 feet to the Northeast Corner of the plat of THE CASCADES AT ST. LUCIE WEST - PHASE FIVE, ST. LUCIE WEST PLAT NO. 157 and the Point of Beginning of this description.

Said lands situate, lying and being in St. Lucie County, Florida.

Containing 395,900.39 square feet or 9.089 acres, more or less.

EXHIBIT 8

BINDING PUD AGREEMENT

The Property, as described on Exhibit 7, is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie PUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. Said petitioner shall be responsible for the continuing operations and maintenance of the Property, and such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments made herein.

IN WITNESS WHEREOF, this Binding PUD Agreement is being executed this 14th day of February, 2022.

Signed, sealed and delivered:
In the presence of:

Print Name Marcy McBride

Print Name BLAZ KOVACIC

FAR 2, LLC
a Florida limited liability company

BY: _____
Print Name Andrew Meran
Its VP

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14th day of February, 2022 by Andrew Meran (name of person acknowledging). He/~~she~~ is ~~personally known to me~~ or has produced (type of identification) _____ as identification and ~~did~~ did ~~not~~ take an oath (circle correct response).

Marcy McBride
(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: 2-27-23

NOTARY'S SEAL OR STAMP

Notary Public State of Florida
Marcy McBride
My Commission GG 306778
Expires 02/27/2023

EXHIBIT 8

BINDING PUD AGREEMENT

The property, as described on Exhibit 7, is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie PUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. Said petitioner shall be responsible for the continuing operations and maintenance of the Property, and such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title commitments made herein.

HD Canopy Walk, LLC

By: _____

Print Name: DAVID SCHACK

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization, this 9 day of June, 2025, by DAVID SCHACK who ✓ is personally known to me, or has produced __ as identification.

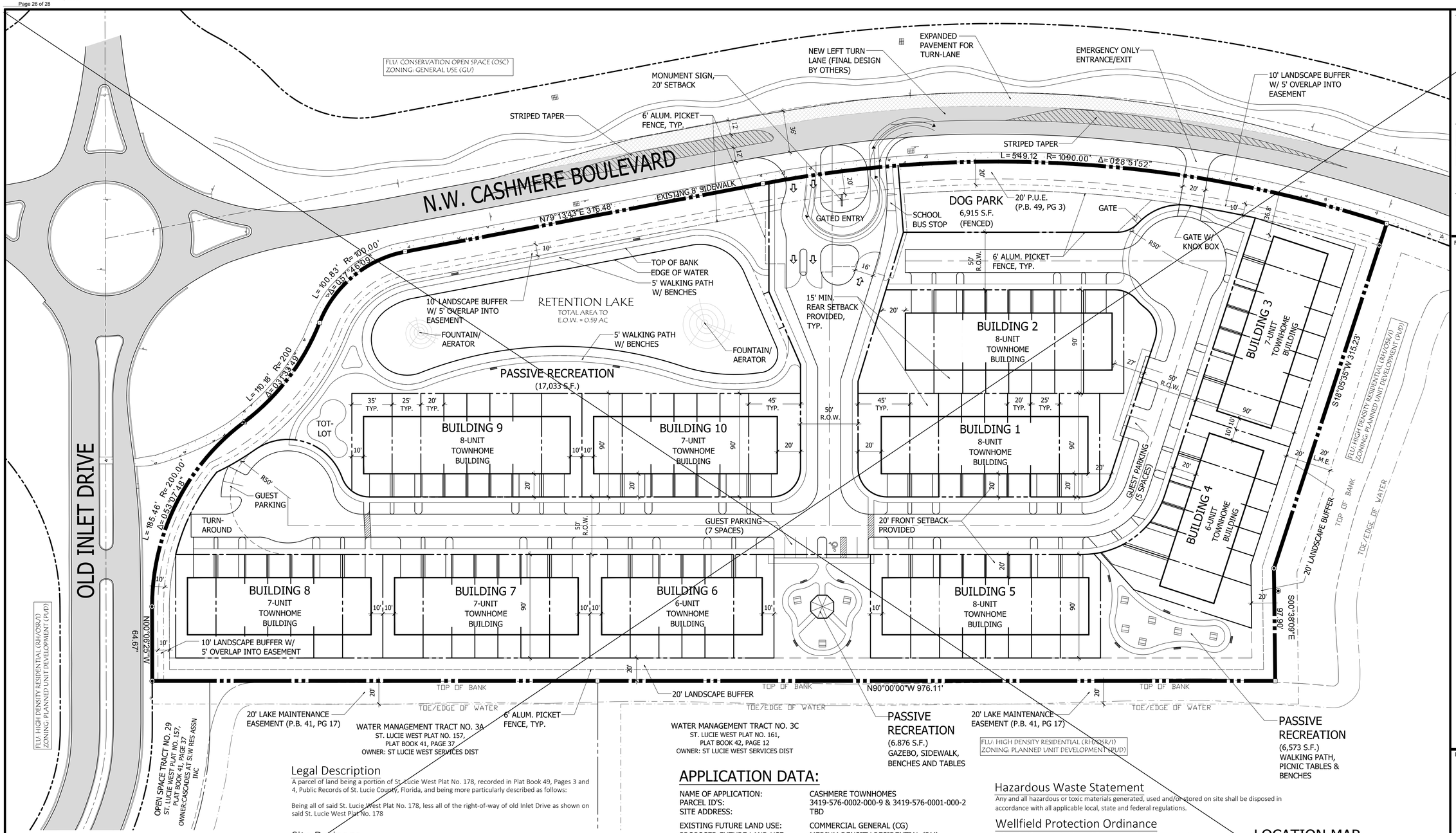
(seal)

LARISSA RUTSCH
MY COMMISSION # HH 447496
EXPIRES: January 24, 2028

_____
Notary Public – State of Florida
Print Name: LARISSA RUTSCH

EXHIBIT 9

PUD CONCEPTUAL MASTER PLAN



Site Plan

0 20' 40' 80' 120' 160'

NORTH

Scale: 1" = 40'

MANAGED LAND ENTITLEMENTS

3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

Legal Description

A parcel of land being a portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being all of said St. Lucie West Plat No. 178, less all of the right-of-way of old Inlet Drive as shown on said St. Lucie West Plat No. 178

Site Drainage

The project will be served by site grading, inlets and culverts that will direct stormwater to a dry detention area on the west side of the project which will discharge through a proposed control structure to the existing surface water management area (lake) south of the project area. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-00573-S-197 issued on January 10, 2008 for the previously approved project on the Property.

Traffic Statement

The Applicant is requesting to utilize the St. Lucie West DRI trip conversion matrix, utilize 11,465 square feet of the available, unbuilt commercial entitlements remaining within the DRI and convert said commercial square footage to 72 townhome residential units as calculated below:

11,465 SF of commercial x 6.28 multifamily residential units/1,000 SF of commercial retail = 72 townhome units.

TRIP GENERATION CALCULATION:
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION
CATEGORY: (72) SINGLE FAMILY ATTACHED

WEEKDAY DAILY TRIPS: 498

P.M. PEAK HOUR TRIPS: 39

A.M. PEAK HOUR TRIPS: 32

APPLICATION DATA:

NAME OF APPLICATION:	CASHMERE TOWNHOMES
PARCEL ID'S:	3419-576-0002-000-9 & 3419-576-0001-000-2
SITE ADDRESS:	TBD
EXISTING FUTURE LAND USE:	COMMERCIAL GENERAL (CG)
PROPOSED FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL (RM)
EXISTING ZONING DESIGNATION:	GENERAL COMMERCIAL (CG)
PROPOSED ZONING DESIGNATION:	PLANNED UNIT DEVELOPMENT (PUD)
GROSS SITE AREA:	395,897.31 S.F. (9.09 ACRES)
PROPOSED DENSITY:	7.9 DU.S/ACRE; 72 TOWNHOME UNITS
BUILDING HEIGHT:	2 - STORIES

OPEN SPACE:

OPEN SPACE REQUIRED:	197,948.66 S.F. (50%)
OPEN SPACE PROVIDED:	*198,443.76 S.F. (50.1%)
*includes sidewalks & tot-lot	

PARKING DATA:

PROPOSED USES

USE	UNITS	PARKING RATE	REQUIRED PARKING
GUEST PARKING	72 UNITS	1/5 UNITS	14 GUEST SPACES
		TOTAL PARKING REQUIRED:	14 SPACES
		TOTAL PARKING PROVIDED:	14 SPACES

Hazardous Waste Statement

Any and all hazardous or toxic materials generated, used and/or stored on site shall be disposed in accordance with all applicable local, state and federal regulations.

Wellfield Protection Ordinance

This project is not located in a public water supply wellfield protection zone.

PROJECT TEAM

OWNER
FAR 2, LLC
401 East Las Olas Boulevard, Suite 800
Ft. Lauderdale, Fl 33301

DEVELOPMENT MANAGER/AGENT
Managed Land Entitlements, LLC
3710 Buckeye Street, Suite 100
Palm Beach Gardens, Florida 33410
Contact: Michael Sanchez (561-568-8045)

SURVEYOR
Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Poet St. Lucie, Fl 34987
Contact: Michael Owen (772-462-2455)

LANDSCAPE ARCHITECT
Litterick Landscape Architecture
2740 SW Martin Downs Blvd., #199
Palm City, Florida 34990
Contact: Jason Litterick (561-719-3876)

LOCATION MAP



Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Cashmere Townhomes

Port St. Lucie, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

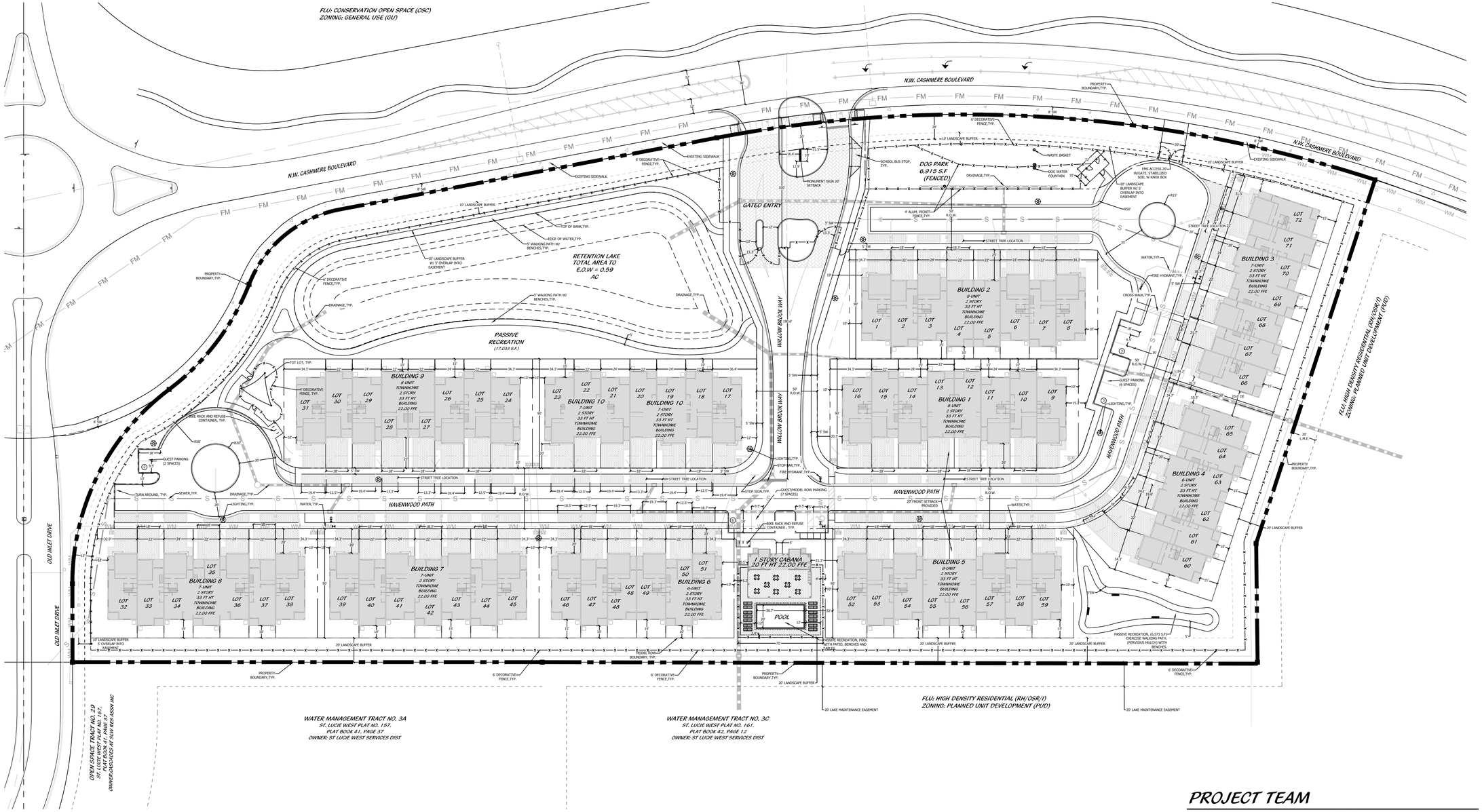
Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 40'-0"

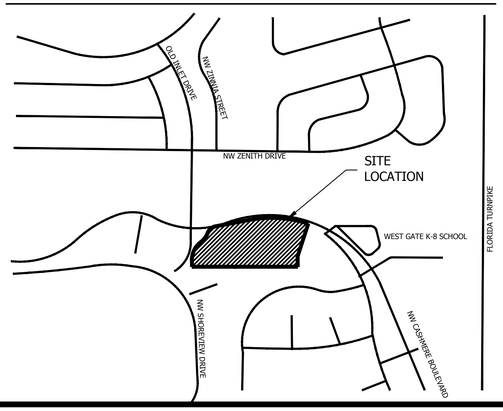
Designed:	JML
Drawn:	JML
Approved:	JML
Date:	4/14/22
Job no.	
Revisions:	5/25/22

Sheet No.

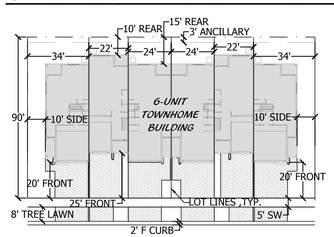
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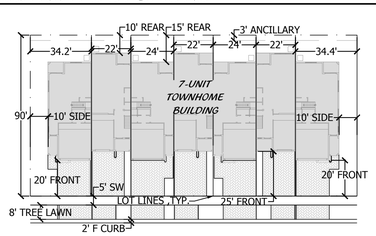
LOCATION MAP



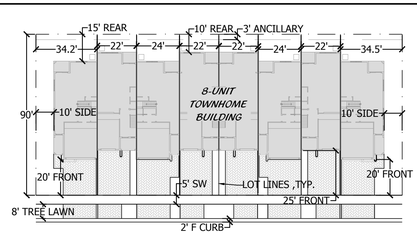
BUILDING TYPICALS WITH MINIMUM SETBACKS



6-UNIT TOWNHOME BUILDING



7-UNIT TOWNHOME BUILDING



8-UNIT TOWNHOME BUILDING

PROJECT TEAM

OWNER/CLIENT:
HOME DYNAMICS CORPORATION
4755 TECHNOLOGY WAY
BOCA RATON, FL 33431
561.869.1800

SURVEYOR:
ENGINEERING DESIGN & CONSTRUCTION, INC.
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
772.462.2455

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

ARCHITECT:
BALI DESIGN GROUP
3500 NW BOCA RATON BOULEVARD, SUITE 609
BOCA RATON, FL 33431
561.392.5464

PUD AMENDMENT PLAN

0' 30' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

CANOPY WALK

Home Dynamics
Port St. Lucie, Florida

DESIGNED VEJ
DRAWN VEJ
APPROVED LAH
JOB NUMBER 24-0709
DATE 09-26-25
REVISIONS

SHEET 1 OF 2

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

APPLICATION DATA

NAME OF APPLICATION: CASHMERE TOWNHOMES

PARCEL ID'S: 3419-576-0002-000-9 & 3419-576-0001-000-2

SITE ADDRESS: TBD

TRAFFIC STATEMENT

THE APPLICANT IS REQUESTING TO UTILIZE THE ST. LUCIE WEST DRI TRIP CONVERSION MATRIX, UTILIZE 11,465 SQUARE FEET OF THE AVAILABLE, UNBUILT COMMERCIAL ENTITLEMENTS REMAINING WITHIN THE DRI AND CONVERT SAID COMMERCIAL SQUARE FOOTAGE TO 72 TOWNHOME RESIDENTIAL UNITS AS CALCULATED BELOW: 11,465 SF OF COMMERCIAL X 6.28 MULTIFAMILY RESIDENTIAL UNITS/1,000 SF OF COMMERCIAL RETAIL = 72TOWNHOME UNITS.

TRIP GENERATION CALCULATION:
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11TH EDITION
CATEGORY: (72) SINGLE FAMILY ATTACHED

WEEKDAY DAILY TRIPS: 498

PEAK HOUR TRIPS: 39 P.M

PEAK HOUR TRIPS: 32 A.M

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF ST. LUCIE WEST PLAT NO. 178, RECORDED IN PLAT BOOK 49, PAGES 3 AND 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF SAID ST. LUCIE WEST PLAT NO. 178, LESS ALL OF THE RIGHT-OF-WAY OF OLD INLET DRIVE AS SHOWN ON SAID ST. LUCIE WEST PLAT NO. 178

GENERAL NOTES

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).

DRAINAGE STATEMENT

THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO A LAKE AREA ON THE WEST SIDE OF THE PROJECT WHICH WILL DISCHARGE THROUGH A PROPOSED CONTROL STRUCTURE TO THE EXISTING SURFACE WATER MANAGEMENT AREA (LAKE) SOUTH OF THE PROJECT AREA. THE STORMWATER SYSTEM DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AS PART OF A REQUEST FOR A MODIFICATION TO ENVIRONMENTAL RESOURCE PERMIT NO. 56-00573-S-197 ISSUED ON JANUARY 10, 2008 FOR THE PREVIOUSLY APPROVED PROJECT ON THE PROPERTY.

HAZARDOUS WASTE STATEMENT

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED, USED AND/OR STORED ON SITE SHALL BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE

THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

SITE DATA

	ACRES	SQUARE FEET
SITE AREA	**9.089**	**395,897.00**
TOTAL PROPOSED UNITS	72	UNITS
DENSITY	8	UNITS/ACRE
LAND USE	RM	
ZONING	PUD	

UNIT MIX

	UNIT COUNT
(2) TH BUILDING - 6 UNIT	12
(4) TH BUILDING - 7 UNIT	28
(4) TH BUILDING - 8 UNIT	32
TOTAL	**72**

MINIMUM SETBACKS	**FT**
FRONT	20
SIDE (LOT 72 9 FT PER PUD)	10
REAR	10

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
LME/DRAINAGE	0.75	32,537	8.22%
OPEN SPACE	3.34	145,498.29	36.75%
SUB-TOTAL	**4.09**	**178,035.29**	**44.97%**

IMPERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
BUILDING COVERAGE (TH + CABANA)	2.12	92,397.44	23.34%
ASPHALT/ROADWAY/SIDEWALKS/POOL	1.89	82,160.18	20.75%
DRIVEWAYS/POOL PATIO	0.99	43,304.09	10.94%
SUB-TOTAL	**5.00**	**217,861.71**	**55.03%**
TOTAL	**9.089**	**395,897.00**	**100.00%**

PARKING	**REQUIRED**	**PROVIDED**
*PER PUD, 2 SPACES ARE REQUIRED FOR EACH UNIT		
DOUBLE CAR GARAGE UNIT (40)	80	160
SINGLE CAR GARAGE UNIT (32)	64	96
*NOTE: ALL UNITS HAVE A 2- CAR DRIVEWAY		
GUEST SPACES (PER PUD 1 SPACE PER EVERY 5 UNITS)	14	14
		*INCLUDING 1 ADA SPACE
TOTAL SPACES	**158**	**270**

PUD AMENDMENT PLAN

0' 30' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

CANOPY WALK

Home Dynamics
Port St. Lucie, Florida

DESIGNED VEJ
DRAWN VEJ
APPROVED LAH
JOB NUMBER 24-0709
DATE 10-28-25
REVISIONS

SHEET 2 OF 2

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

P25-099 SLW-Canopy Walk - Townhomes

TYPE	STATUS	BUILDING TYPE
PA	P&Z MEETING SCHEDULED	RES

ASSIGNED TO

Daniel Robinson; Breanna Vasquez; Public Works Engineering

ADDRESS

NW Cashmere Blvd

SECTION	BLOCK	LOT
Pl 178	SLW	

LEGAL DESCRIPTION

Please see attached Legal Description.

SITE LOCATION

Southeast corner of the intersection of NW Cashmere Blvd. and Old Inlet Drive

PARCEL #

3419-576-0002-000-9 3419-576-0001-000-2

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		PUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
9.09		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

Variance Application for SLW Canopy Walk Townhomes

Primary Contact Email

Clane@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Cristina	Lane

Business Name

Cotleur & Hearing

ADDRESS

1934 Commerce Lane Suite 1

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
Clane@cotleur-hearing.com	5614061027

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

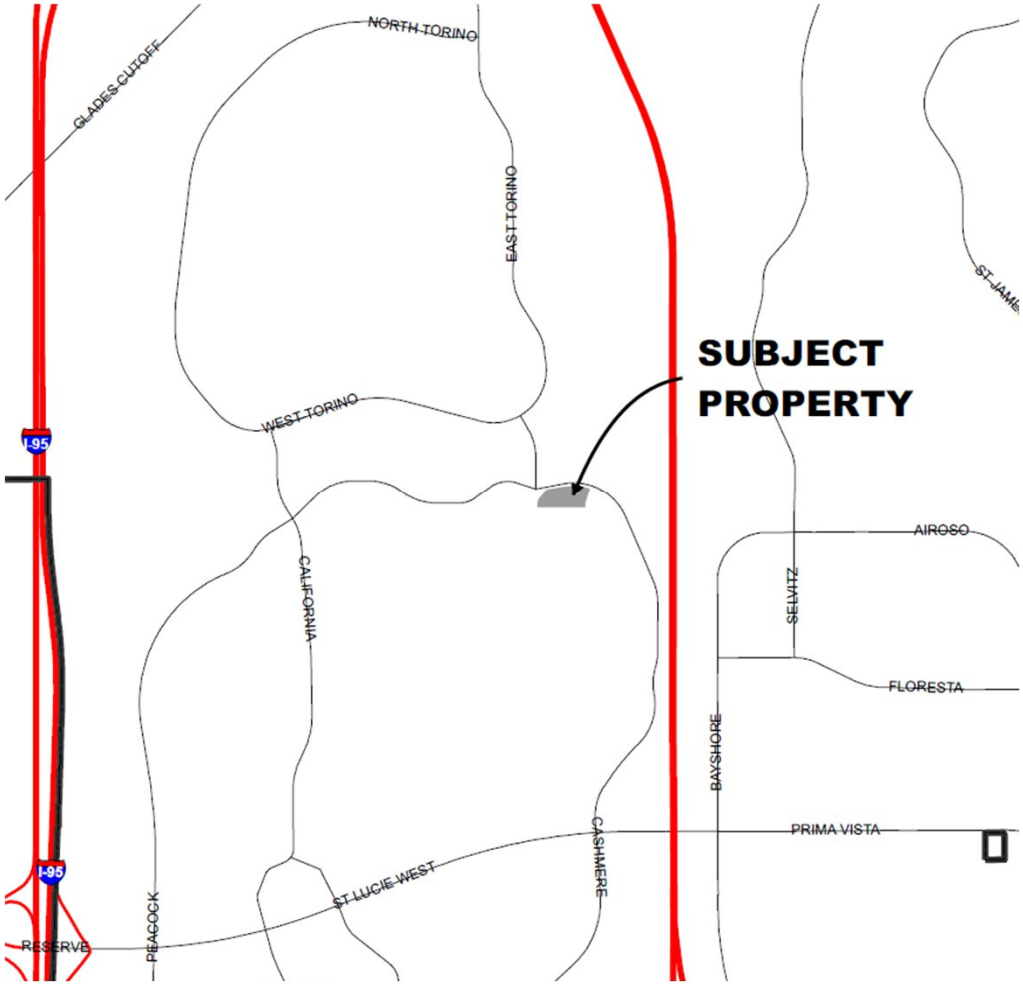
PROPERTY OWNER		
Business Name		
HD Canopy Walk, LLC		
ADDRESS		
4755 Technology Way		
CITY	**STATE**	**ZIP**
Boca Raton	FL	33431
EMAIL	**PHONE**	
dschack@homedynamics.com	(561) 869-1800	
FINAL PERMIT INSPECTION REQUIRED BY:		

City of PORT ST. LUCIE
HEART OF THE TREASURE COAST

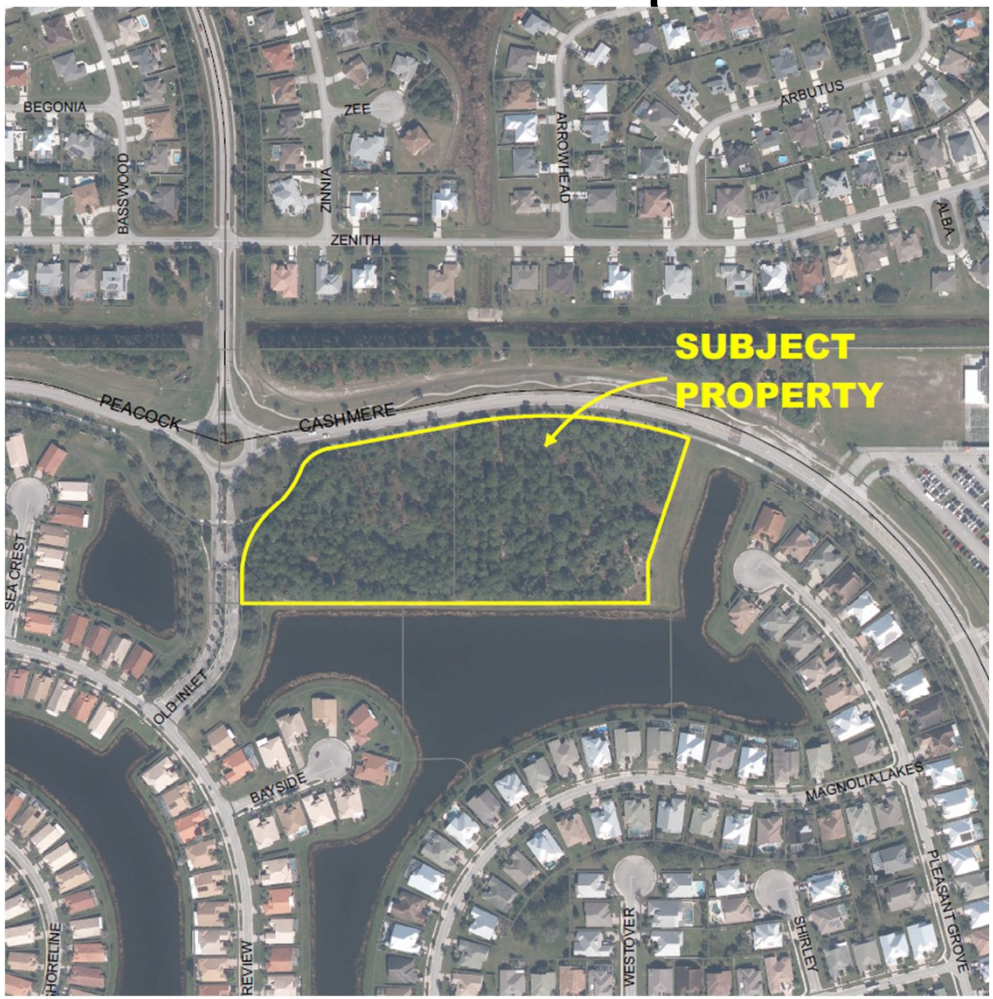
Cashmere Townhomes

PUD Amendment #1 Application
(P25-099)
Planning and Zoning Board Meetings – November 4, 2025

Location Map



Aerial Map


SUBJECT
PROPERTY
BEGONIA
BASSWOOD
ZEE
ZINNIA
ZENITH
ARROWHEAD
ARBUTUS
ALBA
PEACOCK
CASHMERE
SEA CREST
OLD INLET
BAYSIDE
MAGNOLIA LAKES
PLEASANT GROVE
SHIRLEY
WESTOVER
REVIEW
SHORELINE

Proposed Project

An application for the 1st Amendment to the Cashmere Townhomes Planned Unit Development (PUD), consisting of 72 units, to revise the PUD concept plan, update owner information, permitted uses, building design, height and setbacks, parking criteria, and add a cabana and pool recreational facility.

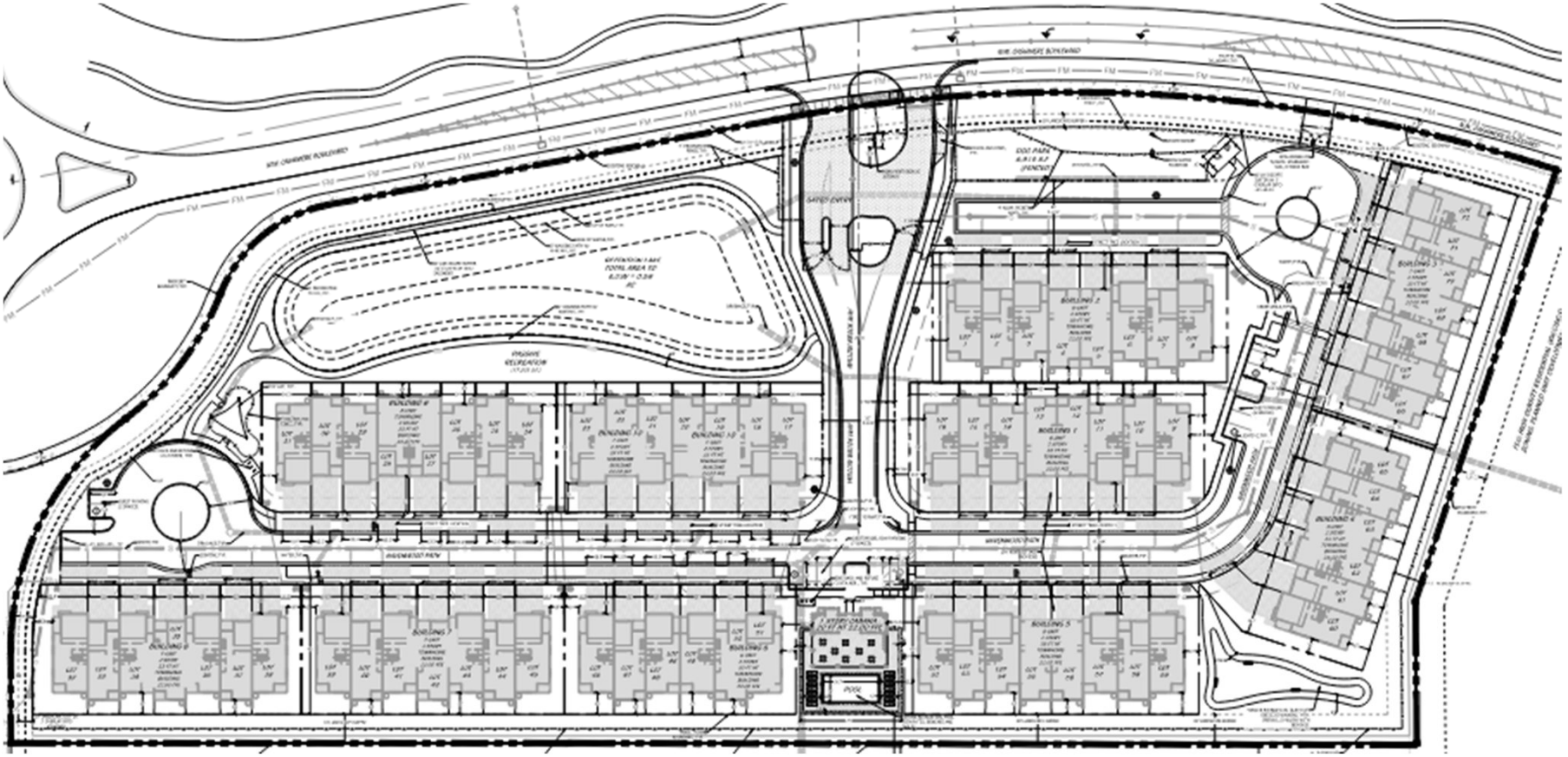
The Cashmere Townhomes PUD was first approved in 2022 (P21-024) per Ordinance #22-73. The future land use designation for the project is RM (Medium Density Residential) and is located on the southeast corner of Cashmere Boulevard and Old Inlet Drive.

Proposed Update

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. The applicant is proposing the following updates.

1. Increasing the permitted building height from 30 feet to 35 feet.
2. Update the Concept plan to show new building layout
3. Add Model Home and Temporary Sales Center as permitted uses.
4. Changing the allowed setbacks, as follows:
   a) All Accessory Structures - 3 feet
   b) Side setbacks to be all 10 feet, and allow lot 72 to have a 9-foot setback
   c) Rear building setback – 10’
5. To add a cabana and pool area

Proposed PUD Concept Plan



Impacts and Findings

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RM (Medium Density Residential) allows a maximum density of 11 dwelling units per acre.

The projected density for Cashmere Townhomes is 7.92 dwelling units per acre on 9.09 acres with a maximum of 72 dwelling units.

The proposed change to add the model home and temporary sales center within the proposed cabana building is to provide the temporary on-site uses during the sale process.

Impacts and Findings

The proposed increase to the building height from the existing 30 feet maximum is to provide consistency with city code for most maximum building heights of 35 feet.

The proposed changes to the setbacks are to provide the ability for a different layout and new design of the buildings within the platted lots. Lot 72 has a different side setback of 9 feet instead of 10 feet due to the shape of the lot.

The concept plan proposal includes updated layout and typical of the buildings and to show the addition of a cabana building and pool area.

Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD document and concept plan at the June 25, 2025, 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.

Daniel Robinson

From: Rosemary Vivinetto <rjvivinetto@yahoo.com>
Sent: Wednesday, October 29, 2025 1:00 PM
To: Daniel Robinson; Shannon Martin
Cc: Carlo Ciampaglia; ddcaron@comcast.net
Subject: Cashmere Townhouses

James and Rosemary Vivinetto
303 NW Seacrest Ct
Cascades Community
Port St Lucie, Fl 34986

Date: October 29, 2025

To: Mr D. Robinson
The Members of the Planning Board
Planning Department
Port St Lucie, Fl

Subject: Concerns Regarding Proposed Cashmere Townhomes Development

Dear Mr Robinson and Members of the Planning Board,

As a resident of the Cascades community at **303 NW Seacrest Ct**, located less than 750 feet from the proposed **Cashmere Townhomes** development, I am writing to express several concerns regarding the potential impact of this project.

First, the addition of up to 144 vehicles associated with the new townhomes will significantly increase traffic in our area. The roads near the proposed site already experience heavy congestion, particularly during school opening and closing hours, and the additional traffic would further worsen what is already a challenging situation.

Second, the development may negatively affect the overall appearance and character and along with noise pollution of the Cascades over 55 community, I respectfully request that the Board consider requiring a **wall or buffer** between the two communities to preserve privacy and visual harmony. The proposed fence should at minimum have berm on the Cascades side

Finally, I object to any proposed **change in setback requirements**, as reducing setbacks could contribute to drainage issues, runoffs, or even localized flooding—problems that would affect both new and existing residents.

Thank you for your time and consideration of these concerns. I appreciate the Planning Board's efforts to ensure that growth in our area is managed responsibly and with attention to existing residents.

Sincerely,
James and Rosemary Vivinetto
303 NW Seacrest Ct

Resident, Cascades Community

Sent from my iPhone. Please excuse typos

Agenda Summary

2025-1043

Agenda Date: 11/4/2025 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-121 MedSquare Becker Road - Planned Unit Development (PUD)

Location: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Legal Description: Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida

This is a request to rezone 5.8 acres of land from Professional (P) to Planned Unit Development (PUD) for a medical facility which will include a freestanding emergency department.

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

Executive Summary: A rezoning of 5.8 acres from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical office complex including a Freestanding Emergency Department (FSED). The FSED will be operated by Cleveland Clinic. The remaining space will be used for medical and professional offices. The FSED will operate 24 hours a day, 7 days a week. It will not include overnight stays and will not generate Code 3 ambulance traffic (lights and sirens), making it compatible with the surrounding residential area.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed PUD regulation document and conceptual plan to City Council.

Alternate Recommendations:

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

Background

The Site Plan Review Committee (SPRC) recommended approval of the proposed PUD amendment and conceptual plan on August 27, 2025.

Related Projects

- Future Land Use Amendment (P24-120): Application to change the future land use designation for 5.8 acres from Limited Commercial (CL) to General Commercial (CG).

Previous Council Actions and Approvals

- May 26, 2009 - City Council approved the Becker Commons Subdivision Plat (P09-031).
- October 9, 2023 - City Council approved the rezoning from PUD (Planned Unit Development) to Professional (P) (P23-115).
- May 13, 2024 - City Council approved the MedSquare Becker Road Major Site Plan to construct a 66,798 sq. ft. medical office building.
- August 12, 2025 - City Council approved the Preliminary & Final Plat to replat the properties as one parcel and remove ingress and egress easements (P24-049).

Issues/Analysis: The applicant is requesting a rezoning of 5.8 acres from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical facility which will include a freestanding emergency department. In 2024, a site plan was approved for the subject property for a 66,798 square foot medical and professional office building. The project was never constructed, and the applicant is now applying to rezone the property to PUD to allow an up to 68,000 square foot medical and professional office building that will also include a 14,500 square foot freestanding emergency department. The FSED will be operated by Cleveland Clinic. The remaining space will be used for medical and professional offices. The FSED will operate 24 hours a day, 7 days a week. It will not include overnight stays and will not generate Code 3 ambulance traffic (lights and sirens), making it compatible with the surrounding residential area.

Access to the site will be provided from SW Lassiter Terrace and SW Junietta Terrace. This design helps reduce traffic impacts on SW Becker Road and avoids routing commercial traffic through nearby residential streets.

There is an associated application (P24-120) to change the future land use for 5.8 acres of Limited Commercial (CL) to the future land use of General Commercial (CG) which supports the proposed medical and office uses. Permitted uses within the PUD will include medical facilities, such as the FSED, and administrative, business, or professional offices.

Special Consideration: N/A

Location of Project: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Attachments:

1. PUD Document & Concept Plan
2. Staff Report
3. Application Cover Letter
4. Warranty Deed
5. Agent Authorization Form
6. Approved Site Plan (not constructed)
7. Public Works Traffic Memo
8. Staff Presentation
9. Public Comment

MEDSQUARE BECKER ROAD

PLANNED UNIT DEVELOPMENT (PUD)

City of Port St. Lucie Project Number P25-121
PSLUSD File No. 11-953-00

Prepared by:

REDTAIL DESIGN GROUP
100 S. 2nd Street
Fort Pierce, FL 34950

September, 2025

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PROJECT TEAM

OWNER
Becker Road Real Estate Partners LLC
2990 Ponce de Leon BLVD
Coral Gables, FL 33134-6803

LAND PLANNER
REDTAIL DESIGN GROUP
100 S. 2nd Street
Fort Pierce, FL 34950

ARCHITECT
Modis Architects, LLC
4955 SW 75th Ave
Miami, FL 33155

CIVIL ENGINEER
Mills, Short & Associates
700 22nd Place, Suite 2C & 2D
Vero Beach, Florida 32960

TRAFFIC ENGINEER
Pinder Troutman Consulting, Inc.
601 Heritage Drive, Suite 493
Jupiter, FL 33458

SURVEYOR
AEI Consultants
2500 Camino Diablo
Walnut Creek, CA, 94597

LANDSCAPE ARCHITECT
2GHO, Inc.
1907 Commerce Lane, Suite 101
Jupiter, Florida 33458

EXHIBIT 1
AGENT AUTHORIZATION

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

AGENT AUTHORIZATION

Project: MedSquare Becker Road
Owner: Becker Road Real Estate Partners LLC
Parcel IDs: 4433-700-0001-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Alberto Jose Perez WHO BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

Furthermore, we 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 project indicated above.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of May, 2025, by Alberto J. Perez (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Patricia Vallejo
Printed Name of Notary

(Notary Seal)

PATRICIA VALLEJO
MY COMMISSION # HH 166885
EXPIRES: December 19, 2025
Bonded Thru Notary Public Underwriters

My commission expires

Owners' Signatures

Alberto Jose Perez
Owners' Names

2990 Ponce de Leon Blvd, #500
Coral Gables, FL 33134
Street Address

City, State, Zip

786.556.3756 / AJP@MASAJP.com
Telephone / Email

INTRODUCTION

The MedSquare Becker Road PUD is located on parcel number 4433-700-0001-000-8. It is positioned on the south of the city, and is bordering SW Becker Road on the north, SW Lassiter Ter on the west, SW Janice Ave on the south and SW Junietta Ave on the east. The uses proposed for the PUD are based on the Commercial General zoning district, continuing with the previously approved professional and medical offices, removing intense commercial uses and allowing for a Freestanding Emergency Department (FSED).

The proposed FSED is a combination of an Emergency room and an Urgent Care that provides services in one convenient location. It eliminates the need to choose from visiting an ER or an Urgent care, and reduces cost to the patient, and also reduces the wait time. This service operates 24/7 all year around and is staffed with Board-Certified Emergency Physicians and other licensed staff. It does not generate CODE 3 ambulance traffic (lights and sirens), and does not provide overnight stays.

GENERAL SITE DATA

Parcel ID Number: 4433-700-0001-000-8
Overall Site Area: 5.80 acres
Existing Zoning: Professional (P)
Proposed Zoning: Planned Unit Development (PUD)
Existing Future Land Use: Commercial Limited (CL)
Proposed Future Land Use: Commercial General (CG)

SURROUNDING AREA

Surrounding Area	Zoning	Future Land Use	Existing Use
North	P	ROI	1000 - Vac Comm
South	RS-2	RL	0100 - Single Family
East	RS-2	O and RL	0100 - Single Family
West	RS-2	O and RL	0100 - Single Family

EXHIBIT 2
LOCATION MAP

Location Map

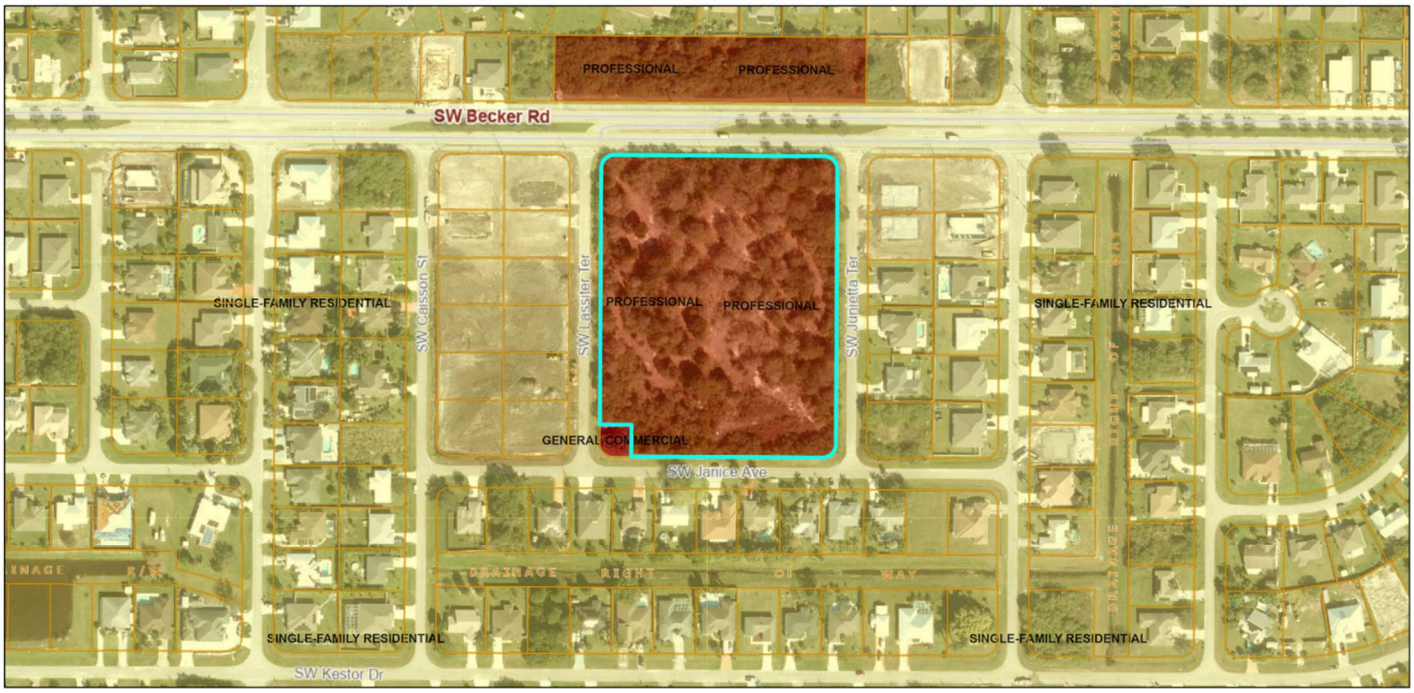


7/2/2025
Comparable Search

1:2,257
0 90 180 360 ft
0 25 50 100 m

EXHIBIT 3
ZONING MAP

ZONING Map



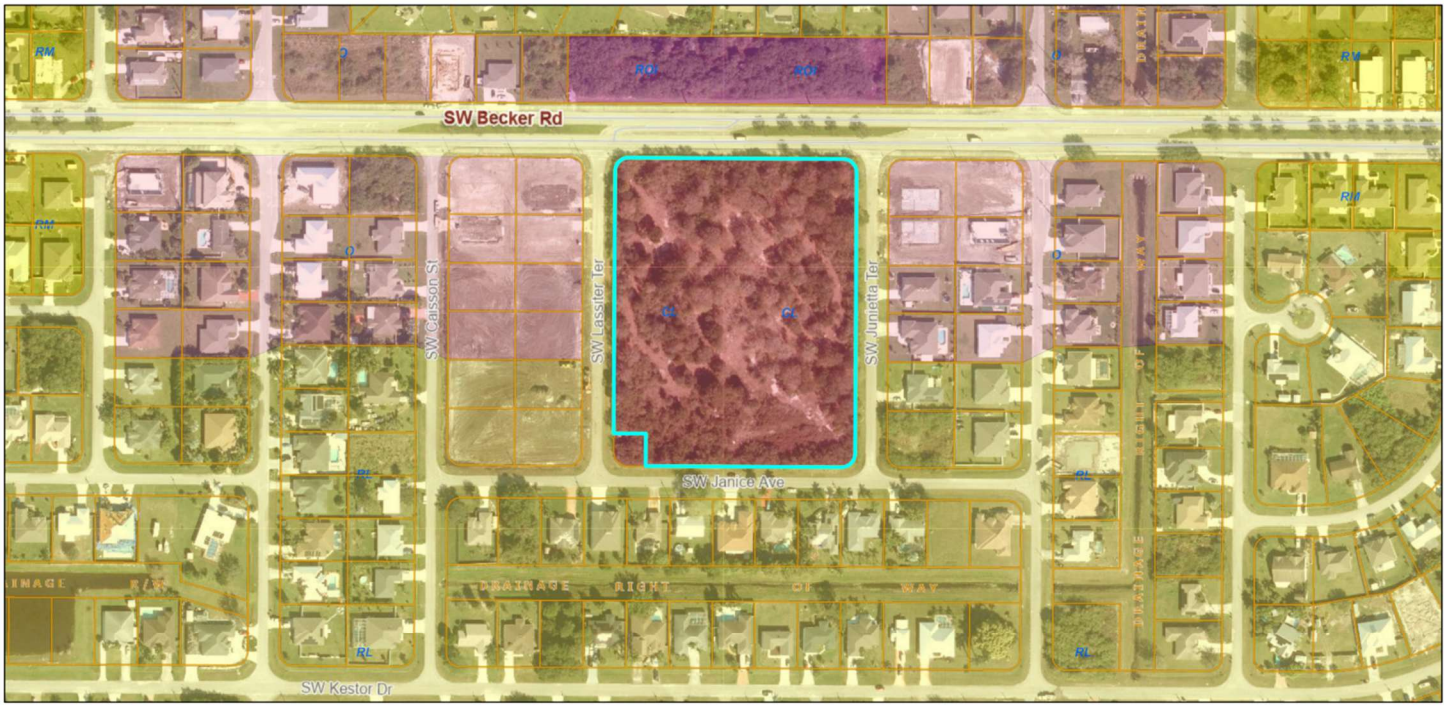
5/26/2025
Search Results
Comparable Search
PSL Zoning
GENERAL COMMERCIAL
PROFESSIONAL
SINGLE-FAMILY RESIDENTIAL

1:2,257
0 125 250 500 ft
0 37.5 75 150 m

EXHIBIT 4

FUTURE LAND USE MAP

FUTURE LAND USE Map



5/26/2025
Search Results
Comparable Search
PSL Future Land Use
RL LOW DENSITY RESIDENTIAL
RM MEDIUM DENSITY RESIDENTIAL
O OFFICE
CL COMMERCIAL LIMITED
ROI RESIDENTIAL - OFFICE - INSTUTIONAL

1:2,257
0 125 250 500 ft
0 37.5 75 150 m

EXHIBIT 5

STATEMENT OF UNIFIED CONTROL AND
BINDING PUD AGREEMENT

STATEMENT OF UNIFIED CONTROL
AND BINDING PUD AGREEMENT

The property as described as follows:

- **Parcel ID: 4433-700-0001-000-8**

and specified in the application package, is owned by, and under the unified control of the undersigned, Becker Road Real Estate Partners LLC shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to PUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOFF, we have hereunto set our hands and seals this 2nd day of July, 2025.

Becker Road Real Estate Partners LLC, a Florida Corporation

By: _____
Alberto J. Pérez

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument is acknowledged before me by means of (check one) [✓] physical presence or [ ] online notarization, this 2nd day of July, 2025, by Alberto J. Pérez, as Manager of Becker Road Real Estate Partners LLC, a Florida Corporation. Said person (check one) [✓] is personally known to me, [ ] produced a driver's license issued by a state of United States within the last five (5) years) as identification, or [ ] produced other identification, to wit: _____.

PATRICIA VALLEJO
MY COMMISSION # HH 166885
EXPIRES: December 19, 2025
Bonded Thru Notary Public Underwriters

_____
Print Name: Patricia Vallejo
Notary Public, State of Florida
Commission No.: HH-166885
My Commission Expires: 12/19/2025

EXHIBIT 6

LEGAL DESCRIPTION

LEGAL DESCRIPTION

SOURCE: BOUNDARY SURVEY

FLAGLER HEALTHCARE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF BECKER COMMONS, RECORDED IN PLAT BOOK 62, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

EXHIBIT 7
PROPERTY CARD

Property Identification

Site Address:	TBD
Sec/Town/Range:	33/37S/40E
Parcel ID:	**4433-700-0001-000-8**
Jurisdiction:	Port Saint Lucie
Land Use Code:	1000 - Vac Comm
Account #:	**398768**
Map ID:	44/33S
Zoning:	Profession

Image or Sketch unavailable for display

Legal Description

FLAGLER HEALTHCARE (PB 131-5) PARCEL 1 (5.80 AC - 252,648 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.8
Land Size (SF):	252,648

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Map



State of Florida, Maxar Powered by Esri

Ownership

Becker Road Real Estate Partners LLC
2990 Ponce de Leon BLVD
Coral Gables, FL 33134-6803

Current Values

Just/Market value:	$1,894,900
Assessed value:	$1,894,900
Exemption value:	$0
Taxable value:	$1,894,900

Important

Property taxes are subject to change upon change of ownership.

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

Links

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price

Special Features and Yard Items

Type	Qty	Units	Year Blt

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$1,894,900
Just/Market	$1,894,900
Ag Credit	$0

Assessed	$1,894,900
Exemptions	$0
Taxable	$1,894,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2025	75.14	Port St. Lucie Stormwater	$14,201.46

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

Permits

Number	Issue Date	Description	Amount	Fees

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

EXHIBIT 8

WARANTY DEED

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5392414 OR BOOK 5214 PAGE 657, Recorded 10/01/2024 11:14:58 AM Doc Tax: $15750.00

After Recording Return to:
DAVID PEARL, Esquire
Buchanan Ingersoll & Rooney PC
401 East Las Olas Blvd., Suite 2250
Fort Lauderdale, FL 33301

This Instrument Prepared by:
Adam S. Zipper Esq.
Strock & Cohen, Zipper Law Group, P.A.
2900 Glades Circle
Suite 750
Weston, FL 33327
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
4430-700-0003-000-3, 4430-700-0002-000-6, and 4430-700-0001-000-9
File No.: 23051928

WARRANTY DEED

This Warranty Deed, Made the 25 day of September, 2024, by **A M DEVELOPMENTS LLC, a Florida Limited Liability Company**, having its place of business at **30924 Bay Shore Dr, Big Pine Key, FL 33043**, hereinafter called the "Grantor", to **BECKER ROAD REAL ESTATE PARTNERS, LLC, a Florida limited liability company,** whose post office address is: **2990 PONCE DE LEON BLVD., SUITE 500, CORAL GABLES, FL 33134**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Million Two Hundred Fifty Thousand Dollars and No Cents ($2,250,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Saint Lucie** County, Florida, to wit:

Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

NotaryCam Doc ID: 3e0f9857-3923-4254-ab64-9c1503497203

IN WITNESS WHEREOF, 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 above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Wendy Lois Nelson
Printed Name: Wendy Lois Nelson
Address: 586 Blue Ridge Dr.
Blue Ridge, VA 24064

Witness Signature: Mildred V. Wilcox
Printed Name: Mildred Wilcox
Address: 5303 Poppy Drive Jacksonville, FL 32205

A M DEVELOPMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY

MICHAEL N. REINSTEIN
MICHAEL N. REINSTEIN, Manager/Member

AVA V. REINSTEIN
AVA V. REINSTEIN, Authorized Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 25 day of September, 2024 by MICHAEL N. REINSTEIN as Manager/Member and AVA V. REINSTEIN as Authorized Member as Manager/Member and AVA V. REINSTEIN as Authorized Member of A M DEVELOPMENTS LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. They are ☐ Personally Known OR ☑ Produced Driver License as Identification.

Mildred V. Wilcox
Notary Public Signature
Printed Name: Mildred V Wilcox
☑ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: 5/10/2025
(SEAL)

MILDRED V WILCOX
Notary Public - State of Florida
Commission # HH 115803
My Comm. Expires May 10, 2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 3e0f9857-3923-4254-ab64-9c1503497203

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Area Requirements: The proposed MedSquare Becker Road PUD property is approximately 5.80 acres meeting the 2-ac minimum requirement to be considered for establishment of a PUD, and is of substantial size to permit its design and development and to establish the district as a meaningful segment of the larger community.

Relation to Major Transportation Facilities: The MedSquare Becker Road PUD property is located on the south side of Becker Road. SW Lassiter Terr. is located along the western property boundary and shall facilitate vehicular access to the site, along with SW Junietta Terr. Which is on the east side of the property. On the south, there is SW Janice Ave. which will not facilitate primary vehicular use, which means that the development is arranged in a manner to provide access to the property without creating or generating significant traffic along minor streets within residential areas or districts outside the PUD.

Relation to Utilities, Public Facilities and services: The MedSquare Becker Road PUD property is served by Port St. Lucie Utility Systems Department for water and wastewater, and the submittal package for the PUD rezoning includes the water and wastewater permit applications for the approved site plan which shows the same building square footage of 66,798 sf with the same principal use of medical office. It will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance.

Physical Character of the Site: The site is suitable for development in the manner proposed without hazards to persons or property, on or off the tract, from probability of flooding, erosion, or other dangers, annoyances, or inconveniences. Condition of soil, ground water level, drainage, and topography shall be appropriate to both kind and pattern of use intended.

Consistency with the City Comprehensive Plan: The MedSquare Becker Road PUD is consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.

DEVELOPMENT USES AND STANDARDS

The following section will govern overall design, development and use guidelines for development occurring within the MedSquare Becker Road PUD. The following section will provide development standards relating to permitted and special exception uses, landscaping, tree protection, irrigation, site lighting, and architectural design standards.

Permitted Principal Uses and Structures. The following principal uses and structures are permitted.

(1) Medical offices, free standing emergency department.
(2) Office for administrative, business, or professional use.

Accessory Uses. As set forth in Port St. Lucie's Code of Ordinances, section 158.217.

Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

Maximum Building Coverage. Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

Maximum Building Height. Thirty-five (35) feet.

Minimum Building Size. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet.

Setback Requirements and Landscaping.

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

Side Setback. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.

Rear Setback. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a residential future land use category, public right-of-way.

Landscaping, Open Space and Lighting. Landscaping and buffering requirements are subject to Port St. Lucie's Code of Ordinances, Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan. All plans have to provide above the thresholds for landscaping requirements and and to provide for open space requirements of the Port St. Lucie Code of Ordinances. The lighting needs to mitigate impact on the adjacent residential neighborhood

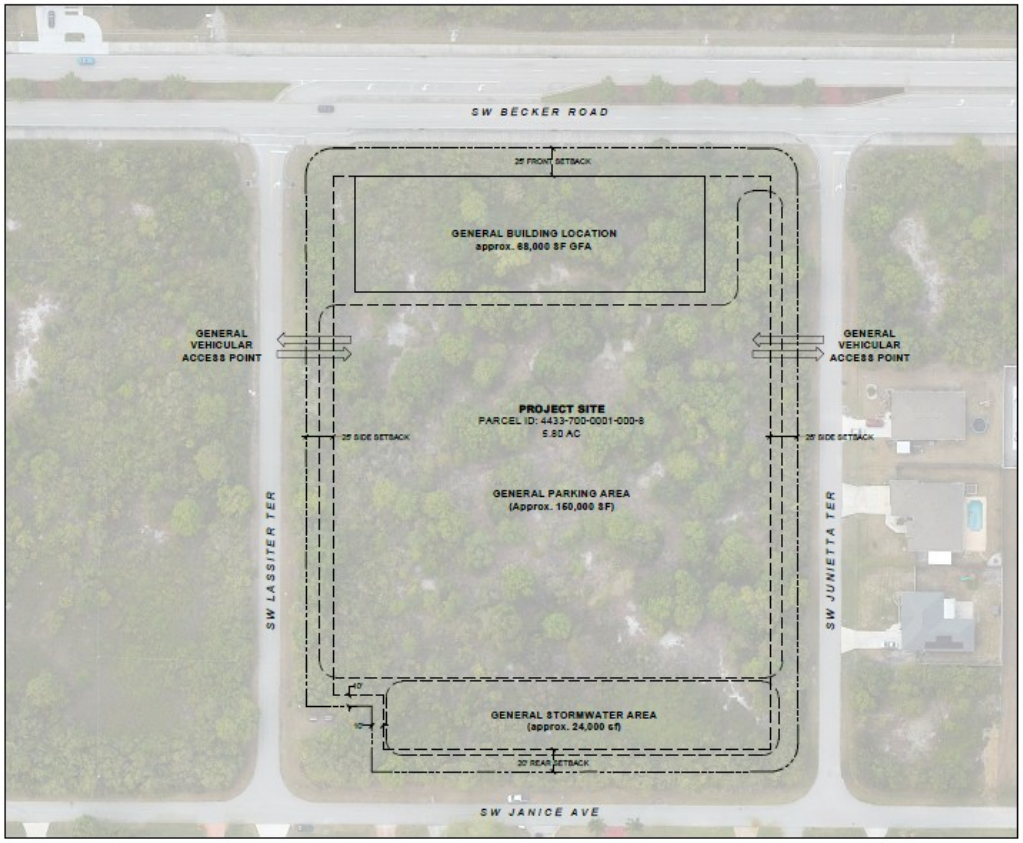
Off-Street Parking and Service Requirements. As set forth in Port St. Lucie's Code of Ordinances, section 158.221.

Site Plan Review. All permitted and special exception uses shall be subject to the provisions of section 158.235 through 158.245.

EXHIBIT 9

CONCEPTUAL SITE PLAN

CONCEPTUAL SITE PLAN



Permitted Principal Uses and Structures. The following principal uses and structures are permitted.

(1) Medical offices, free standing emergency department.
(2) Office for administrative, business, or professional use.

Accessory Uses. As set forth in Port St. Lucie's Code of Ordinances, section 158.217.

LEGEND
- Boundary line
- General Building Location
- General Location of Uses
- Building Setbacks
- Vehicular Ingress / Egress

Maximum Building Coverage.
Forty (40%) percent (101,000 sf) provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

Maximum Building Height. Thirty-five (35) feet.

Minimum Building Size and Minimum Living Area. Buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet.

Setbacks

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

Side Setback. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.

Rear Setback. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a residential future land use category, public right-of-way.

Landscaping and buffering requirements are subject to Port St. Lucie's Code of Ordinances, Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan. All plans have to provide above the thresholds for landscaping requirements and and to provide for open space requirements of the Port St. Lucie Code of Ordinances.

The lighting needs to mitigate impact on the adjacent residential neighborhood Off-Street Parking and Service Requirements. As set forth in Port St. Lucie's Code of Ordinances, section 158.221.

0 50' 100'
1" = 50'

City of Port St. Lucie Project No. P25-121
PSLUSD File No. 11-953-00

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG! 811 or 1-800-432-4770 www.callsunshine.com

PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

REDTAIL
100 S. 2nd Street
Fort Pierce, FL 34950

MEDSQUARE BECKER ROAD PUD
CONCEPTUAL PUD PLAN
Port St. Lucie Florida

SHEET 01 OF 01

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

EXHIBIT 10

TRAFFIC ANALYSIS

July 2, 2025
Revised August 27, 2025

Mr. Alberto Perez
AJP Ventures
2990 Ponce De Leon Blvd, Suite 500
Coral Gables, FL 33134

Re: Becker Road Medical Office - #PTC23-052
Traffic Statement

Dear Mr. Perez:

The purpose of this letter is to provide a trip generation statement for the above referenced project located in the City of Port St. Lucie. This site was approved for 66,800 SF of Medical Office use. It is now proposed to convert 14,500 SF to a Free-Standing Emergency Department (FSED), with the remaining 52,300 SF to be retained as Medical Office.

A daily, AM peak hour and PM peak hour trip generation analysis is provided on **Attachments 1 and 2** for the approved use and the proposed use, respectively. These attachments also show the peak hour of the generator calculations. The comparison of trips is shown on **Attachment 3**. Details of the FSED trip generation data are provided at the back of this letter statement. The proposed use results in a decrease of daily and peak hour trips. Therefore, this conversion of 14,500 SF to an FSED can be considered equivalent to the approved project, and no further studies are required.

Please contact me if you have any questions or need any additional information.

Sincerely,

REBECCA J. MULCAHY LICENSE No.42570 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Rebecca Mulcahy
Date: 2025.08.27 13:33:42 -04'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachment 1
Becker Road Medical Office
Trip Generation - Approved Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		New Trips
Medical Office	720	66,800 SF	T = 42.97(X) - 108.01	50%	2,762	276	10%	2,486
TOTAL					2,762	276		2,486

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Medical Office	720	66,800 SF	3.10 / 1000SF	79%	164	43	207	21	10%	148	38	186
TOTAL					164	43	207	21		148	38	186

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Medical Office	720	66,800 SF	3.93 / 1000 SF	30%	79	184	263	26	10%	71	166	237
TOTAL					79	184	263	26		71	166	237

AM PEAK HOUR of GENERATOR*

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Medical Office	720	66,800 SF	3.74 / 1000SF	59%	148	102	250

PM PEAK HOUR of GENERATOR*

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Medical Office	720	66,800 SF	4.79 / 1000SF	40%	128	192	320

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, *11th Edition*.

* For Driveway Volumes.

Attachment 2
Becker Road Medical Office
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips		New Trips
Medical Office	720	52,300 SF	T = 42.97(X) - 108.01	50%	2,139	214	10%	1,925
Free-Standing ER	650	14,500 SF	24.94 / 1000 SF	50%	362	36	10%	326
TOTAL					2,501	250		2,251

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips		New Trips		
					In	Out	Trips			In	Out	Trips
Medical Office	720	52,300 SF	3.10 / 1000SF	79%	128	34	162	16	10%	115	31	146
Free-Standing ER	650	14,500 SF	1.12 / 1000 SF	50%	8	8	16	2	10%	7	7	14
TOTAL					136	42	178	18		122	38	160

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips		New Trips		
					In	Out	Trips			In	Out	Trips
Medical Office	720	52,300 SF	3.93 / 1000 SF	30%	62	144	206	21	10%	56	129	185
Free-Standing ER	650	14,500 SF	1.52 / 1000 SF	46%	10	12	22	2	10%	9	11	20
TOTAL					72	156	228	23		65	140	205

AM PEAK HOUR of GENERATOR*

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Medical Office	720	52,300 SF	3.74 / 1000SF	59%	116	80	196
Free-Standing ER	650	14,500 SF	2.06 / 1000SF	64%	19	11	30
TOTAL					135	91	226

PM PEAK HOUR of GENERATOR*

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Medical Office	720	52,300 SF	4.79 / 1000SF	40%	100	151	251
Free-Standing ER	650	14,500 SF	2.24 / 1000SF	46%	15	17	32
TOTAL					115	168	283

(1) Source: ITE Trip Generation, *11th Edition*.
* For Driveway Volumes.

Attachment 3
Becker Road Medical Office
Trip Generation Comparison

	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Approved Uses	2,486	148	38	186	71	166	237
Proposed Uses	2,251	122	38	160	65	140	205
Net New Trips:	(235)	(26)	-	(26)	(6)	(26)	(32)
Driveway Volumes							
Approved Uses	2,762	148	102	250	128	192	320
Proposed Uses	2,501	135	91	226	115	168	283
New Driveway Trips:	(261)	(13)	(11)	(24)	(13)	(24)	(37)

EXHIBIT 11

APPLICATION CHECKLIST

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: MedSquare Becker Road PUD

Project Number: P 25-121 New Submittal X or Resubmittal _____ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* *X = Incomplete or Missing* *NA = Not Applicable*

Applicant Checklist	*Description of Item Provided*	*Sufficient*		
		P&Z	*Eng.*	*Utility*
X	**Sufficiency Checklist**: One original completed and signed by applicant.			
X	**Cover Letter:** Sixteen copies of a typed letter explaining the purpose and history of the application.			
X	**Written Response to Comments:** Sixteen copies. For resubmittals only.			
N/A	**Completed Application:** Sixteen copies. Use black ink or type to fill out completely and legibly.			
X	**Owner's Authorization**: Sixteen copies of authorization on Owner's letterhead.			
X	**Application Fees**: Refer to each department's fee schedule.			
	Proof of Ownership:			
X	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…			
N/A	…Unity of Title. **(A statement is provided)**			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
X	Sixteen sets of 11" x 17" concept plans			
X	Show traffic access points			
N/A	Show drainage discharge locations **(To be provided with the site plan)**			
N/A	Show proposed water and sewer connection points (**To be provided with the site plan)**			
X	Evidence of unified control and binding PUD agreement			
X	Density statement			
X	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: MedSquare Becker Road PUD

Project Number: P 25-121 New Submittal X or Resubmittal _____ (Check One)

Applicant Certification

I, Peterka Vlada, do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

Vlada Peterka — **09-11-2025**

(Signature of Applicant) *(Date)*

Planning and Zoning Department Representative

I, _____ *(Print name)*, as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date). Additional Comments:*

_____

(Signature of Planning and Zoning Department Representative) *(Date)*

Engineering Department Representative

I, _____ *(Clearly print or type name)*, as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date). Additional Comments*:

_____

(Signature of Engineering Department Representative) *(Date)*

Utilities System Department

I, _____ *(Clearly print or type name)*, as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date) Additional Comments:*

_____

(Signature of Utility System Department Representative) *(Date)*

MedSquare Becker Road
Planned Unit Development (PUD) Rezoning
P24-121



Project Location Map

SUMMARY

Applicant's Request:	A rezoning from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical office complex including a Freestanding Emergency Department (FSED).
Agent/Applicant:	Vlada Peterka, Redtail Design Group, Inc.
Property Owner:	Becker Road Real Estate Partners, LLC
Location:	190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The applicant is requesting a rezoning from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical facility known as MedSquare Becker Road. The facility is currently approved at 66,798 square feet, with the conceptual plan showing up to 68,000 square feet to allow for potential future site plan adjustments, including the addition of a Freestanding Emergency Services Department (FSED). The FSED will be operated by Cleveland Clinic. The remaining space will be used for medical and professional offices. The FSED will operate 24 hours a day, 7 days a week. It will not include overnight stays and will not generate Code 3 ambulance traffic (lights and sirens).

Access to the site will be provided from SW Lassiter Terrace and SW Junietta Terrace. This design helps reduce traffic impacts on SW Becker Road and avoids routing commercial traffic through nearby residential streets.

This rezoning request is being reviewed along with a Future Land Use Map amendment (P25-120) to change the land use designation from Commercial Limited (CL) to Commercial General (CG), which supports the proposed medical and office uses. Permitted uses within the PUD will include medical facilities, such as the FSED, and administrative, business, or professional offices.

Background

The Site Plan Review Committee (SPRC) recommended approval of the proposed PUD amendment and conceptual plan on August 27, 2025.

Related Projects

- Future Land Use Amendment (P24-120): Application to change the future land use designation for 5.8 acres from Limited Commercial (CL) to General Commercial (CG).

Previous Council Actions and Approvals

- May 26, 2009 – City Council approved the Becker Commons Subdivision Plat (P09-031).
- October 9, 2023 – City Council approved the rezoning from PUD (Planned Unit Development) to Professional (P) (P23-115).
- May 13, 2024 – City Council approved the MedSquare Becker Road Major Site Plan to construct a 66,798 sq. ft. medical office building.
- August 12, 2025 – City Council approved the Preliminary & Final Plat to replat the properties as one parcel and remove ingress and egress easements (P24-049).

Public Notice Requirements

Public notice was mailed to property owners within 750 feet of the subject site and included in the advertisement for the November 4, 2025, Planning and Zoning Board meeting.

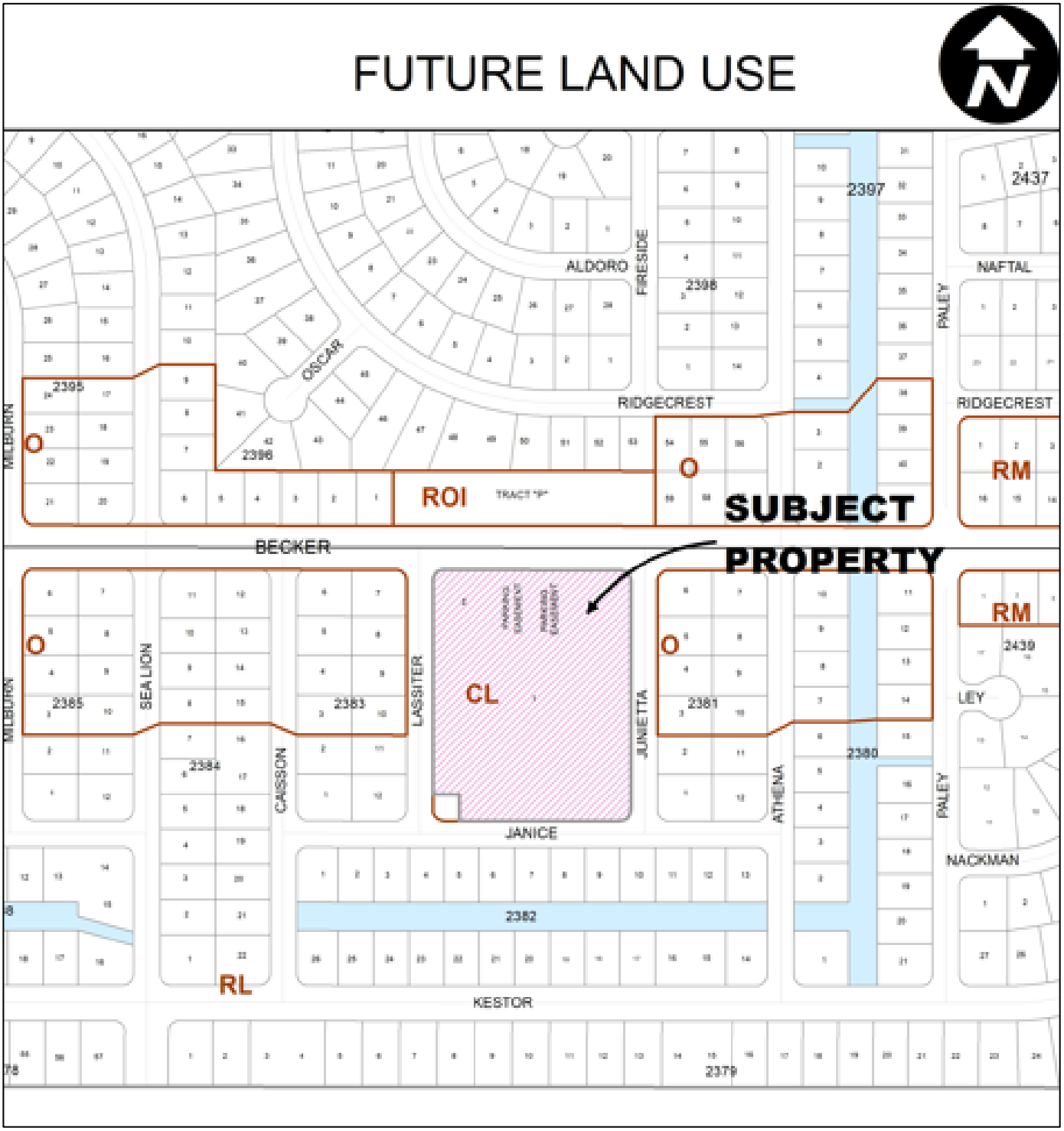
Location and Site Information

Parcel ID No.:	4433-700-0001-000-8
Property Size:	5.8 acres
Legal Description:	Lots 1, 2, and 3, BECKER COMMONS, Plat Book 62, Page 1, Public Records of St. Lucie County
Future Land Use:	Commercial General (CG) – *pending approval*
Existing Zoning:	Professional (P)
Proposed Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant
Proposed Use:	Medical offices and freestanding emergency department

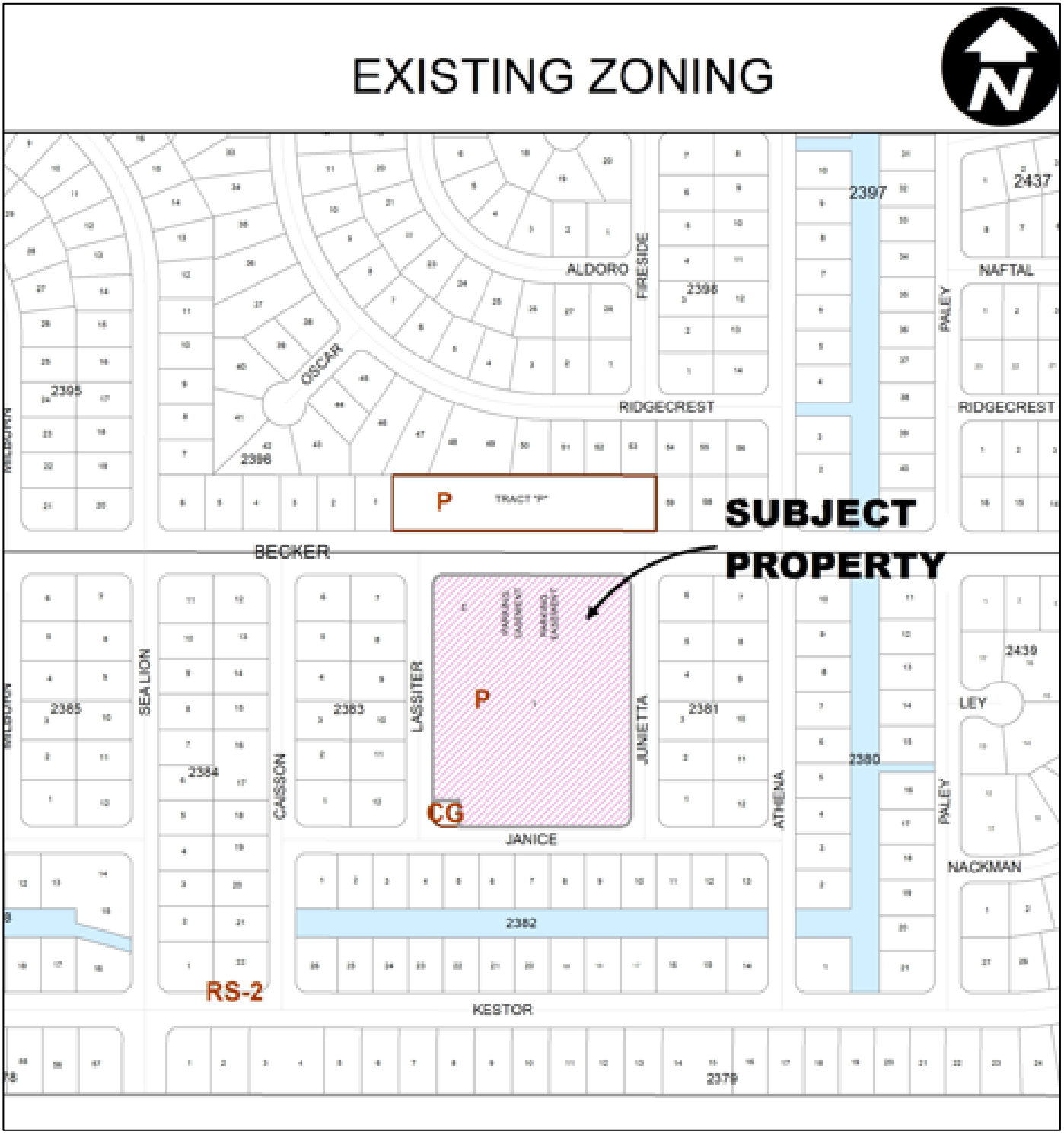
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	CG, RL	CG, RS-2	Vacant Commercial, Single-Family Residences
East	O, RL	RS-2	Single-Family Residences
West	O, RL	RS-2	Single-Family Residences

ROI-Residential, Office, Institutional, P-Professional, CG-Commercial General, RS-2-Residential, Single-Family (2 du/ac), RL-Low Density Residential, O-Office



Existing Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed Planned Unit Development (PUD) rezoning is being processed concurrently with a Future Land Use Map amendment to Commercial General (CG) for the 5.8-acre site.

Analysis	Details
Future Land Use Consistency	The proposed PUD rezoning is consistent with the associated Future Land Use Map amendment for 5.8-acres to Commercial General (CG). The proposed medical facility aligns with the intent and allowable intensities of the CG land use designation
Policy 1.1.4.10 - CG Development Standards	
Lot Coverage	40%
Maximum Building Height	35 feet
Maximum Impervious Area	80%
Policy 1.1.4.13	**The following zoning districts are considered compatible with the CG Future Land Use designation:** • CN (Neighborhood Commercial) • CG (Commercial General) • P (Professional) • GU (General Use) • LMD (Limited Mixed-Use District) • **PUD (Planned Unit Development) – Compatibility is based on the proposed uses in the Concept Plan**
PUD Compatibility	The proposed PUD includes medical and professional office uses, along with the FSED, which are consistent with the CG designation.

ZONING REVIEW (ARTICLE X)

Standards for District Establishment

Area Requirement	The overall subject property PUD for the PUD totals 5.8 acres. The minimum acres required for district establishment is 2 acres per Section 158.172 - PUD Standards for District Establishment.
Relation to Major Transportation Facilities	The subject property is located on the south side of SW Becker Road, a major east-west arterial corridor in the southern portion of the City. The site has direct frontage along SW Becker Road and is bounded by SW Lassiter Terrace to the west and SW Junietta Terrace to the east. This application and Traffic Report prepared by PTC Transportation Consultants dated August 27, 2025, has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

	The proposed improvements for the MedSquare Becker Road PUD are anticipated to generate a cumulative 2,251 Average Daily, 226 AM Peak Hour and 283 PM Peak Hour driveway trips. The number of trips is a decrease from the previously approved development; therefore, it will not require any traffic mitigation.
Consistency with City's Comprehensive Plan	This PUD amendment is consistent with the subject property's proposed CG future land use amendment request.
Relation to Utilities, Public Facilities, and Services	Adequate utilities are in place to service the proposed commercial use. The site is located within the service area of the City of Port St. Lucie Utility Systems Department and will be connected to existing potable water and sanitary sewer infrastructure. Additional review of capacity service demands will be conducted during the site plan and detailed engineering review process to ensure compliance with all applicable City standards and level of service requirements.
Evidence of Unified Control of Area	Evidence of unified control was provided.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	A PUD concept plan and the regulation book have been provided.
Non-Residential Intensity	Development is limited to 68,000 sq. ft. as outlined in the PUD regulation book.
Provision for Pedestrian Circulation	Existing sidewalks are in place along SW Becker Road. Internal pedestrian connections will be reviewed during site plan review for ADA compliance.
Off Street Parking and Loading Requirements	The approved site plan includes pedestrian connections consistent with City standards. Any future site plan amendment will be required to maintain or update pedestrian circulation to ensure ADA-compliant walkways connect building entrances, parking areas, and public sidewalks. Compliance will be reviewed during the site plan amendment process.
Underground Utilities	All utilities will be installed underground per City standards. PSLUSD will be the provider.
Protection of Natural Features	The site is undeveloped and contains upland flatwoods. A new gopher tortoise survey is required before clearing. No wetlands or other protected species were identified.
Stormwater	The approved site plan includes a dry detention area to manage stormwater runoff in accordance with City standards. If a site plan amendment is submitted, the stormwater system will be reviewed to ensure continued compliance with design requirements and adequate capacity for any proposed changes.
Landscaping and Buffering Requirements	Landscaping and buffering have been approved in accordance with PUD Section VII and Chapter 154 of the City's Land Development Code. If a site plan amendment is submitted, landscaping requirements will be re-evaluated to ensure continued compliance, including any additional screening that may be needed based on adjacent land uses.

RECOMMENDATION

The Site Plan Review Committee (SPRC) reviewed the proposed PUD rezoning at its meeting on August 27, 2025, and recommended approval. The request is being processed in coordination with a Future Land Use Map amendment.

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

COVER LETTER

MEDSQUARE BECKER ROAD PUD

Rezoning to PUD

July 2025

To:

Planning and Zoning Department

Port St. Lucie

Prepared by:

Redtail DG

100 S. 2nd Street

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

Dear Planning and Zoning Department,

We are pleased to submit a request for a rezoning to PUD for the MedSquare Becker Road, a development that promises to enhance the community of Port St. Lucie both functionally and aesthetically. As you are aware, our team has worked to provide a very eye level of architectural design while also meeting the functional needs of the proposed tenants. This PUD will allow for the addition of a FSED

The project, located on parcel number 4433-700-0001-000-8, is positioned on the south of the city, and is bordering SW Becker Road on the north, SW Lassiter Ter on the west, SW Janice Ave on the south and SW Junietta Ave on the east (image 1). It is concurrently going through a Comprehensive plan Amendment that proposes a change of the existing CL (Commercial Limited) Future Land Use to CG (Commercial General) Future Land Use.



Image 1 – Project Site Location

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

The submitted Conceptual PUD Plan (Image 2) illustrates the proposed setbacks, general locations of various uses, the building, and the vehicular access points, which are strategically positioned to allow traffic simple access to Becker Road without impacting the surrounding neighborhood.

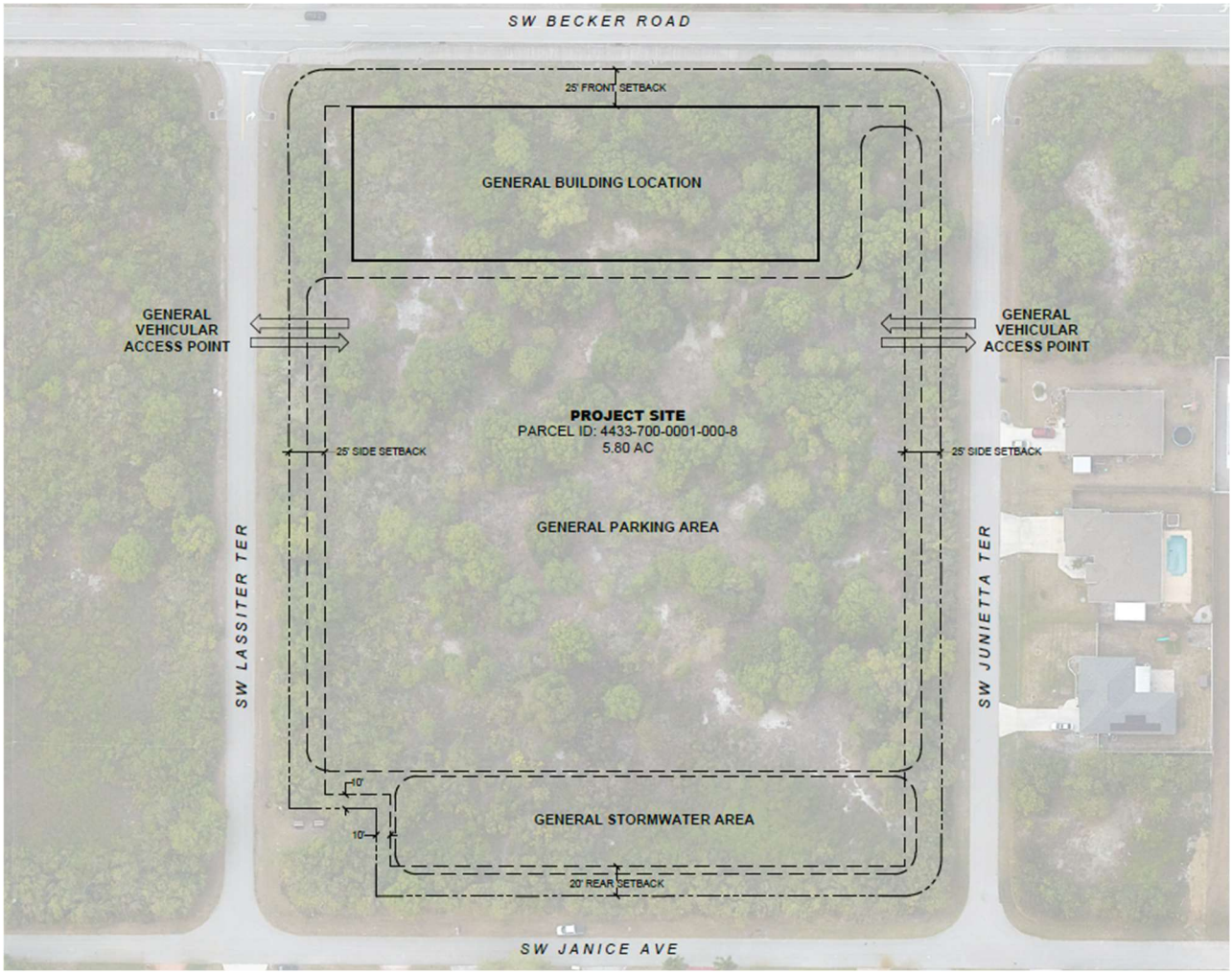


Image 2 – Proposed Conceptual PUD Plan

The uses proposed for the PUD are based on the Commercial General zoning district, continuing with the previously approved professional and medical offices, removing intense commercial uses and allowing for a Freestanding Emergency Department (FSED).

The proposed FSED is a combination of an Emergency room and an Urgent Care that provides services in one convenient location. It eliminates the need to choose from visiting an ER or an Urgent care, and reduces cost to the patient, and also reduces the wait time.

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
772.742.1555
www.redtaildg.com
todm@redtaildg.com

This service operates 24/7 all year around and is staffed with Board-Certified Emergency Physicians and other licensed staff. It does not generate CODE 3 ambulance traffic (lights and sirens), and does not provide overnight stays.

The study made by the Cleveland Clinic (Image 3) shows the number of patients in 2024 brought to their Saint Lucie West FSED through ambulance/EMS. The image shows the ambulance/EMS volume per month and per hour over the year.

In summary it includes:

- 563 total arrivals per year, which equates 1.5 per day
- 140 total nighttime arrivals between 10pm-7am per year, which equates to .38 per day, at night or 26% of all ambulance/EMS arrivals for the year arrive between 10pm -7am.

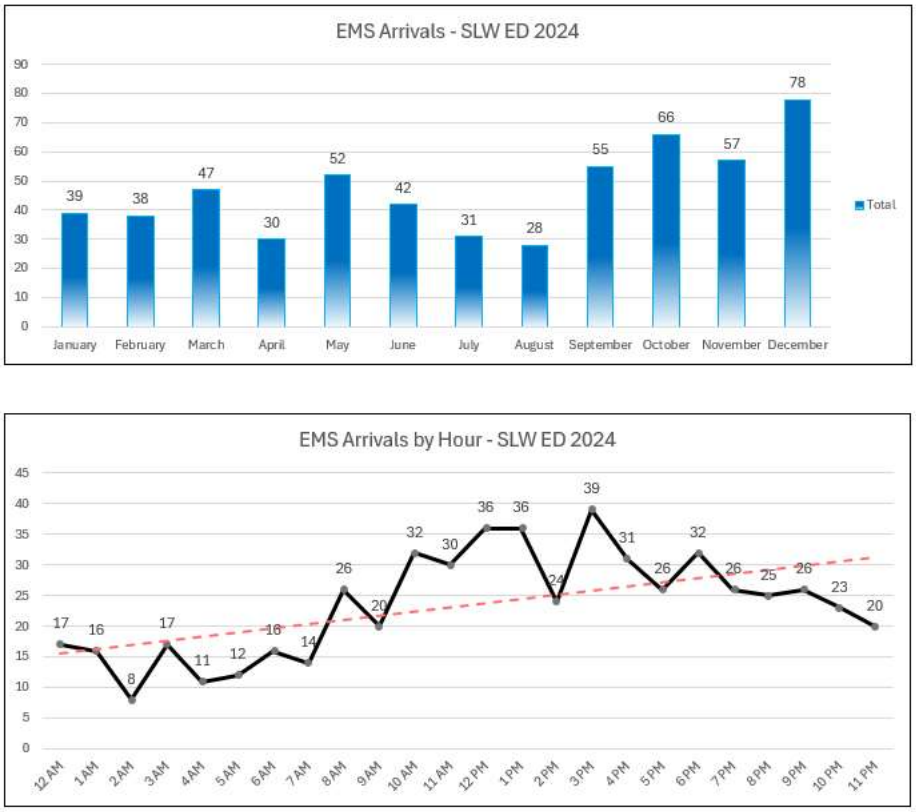


Image 3 – Number of patients brought to the Cleveland Clinic SLW FSED

The proposed FSED is for the eastern half of the first floor. The total first floor equates to approx.. 33,657 sf thus the proposed FSED will equate to approx. 16,800 sf. The Cleveland Clinic will be utilizing the entire first floor for medical services, however the FSED will only ube utilizing the eastern half of that first floor.

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The traffic for the site is the same as previously approved in October of last year. Traffic will be able to enter from either SW Lassiter Ter or SW Junietta Ave. The submitted Traffic Analysis shows how the addition of the FSED will not increase the traffic generation compared to the approved site plan for the same property (P23-199)

Based on the above, we respectfully ask for the approval of the proposed PUD.
If you have any questions, please do not hesitate to contact us.

Sincerely,



Tod Mowery
Redtail DG

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5392414 OR BOOK 5214 PAGE 657, Recorded 10/01/2024 11:14:58 AM Doc Tax: $15750.00

After Recording Return to:
DAVID PEARL, Esquire
Buchanan Ingersoll & Rooney PC
401 East Las Olas Blvd., Suite 2250
Fort Lauderdale, FL 33301

This Instrument Prepared by:
Adam S. Zipper Esq.
Strock & Cohen, Zipper Law Group, P.A.
2900 Glades Circle
Suite 750
Weston, FL 33327
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
4430-700-0003-000-3, 4430-700-0002-000-6, and 4430-700-0001-000-9
File No.: 23051928

WARRANTY DEED

This Warranty Deed, Made the 25 day of September, 2024, by **A M DEVELOPMENTS LLC, a Florida Limited Liability Company**, having its place of business at **30924 Bay Shore Dr, Big Pine Key, FL 33043**, hereinafter called the "Grantor", to **BECKER ROAD REAL ESTATE PARTNERS, LLC, a Florida limited liability company,** whose post office address is: **2990 PONCE DE LEON BLVD., SUITE 500, CORAL GABLES, FL 33134**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Million Two Hundred Fifty Thousand Dollars and No Cents ($2,250,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Saint Lucie** County, Florida, to wit:

Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

NotaryCam Doc ID: 3e0f9857-3923-4254-ab64-9c1503497203

IN WITNESS WHEREOF, 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 above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Wendy Lois Nelson
Printed Name: Wendy Lois Nelson
Address: 586 Blue Ridge Dr.
Blue Ridge, VA 24064

Witness Signature: Mildred V. Wilcox
Printed Name: Mildred Wilcox
Address: 5303 Poppy Drive Jacksonville, FL 32205

A M DEVELOPMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY

MICHAEL N. REINSTEIN
MICHAEL N. REINSTEIN, Manager/Member

AVA V. REINSTEIN
AVA V. REINSTEIN, Authorized Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 25 day of September, 2024 by MICHAEL N. REINSTEIN as Manager/Member and AVA V. REINSTEIN as Authorized Member as Manager/Member and AVA V. REINSTEIN as Authorized Member of A M DEVELOPMENTS LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. They are ☐ Personally Known OR ☑ Produced Driver License as Identification.

Mildred V. Wilcox
Notary Public Signature
Printed Name: Mildred V Wilcox

My Commission Expires: 5/10/2025
(SEAL)

☑ Online Notary (Check Box if acknowledgment done by Online Notarization)

MILDRED V WILCOX
Notary Public - State of Florida
Commission # HH 115803
My Comm. Expires May 10, 2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 3e0f9857-3923-4254-ab64-9c1503497203

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

AGENT AUTHORIZATION

Project: MedSquare Becker Road
Owner: Becker Road Real Estate Partners LLC
Parcel IDs: 4433-700-0001-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Alberto Jose Perez WHO BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

Furthermore, we 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 project indicated above.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of May, 2025, by Alberto J. Perez (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Owners' Signatures

Patricia Vallejo
Printed Name of Notary

Alberto Jose Perez
Owners' Names

2990 Ponce de Leon Blvd, #500
Coral Gables, FL 33134
Street Address

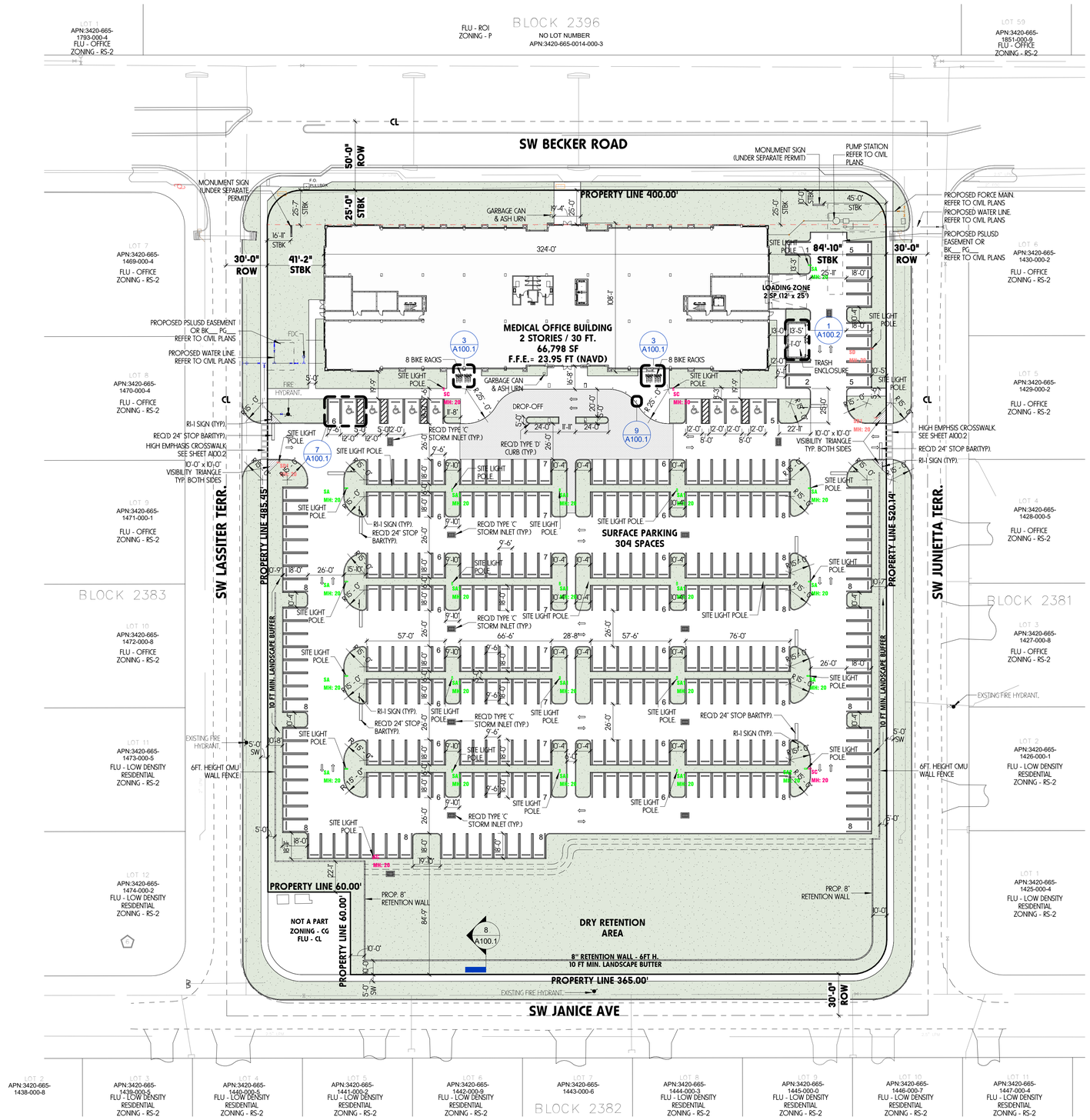
(Notary Seal)

PATRICIA VALLEJO
MY COMMISSION # HH 166885
EXPIRES: December 19, 2025
Bonded Thru Notary Public Underwriters

City, State, Zip

My commission expires

786.556.3756 / AJP@MASAJP.com
Telephone / Email



Site Plan

SCALE: 1" = 40'-0"

N

LEGAL DESCRIPTION:

AS SHOWN ON SURVEY PREPARED BY EDC INC.

LOTS 1, 2 AND 3, BECKER COMMONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

STATEMENT OF INTENT:

THE APPLICANT PROPOSES TO CONSTRUCT A NEW 66,798 SQUARE FOOT 2-STORY MEDICAL OFFICE BUILDING.

OWNER:
AM DEVELOPMENT LLC
30924 BAY SHORE DRIVE
BIG PINE KEY, FL 33043

APPLICANT:
FLAGLER + MP HEALTHCARE DEVELOPMENT LLC
TWO S. BISCAYNE BOULEVARD SUITE 2000
MIAMI, FL 33131

ARCHITECT:
MODIS ARCHITECTS
4955 SW 75TH AVENUE
MIAMI, FL 33155

LAND PLANNER AND LANDSCAPE ARCHITECT
2GHO, INC.
1907 COMMERCE LANE SUITE 101
JUPITER, FL 33458

ENGINEER:
MILLS SHORT ASSOCIATES
700 22ND PLACE, STE 2C
VERO BEACH, FL 32960

SURVEYOR:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597

ENVIRONMENTAL:
ENGINEERING DESIGN & CONSTRUCTION, INC.
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987

PROJECT NOTES:

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 4108(g)

ZONING STATEMENT:

"THE BECKER ROAD OVERLAY DISTRICT (BROD) DESIGN STANDARDS SHALL APPLY TO PROPOSED NEW BUILDINGS AND UNDEVELOPED PROPERTIES LOCATED WITHIN THE CONVERSIONS AREAS THAT HAVE OBTAINED APPROVAL FOR THE APPROPRIATE ZONING."

THE BROD DESIGN STANDARDS HAVE BEEN IMPLEMENTED TO THIS PROJECT.

ENVIRONMENTAL STATEMENT:

TOTAL SITE ACREAGE: 5.84AC X 0.25 = 1.45AC OF NATIVE UPLAND REQUIRED TO BE PRESERVED
1.45AC TO BE MITIGATED AT 1.5:1 RATIO = 2.17.5
2.175AC X 925,005 = 154,385.875.

DRAINAGE STATEMENT

THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT MEETS THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE AND SFWMD. SITE GRADING DIRECTS STORMWATER TO INLETS AND PIPES AND IS THEN ROUTED TO A DRY DETENTION POND. THE DRY DETENTION POND UTILIZES A CONTROL STRUCTURE THAT RESTRICTS STORMWATER FROM EXITING THE SYSTEM UNTIL TREATMENT AND THE 0.5 CFS/ACRE DISCHARGE CRITERIA ARE MET. THE SYSTEM DISCHARGES TO THE CITY OF PORT ST. LUCIE'S SWALE ALONG LASSITER TERR. WHICH DRAINS TO THE BECKER RD R/W SYSTEM.

TRAFFIC STATEMENT:

THE ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 720 (MEDICAL OFFICE) WAS USED TO DETERMINE EXPECTED DAILY AND PEAK HOUR TRIPS FOR THE PROPOSED PROJECT.

ZONING DATA				
Property Information				
Folio:				
Property Address:	190 SW Becker Road, Port St Lucie, Fl 34953			
Future Land Use / **Zoning:**	CL - Commercial Limited / Proffesional			
Overlay District:	Becker Road Overlay District			
Overlay Sub-District:	Professional			
LOT CRITERIA				
A - Lot Area	**Square Footage (sf)**		**Acres (ac)**	
Net Area	252,648.00 sf		5.80 ac	
Gross Area	252,648.00 sf		5.80 ac	
B - Lot Width	400 ft			
Lot Coverage (max.)	See sheet A002 for Site Diagrams			
	40%	75,794 sf	13%	33,657 sf
Impervious Surface (max.)	See sheet A002 for Site Diagrams			
Building	13.3%	33,657.00 sf		
Sidewalk	2.6%	6,561.00 sf		
V.U.A.	50.1%	126,662.00 sf		
Total Impervious Area	**66.0%**	**166,783.00 sf**	3.83 ac	
Pervious Area	**34.0%**	**85,865.00 sf**	1.97 ac	

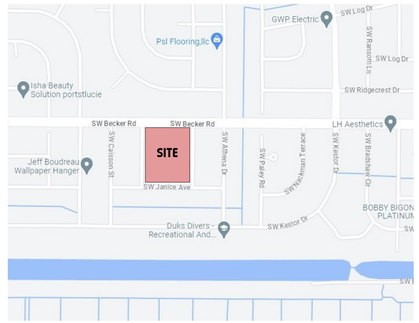
BUILDING PLACEMENT				
C - Build to Zone	**Required**		**Provided**	
Front (Becker Road)	25'-0" - 35'-0"		25'-0"	
Side Street (Lassiter Terr)	25'-0" - 35'-0"		41'-2"	
Side Street (Junietta Terr)	25'-0" - 35'-0"		84'-10"	
Side Street (Janice Ave)	25'-0" - 35'-0"		N/A	
E - Acc. Struct. From Bldg.	10'-0"		12'-0"	
F - Parking Lot Setback	10'-0"		10'-0"	
G - Building Frontage	50%	200 ft	81%	324 ft
H - Building Length (max.)	500 ft		324 ft	

BUILDING HEIGHT		
Stories	2 Stories	2 Stories
Overall Height	22 ft min. - 35 ft max.	30 ft

PARKING & LOADING		
Required	**Area**	**# Spaces**
Commercial Uses		
Office @ 1sp/275 gsf	66,798 sf	242.9 sp
Grand Total Required :		**242.9 sp**
Provided	**Standard**	**HC**
Surface (Off-Street)	296 sp	9 sp
Grand Total Provided :	**304 sp**	
BICYCLE PARKING		
1sp / 20 parking sp required	12 bike racks	16 bike racks
LOADING		
Off-Street Loading Spaces	2 spaces 12' x 25'	2 spaces

Trip Generation (Peak Hour of the Generator)

Land Use	Intensity	Daily	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
Medical Office	66,800 SF	2,486	148	102	250	128	192	320



Location Map

SCALE: N.T.S.

N

modis architects
4955 SW 75th Avenue Miami, Florida 33155
t. 786.879.8882
f. 786.350.1515
MODIS Architects, LLC
e.MODIS@MODISarchitects.com

project info :

MedSquare | Port Saint Lucie

AJP Ventures
NEW CONSTRUCTION
190 SW Becker Rd,
Port Saint Lucie, Fl 34953

seal :

Digitally signed by Robert K Morisette
Date: 2024.04.30 10:46:34-04'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
	Rezoning Submittal	06/30/2023
	Site Plan Review	11/01/2023
	Site Plan Resubmittal	02/07/2024
	Site Plan Resubmittal #3	03/15/2024

drawing data :

Site Plan & Site Data

project number : #23002

drawing scale : As indicated

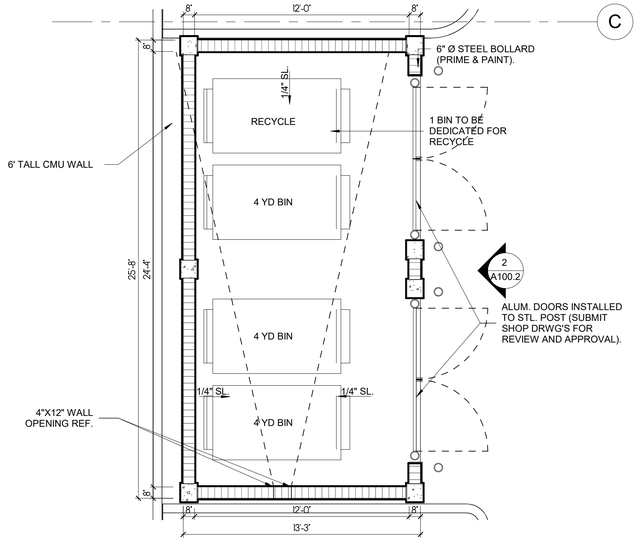
drawing date : 04/24/2024

phase : Design Develoment

sheet number : **A100**

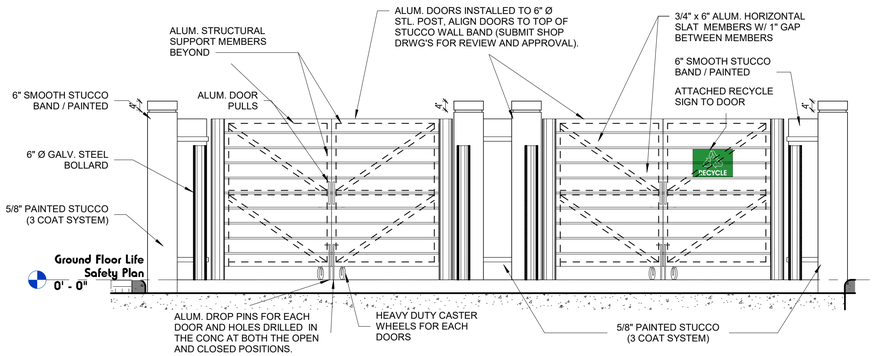
P23-199

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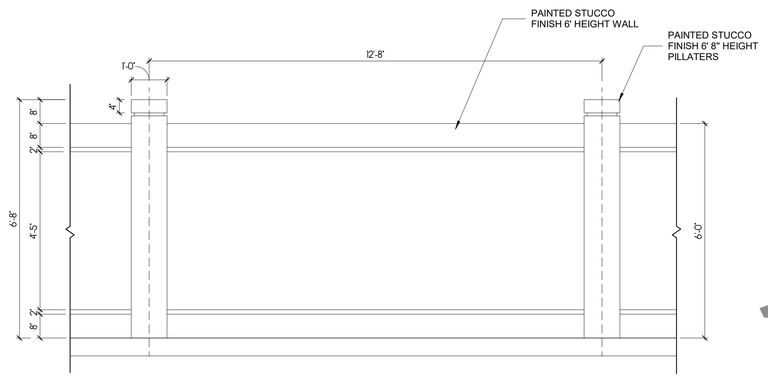
1 Enlarged Dumpster Floor Plan

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



2 Dumpster Enclosure - East Elevation.

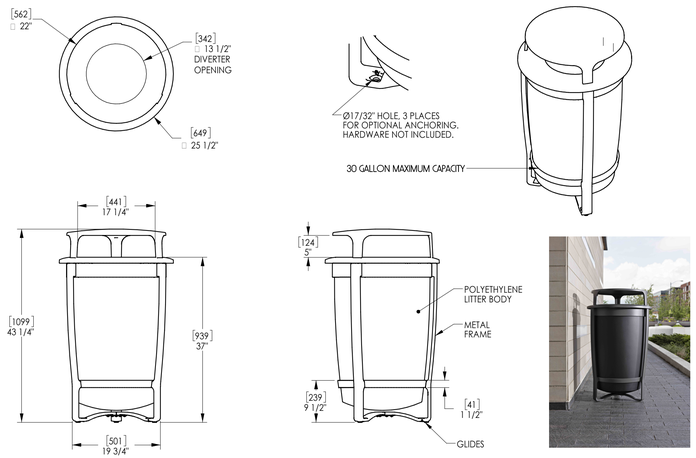
SCALE: 3/8" = 1'-0"



3 Wall Fence

SCALE: 1/2" = 1'-0"

Northport Litter receptacle, side opening
Product Drawing
Date: 09/01/2023
www.landscapeforms.com Ph: 800.521.2546



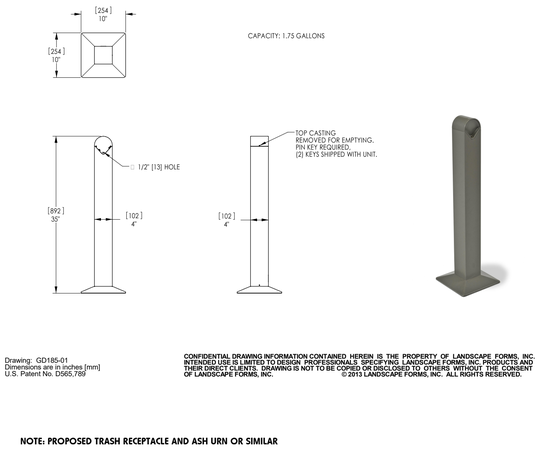
Drawing: DR801-01
Dimensions are in inches [mm]
Patent Pending

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4 Trash Receptacle & Ash Urn

SCALE: 3/4" = 1'-0"

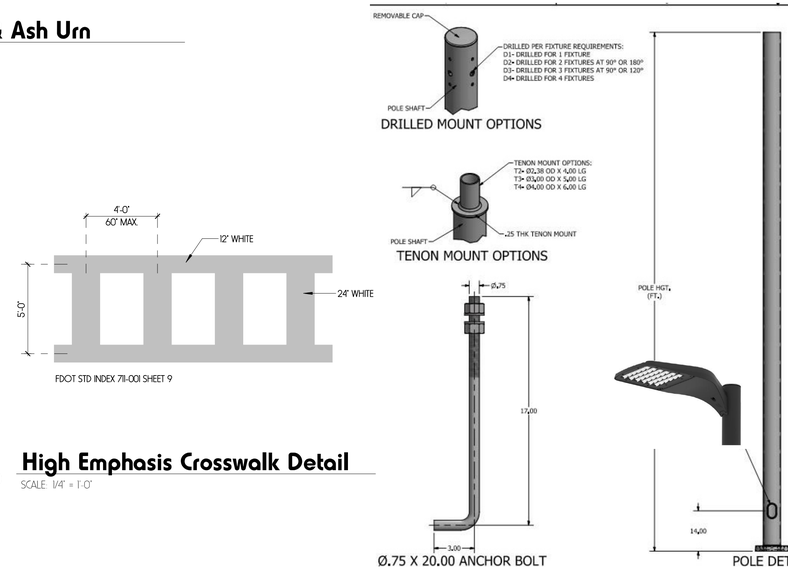
Grenadier™ Ash Urn, Freestanding
Product Drawing
Date: 8/4/2010
www.landscapeforms.com Ph: 800.521.2546



Drawing: GD185-01
Dimensions are in inches [mm]
U.S. Patent No. D565,789

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NOTE: PROPOSED TRASH RECEPTACLE AND ASH URN OR SIMILAR



POLE SPECIFICATIONS			
NO.	COMPONENT	MAT'L DESIGNATION	
1	POLE SHAFT	6063-T6	
2	BASE PLATE	A36xGr50	
3	ANCHOR BOLTS	F1554 Gr. 55	
4	GALVANIZED HARDWARE	A153	
FINISH SPECIFICATIONS			
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.			
POLE DIMENSIONS			
POLE HGT (FT.)	TOP DIA. (IN.)	BOTTOM DIA. (IN.)	GAGE	MTG. HGT. (FT.)
20'	6.00	6.00	.188	20'
BASE PLATE DIMENSIONS			
BOLT CIRCLE (IN.)	BASE PLATE DIA. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)
8x75	11.62 DIA	.88	.75
ANCHOR BOLT DIMENSIONS			
ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)		
.75	20.00		
ALLOWABLE WIND LOADING (SQ. FT.)			
WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA	-	12.8	9.5	6.8	4.6

*WITH 1.3 GUST FACTOR



3.00 X 5.00 HAND HOLE COVER

FDOT STD INDEX 711-001 SHEET 9

6 High Emphasis Crosswalk Detail

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

LUMINAIRE SCHEDULE								
PROJECT: 4_29_2024 MEDSQUARE, PORT ST LUCIE- SITE								
SYMBOL	QTY	LABEL	ARRANGEMENT	LUM. LUMENS	LLD	LUMINAIRE WATTS	TOTAL WATTS	DESCRIPTION
	8	SA	SINGLE	34698	0.900	201.8	1614.4	GARDCO OPF-M-A15-740-T5N POLE MOUNT 20' AFG
	12	SA1	SINGLE	33408	0.900	201.8	2421.6	GARDCO OPF-M-A15-740-T5W POLE MOUNT 20' AFG
	1	SA2	SINGLE	14135	0.900	74.41	74.41	GARDCO OPF-M-A08-740-T5N POLE MOUNT 20' AFG- SHARED POLE
	4	SC	SINGLE	20195	0.900	111.5	446	GARDCO OPF-M-A10-740-T3M POLE MOUNT 20' AFG
	1	SD	SINGLE	23512	0.900	201.8	201.8	GARDCO OPF-M-A15-740-BLC POLE MOUNT 20' AFG
	2	SD1	SINGLE	14194	0.900	111.5	223	GARDCO OPF-M-A10-740-BLC POLE MOUNT 20' AFG

CALCULATION SUMMARY								
PROJECT: 4_29_2024 MEDSQUARE, PORT ST LUCIE- SITE								
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN.	MAX/MIN.	GRID Z
PARK & DRIVE	ILLUMINANCE	FC	4.66	11.9	1.0	4.66	11.90	0
PROPERTY LINE	ILLUMINANCE	FC	0.18	0.5	0.0	N.A.	N.A.	N.A.

5 CALCULATION AND LUMINAIRE DETAILS

SCALE: 12" = 1'-0"

P23-199

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4955 SW 75th Avenue
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project info :

MedSquare | Port Saint Lucie

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NEW CONSTRUCTION
190 SW Becker Rd,
Port Saint Lucie, Fl 34953

seal :

Digitally signed by Robert K Morisette
Date: 2024.04.30 10:46:35-04'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
	Site Plan Resubmittal	02/07/2024
	Site Plan Resubmittal #3	03/15/2024

drawing data :

Site Details

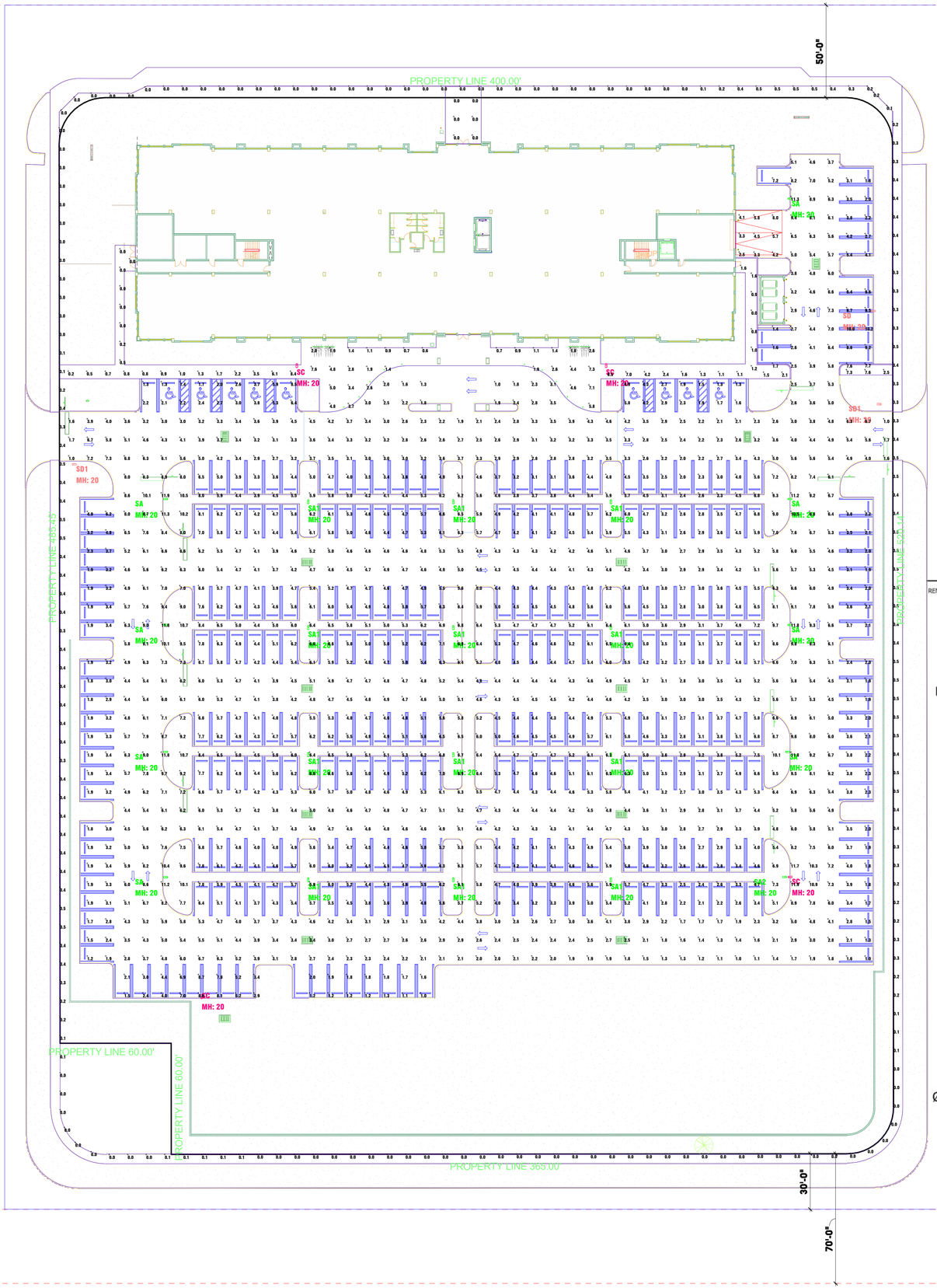
project number : #23002

drawing scale : As indicated

drawing date : 04/24/2024

phase : Design Develoment

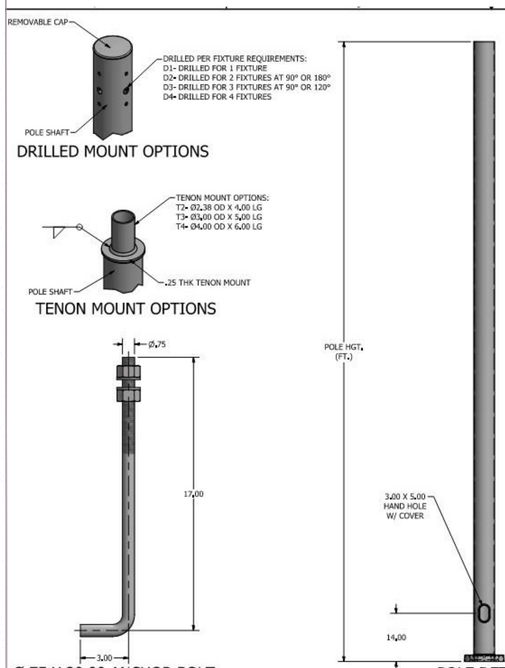
sheet number : A100.2



LUMINAIRE SCHEDULE								
PROJECT: 4_29_2024 MEDSQUARE, PORT ST LUCIE- SITE								
SYMBOL	QTY	LABEL	ARRANGEMENT	LUM. LUMENS	LLD	LUMINAIRE WATTS	TOTAL WATTS	DESCRIPTION
	8	SA	SINGLE	34698	0.900	201.8	1614.4	GARDCO OPF-M-A15-740-T5N POLE MOUNT 20' AFG
	12	SA1	SINGLE	33408	0.900	201.8	2421.6	GARDCO OPF-M-A15-740-T5W POLE MOUNT 20' AFG
	1	SA2	SINGLE	14135	0.900	74.41	74.41	GARDCO OPF-M-A08-740-T5N POLE MOUNT 20' AFG- SHARED POLE
	4	SC	SINGLE	20195	0.900	111.5	446	GARDCO OPF-M-A10-740-T3M POLE MOUNT 20' AFG
	1	SD	SINGLE	23512	0.900	201.8	201.8	GARDCO OPF-M-A15-740-BLC POLE MOUNT 20' AFG
	2	SD1	SINGLE	14194	0.900	111.5	223	GARDCO OPF-M-A10-740-BLC POLE MOUNT 20' AFG

CALCULATION SUMMARY								
PROJECT: 4_29_2024 MEDSQUARE, PORT ST LUCIE- SITE								
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN.	MAX/MIN.	GRID Z
PARK & DRIVE	ILLUMINANCE	FC	4.66	11.9	1.0	4.66	11.90	0
PROPERTY LINE	ILLUMINANCE	FC	0.18	0.5	0.0	N.A.	N.A.	N.A.





POLE SPECIFICATIONS		
NO.	COMPONENT	MATL DESIGNATION
1.	POLE SHAFT	6063-T6
2.	BASE PLATE	A36-T6
3.	ANCHOR BOLTS	F1554 GR. 55
4.	GALVANIZED HARDWARE	A153

FINISH SPECIFICATIONS

POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

POLE DIMENSIONS				
POLE HGT (FT.)	TOP DIA. (IN.)	BOTTOM DIA. (IN.)	GAGE	MTG. HGT. (FT.)
20'	6.00	6.00	.188	20'

BASE PLATE DIMENSIONS			
BOLT CIRCLE (IN.)	BASE PLATE DIA. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)
8.75	11.62 DIA	.88	.75

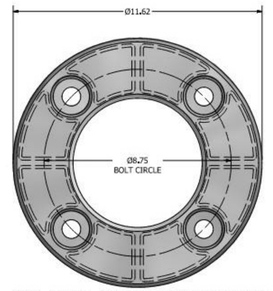
ANCHOR BOLT DIMENSIONS	
ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)
.75	20.00

ALLOWABLE WIND LOADING (SQ. FT.)					
WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA	-	12.8	9.5	6.8	4.6

*WITH 1.3 GUST FACTOR



3.00 X 5.00 HAND HOLE COVER



Ø11.62 X 1.88 THK. BASE CASTING

Site Photometrics

SCALE: 1" = 30'-0"

N

NOTES:
ALL PSLUSD PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES INCLUDING LIGHT POLES AND A VERTICAL SEPARATION OF AT LEAST 18" INCLUDING FOOTERS.

P23-199

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Miami, Florida 33155
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t. 786.879.8882
f. 786.350.1515

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revisions :

Rev. #	Description	Date
	Site Plan Review	11/01/2023
	Site Plan Resubmittal	02/07/2024
	Site Plan Resubmittal #3	03/15/2024

drawing data :

Site Photometrics

project number : #23002

drawing scale : As indicated

drawing date : 04/24/2024

phase : Design Develoment

sheet number : A501

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MEMORANDUM

TO: Bethany Grubbs, ACIP - Senior Planner, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works CAC

FROM: Evan Delgado, Project Coordinator, Public Works EJD

DATE: October 23, 2025

SUBJECT: (P25-121) MedSquare Becker Road PUD
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by PTC Transportation Consultants dated August 27, 2025 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed improvements for the MedSquare Becker Road PUD is anticipated to generate a cumulative 2,251 Average Daily, 226 AM Peak Hour and 283 PM Peak Hour driveway trips. The number of trips are a decrease from the previously approved development; therefore, will not require any traffic mitigation.

MedSquare Becker Road
Planned Unit Development (PUD) Rezoning Application (P25-121)

Planning and Zoning Board Meeting
November 6, 2024

Presented by: Bethany Grubbs, Senior Planner

Request Summary

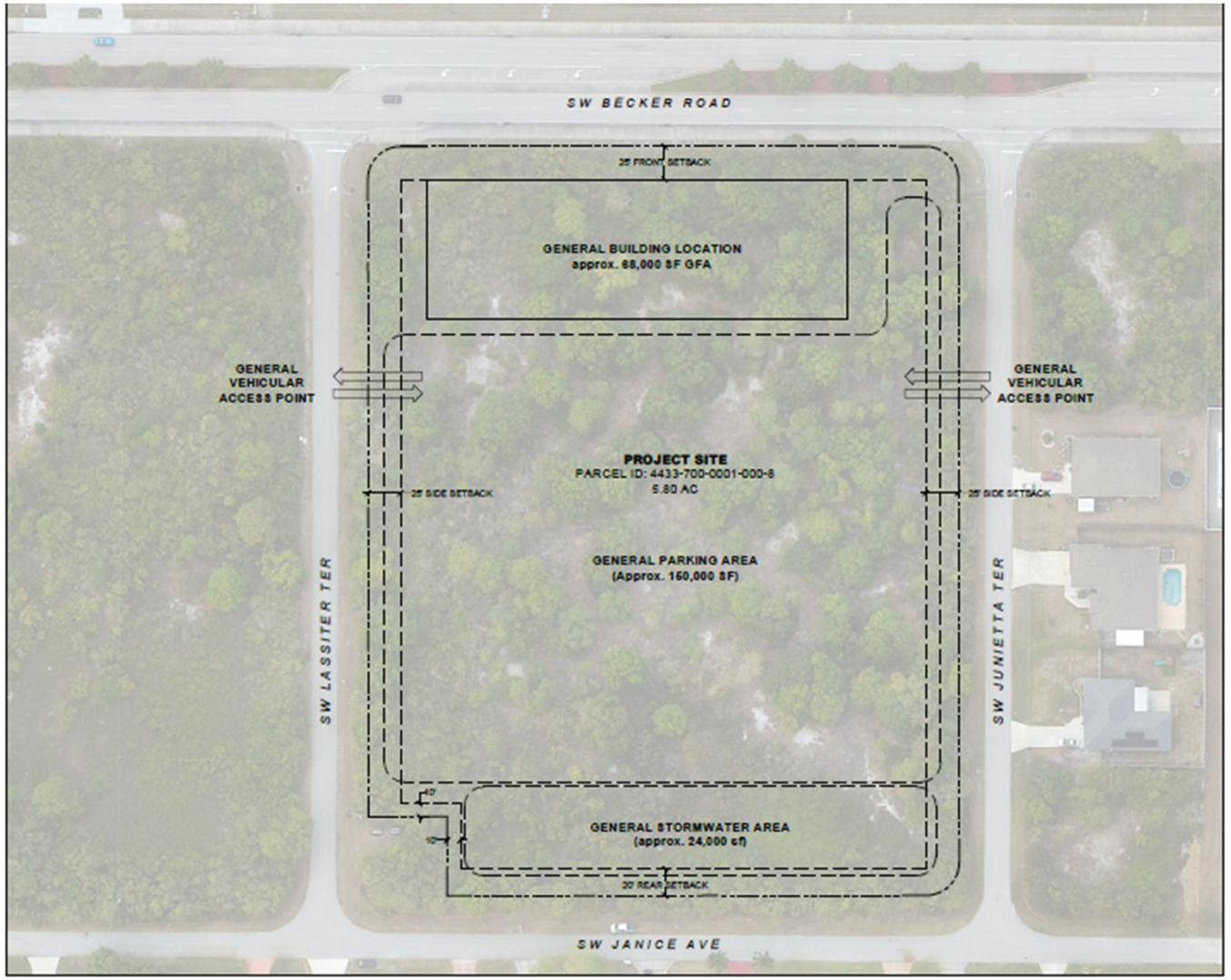
Applicant's Request:	A rezoning of 5.8 acres from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical office complex including a Freestanding Emergency Department (FSED)
Agent(s):	Vlada Peterka, Redtail Design Group, Inc.
Applicant:	Becker Road Real Estate Partners, LLC
Location:	190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Surrounding Land Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	CG, RL	CG, RS-2	Vacant Commercial, Single-Family Residences
East	O, RL	RS-2	Single-Family Residences
West	O, RL	RS-2	Single-Family Residences



Proposed PUD Concept Plan



Proposal

- The applicant is requesting to rezone the 5.8-acre subject property to the Planned Unit Development (PUD) Zoning District.

- This request is being processed concurrently with a Future Land Use Map amendment to change the land use designation from Commercial Limited (CL) to Commercial General (CG).

- The current Professional (P) zoning does not permit a 24/7 Freestanding Emergency Department (FSED) as a permitted use.

- The proposed medical facility, including the FSED, aligns with the intent and allowable intensities of the CG land use designation and is listed as a permitted use in the PUD document.

Staff Analysis

- The project was reviewed for consistency with Section 158.172 of the Zoning Code.
- The PSLUSD is the provider of services.
- The project will generate an average of 283 PM Peak Hour trips.
- Access and parking requirements will be reviewed at the time of site plan review.
- Access to the site will be provided from SW Lassiter Terrace and SW Junietta Terrace.
- Existing sidewalks are in place along SW Becker Road.

Findings

- In accordance with Policy 1.1.4.13 of the Future Land Use Element, the Planned Unit Development (PUD) Zoning District is considered compatible with the Commercial General (CG) Future Land Use designation, based on the proposed uses outlined in the conceptual plan.

Recommendation

The Site Plan Review Committee (SPRC) reviewed the proposed PUD rezoning at its meeting on August 27, 2025, and recommended 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: If the Board requires additional clarification or information from the applicant or staff, it may choose to table or continue the hearing or review to a future meeting.

From: jonathan peardon
To: Bethany Grubbs
Subject: Medsquare on Becker?
Date: Monday, October 27, 2025 3:48:08 PM

Good afternoon Bethany,

Just got this letter in the mail but is there a petition in existence already where I can vote against this? This is by far the worst idea I've ever heard of and I'm shocked the city would even entertain this is an option.

Thanks
Jonathan

From: Samantha Smigelski
To: Bethany Grubbs
Subject: Re: Contact Planning & Zoning - Samantha Smigelski
Date: Thursday, October 16, 2025 1:32:50 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png

HI Bethany,

Please see the note that I have sent to Councilman Bonna. Please apply this record to the PUD request.

Formal Request for Denial of Proposed Planned Unit Development (PUD) for a Free-Standing Emergency Room Facility

I am writing to formally request the **denial** of the Planned Unit Development (PUD) application for a proposed free-standing Emergency Room (ER) facility, MedSquare Port St Lucie, at the location of Becker Road, using the Junietta Terrace, Janice Avenue and Lassiter Terrace boundary lines. This request is based on several critical factors related to public necessity, community safety, and consistency with the surrounding residential environment.

Lack of Public Necessity

The construction of a new emergency medical facility at this location is unnecessary and **duplicative**. A newly constructed, full-service hospital, **Florida Coast Medical Center, which includes an operational Emergency Room**, is located less than **two miles** (1.4 miles exactly) from the proposed site. This existing facility, opened on September 9, 2025, already meets the community's emergency medical needs, rendering a secondary, non-hospital-based ER facility in this immediate area redundant. Approving this PUD would impose commercial intensity upon a residential area without a demonstrable need that outweighs the substantial negative impacts on the quality of life for current residents.

Severe Negative Impact on Residential Safety and Quality of Life

The proposed PUD site is situated within a **clearly defined residential area** characterized by families, children, and pedestrian and school bus activity. The introduction of an emergency medical facility, which by its nature operates **24 hours a day, 7 days a week**, will fundamentally compromise the safety and enjoyment of this community:

- **Increased Traffic and Child Safety Risk:** The facility will inevitably generate substantial and constant vehicular traffic, including emergency vehicles, staff, and patients, at all hours. This is directly contrary to the residential character of the neighborhood where children are accustomed to playing, riding bikes, and safely utilizing the streets and common areas adjacent to the proposed site. The significant increase in traffic volume poses an unacceptable and heightened risk to our children.
- **Through Traffic:** Placing a 24-hour commercial facility in the middle of a residential zone creates a magnet for continuous **"cut-through" traffic** that will use our quiet streets as a shortcut and increase the risk for speeding and distracted driving within our residential area with a posted speed limit at the city-standard of

25mph for residential areas.

- **Unsavory Activity**: Furthermore, the 24-hour nature of the facility raises concerns about the potential for **unsavory activity** associated with constant late-night presence in a typically quiet, low-lit residential setting, thereby decreasing the **safety and security of all community residents**. While this facility boasts that it would not generate code 3 ambulatory traffic, it does not prevent the area from being utilized by others that could increase police activity and unsavory activity.

- **Loss of Community Character:** Granting this PUD will irrevocably alter the character of this residential community, diminishing the peaceful enjoyment and safety that residents rely upon. The approval would set a **detrimental precedent** for future commercial encroachment into residential zones. There are homes being constructed adjacent to the property currently, which will decrease the property values for those if this proposal is approved.

In conclusion, for these compelling reasons—the lack of demonstrated public necessity given the proximate, existing hospital ER, and the significant, undeniable risks to **community safety, child welfare, and residential quality of life**—I urge the Commission to **deny** the Planned Unit Development proposal. We ask that the Commission prioritize the established character, safety, and well-being of the current residential community over this commercially driven, duplicative development.

Respectfully,

Trevor and Samantha Smigelski

367 SW Kestor Dr., Port St. Lucie, FL. 34953

(703)717-8497

On Thu, Aug 14, 2025 at 9:49 AM Bethany Grubbs <bgrubbs@cityofpsl.com> wrote:

> Yes, you can draft another e-mail for the record.
>
> Or you can contact your council member directly to express your concerns. Your council member is Anthony Bonna.
>
> **Email Anthony Bonna:** Anthony.Bonna@cityofpsl.com
>
> **Email Executive Assistant Patricia Taylor:** ptaylor@cityofpsl.com
>
> District 3 Councilman
>
> **Telephone**772-871-5159
>
> **Bethany Grubbs, AICP**
>
> ***Senior Planner / Public Art Program***
>
> **Planning and Zoning Department**
>
> o. 772-344-4362
>
> c. 772-342-5057

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: Samantha Smigelski <samij1985@gmail.com>
Sent: Wednesday, August 13, 2025 4:18 PM
To: Bethany Grubbs <bgrubbs@cityofpsl.com>
Cc: Vanessa Carter Solomon <VSolomon@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Samantha Smigelski

Hi Bethany,

Thank you for the information.

Are there processes that we can go through to submit our requests for consideration, if we are unable to attend in person?

Thanks,

Sent from my iPhone

> On Aug 13, 2025, at 10:59 AM, Bethany Grubbs <bgrubbs@cityofpsl.com> wrote:
>
> Hi Ms. Smigelski,
>
> Thank you for participating in the public process. I am the planner assigned to this project, and I also received the applicant's invitation to attend their informational neighborhood meeting. I will be there as an observer to listen to comments and concerns.
>
> Your statement will be included as an official public comment for both the PUD and CPA applications. It will be entered into the agenda item for review by the Planning & Zoning Board and the City Council.
>
> The first meeting for which you will receive official notice from the City will be the Planning & Zoning Board on **October 7 at 6:00 p.m.** This Board serves in an advisory capacity and will make a recommendation to the City Council. The City Council's first public hearing on the matter is scheduled for **October 13 at 1:00 p.m.** These dates are always subject to change if the boards table the item for more information.

Please feel free to contact me if you have any questions.

Best regards,

Bethany Grubbs, AICP

Senior Planner / Public Art Program

Planning and Zoning Department

o. 772-344-4362

c. 772-342-5057

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

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

From: Vanessa Carter Solomon <VSolomon@cityofpsl.com>
Sent: Wednesday, August 13, 2025 10:20 AM
To: Bethany Grubbs <bgrubbs@cityofpsl.com>
Subject: FW: Contact Planning & Zoning - Samantha Smigelski

Vanessa A. Carter Solomon

Planning Technician

Planning and Zoning Department

o. 772-871-5149

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

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

From: Planning <Planning@cityofpsl.com>
Sent: Wednesday, August 13, 2025 10:14 AM
To: Vanessa Carter Solomon <VSolomon@cityofpsl.com>
Subject: FW: Contact Planning & Zoning - Samantha Smigelski

Lorraine Prussing

Office Manager

Planning & Zoning Department

o. 772-871-7380

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

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

From: Jotform <noreply@jotform.com>
Sent: Wednesday, August 13, 2025 10:07 AM
To: Planning <Planning@cityofpsl.com>
Subject: Re: Contact Planning & Zoning - Samantha Smigelski

Contact Planning & Zoning: Samantha Smigelski

Name	Samantha Smigelski
Phone Number	(703) 7178497

Email	samij1985@gmail.com
Property Address	367 SW Kestor Dr, Port St Lucie, FL, 34953
How can we help you?	I received a notification of a neighborhood meeting for MedSquare PSL. I am writing to provide my request to deny the PUD and land use amendment for the project. The location is not suitable for a free standing ER facility and is redundant to the facility that is currently being built ~1 mile away within the Veranda Falls plaza. An ER in this residential location would bring disruption to families and children that live in this area. That location is where many children ride bikes or walk and the 'thru' traffic that would now be circulating would increase potential accidents, as well as decrease the community feel of the area. Traffic on Becker Road is already a concern and this would bring additional traffic to the area, again increasing the likelihood for accidents. Please advise if there is a formal request for denial available and if my statement is recorded.

From: Jotform <noreply@jotform.com>
Sent: Tuesday, October 28, 2025 5:25 PM
To: Sally Walsh <SWalsh@cityofpsl.com>; Calleigh Nazario <CNazario@cityofpsl.com>; Jessica Heinz <JHeinz@cityofpsl.com>
Subject: New Submission: Comments to be Heard

New Submission: Comments to be Heard

Meeting Date	11-04-2025
Name	Annette DeVivo
Phone Number	(253) 905-3178
Email	annette.devivo@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	4646 Southwest Lassiter Terrace, Port St. Lucie, FL, 34953
I would like to comment on:	Agenda Items
Agenda Item Number:	P25-120
Name of Agenda Item:	MedSquare @ Becker Rd
I am...	Opposed
Comments:	I purchased my brand-new home on SW Lassiter Terrace 1 year ago, this is a residential area of NEW homes, the Emergency Department and Professional build would be directly across the street from my NEW home built in 2024. Increased vehicle volume: The nature of an ED will significantly increase traffic on our streets at all hours, including patient transport, staff, and visitors. As a resident across the street, I

will experience a constant, disturbing level of noise from ambulance sirens approaching and leaving the ED at all hours.

Operational noise: constant noise from HVAC systems, generators, and outdoor conversations from staff and visitors.

Higher traffic will pose a risk to pedestrians, cyclists, and children in the neighborhood, especially since the street is residential.

Parking issues: Emergency departments attract high numbers of visitors and staff. Note that people will often seek to avoid parking fees by using residential street parking, clogging your neighborhood.

Incompatibility with zoning: A Emergency department is not compatible with the existing low-density, residential character of our area.

Potential for crime: In some urban areas, hospitals can attract a transient population, which may lead to an increase in crime and social challenges.

Loss of residential amenity: The development would disrupt the peaceful and quiet environment, directly impacting our home life and that of our neighbors.

Potential for devaluation: I am concerned that living directly across from a high-traffic, noisy facility will negatively impact my brand-new home's market value.

I would ask that the application be explicitly denied.

Agenda Summary

2025-1012

Agenda Date: 11/4/2025 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-153 Verano South - School Access Road to Legacy Lion Drive and North-South A Road to Sundance Vista Boulevard - Street Name Changes

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

Submitted By: Daniel Robinson, Planner III

Executive Summary: A request to formally rename two roads within the Verano Development. The road referred to as School Access Road within Verano South Pod H-Plat No. 1 to Legacy Lion Drive and the road referred to as North-South A Road within North-South A Roadway Plat to Sundance Vista Boulevard.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval.

Alternate Recommendations:

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

Background: This is a request to change two street names within the Verano Development. School Access Road street name was approved via P21-264 Verano South - Pod H - Plat No. 1 and North-South A Road street name was approved via P22-023 North-South "A" Roadway Plat. The applicant has requested to change the name within the Verano South Pod H - Plat No. 1 plat to Legacy Lion Drive. The North-South A Road right-of-way is a section of Sundance Vista Boulevard that was platted prior to the official naming of the street. This application provides consistency with the street name.

Issues/Analysis: St. Lucie County has approved the names of Legacy Lion Drive and Sundance Vista Boulevard street names to be used within the Verano Development.
If City Council is in agreement with the proposed name change, St. Lucie County will be notified. The Board of County Commissioners may 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: North-South A Road tract is located north of Crosstown Parkway and spans north 1,535.16 feet to the southernmost entrance of Verano POD H. School Access Road is located west of North-South A Road and spans 1,244.04 feet west.

Attachments:

- Staff Report
- Exhibit A
- Exhibit B
- Application
- Staff presentation

Rename School Access Road to Legacy Lion Drive and Rename North-South A Road to Sundance Vista Boulevard
Street Name Change Request
P25-153



SUMMARY

Applicant's Request:	A request to formally rename two roads within the Verano Development. The road referred to as School Access Road within Verano South Pod H-Plat No. 1 to Legacy Lion Drive and the road referred to as North-South A Road within North-South A Roadway Plat to Sundance Vista Boulevard.
Applicant:	Cotleur & Hearing
Property Owner:	KH CW Treasure Coast LLC, and The City of Port St. Lucie
Location:	North-South A Road tract is located north of Crosstown Parkway and spans north 1,535.16 feet to the southernmost entrance of Verano POD H. School Access Road is located west of North-South A Road and spans 1,244.04 feet west.
Application Type:	Street Name Change
Project Planner:	Daniel Robinson, Planner III

Project Description

This is a request to change two street names within the Verano Development. School Access Road street name was approved via P21-264 Verano South Pod H Plat No. 1 (Exhibit A) and North-South A Road street name was approved via P22-023 North-South A Roadway Plat (Exhibit B). The applicant has requested to change the name within the Verano South Pod H Plat No. 1 plat to Legacy Lion Drive. The North-South A Road right-of-way is a section of Sundance Vista Boulevard that was platted prior to the official naming of the street. This application provides consistency with the street name.

Analysis

St. Lucie County has approved the names of Legacy Lion Drive and Sundance Vista Boulevard street names to be used within the Verano Development.

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.

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:

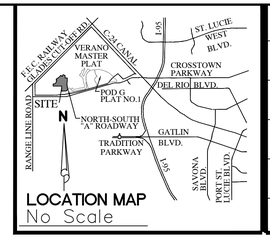
- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

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.

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

Exhibit A



LOCATION MAP
No Scale

PLAT BOOK

PAGE

FILE NO.

DATE

TIME

DESCRIPTION

BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.68 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1923.60 FEET; THENCE S.45°13'59"E., DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 660.22 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A POINT ON THE WESTERLY LINE OF THAT 200.00 FOOT FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.01°58'45"E., ALONG THE WESTERLY LINE OF SAID 200.00 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 3448.38 FEET; THENCE S.88°01'15"W., DEPARTING SAID WESTERLY LINE OF THAT 200.00 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 155.90 FEET TO THE **POINT OF BEGINNING**; THENCE S.01°58'48"E., A DISTANCE OF 433.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1998.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2268.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON NORTH-SOUTH "A" ROADWAY PLAT, RECORDED IN PLAT BOOK 117, PAGES 20 THROUGH 23, INCLUSIVE, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON SAID NORTH-SOUTH "A" ROADWAY PLAT, FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE S.15°14'40"E., A DISTANCE OF 360.89 FEET; 2) THENCE S.29°45'20"W., A DISTANCE OF 35.36 FEET; 3) THENCE S.15°14'40"E., A DISTANCE OF 80.00 FEET; THENCE S.74°45'20"W., A DISTANCE OF 36.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°08'05", A DISTANCE OF 132.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°01'56", A DISTANCE OF 292.93 FEET TO A POINT OF A COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 22618.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH ANGLE OF 02°00'26", A DISTANCE OF 792.41 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.00°01'15"E., A DISTANCE OF 980.81 FEET; THENCE N.89°58'45"W., A DISTANCE OF 1650.00 FEET; THENCE N.00°01'15"E., A DISTANCE OF 426.00 FEET; THENCE S.89°58'45"E., A DISTANCE OF 204.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 365.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°01'15", A DISTANCE OF 446.06 FEET TO A POINT OF TANGENCY; THENCE N.20°00'00"E., A DISTANCE OF 171.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 485.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°56'20", A DISTANCE OF 177.25 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.35°26'30"W., A DISTANCE OF 138.03 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 620.00 FEET, AND A RADIAL BEARING OF S.46°03'22E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°48'27", A DISTANCE OF 62.84 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.40°00'00"W., A DISTANCE OF 73.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 693.00 FEET, AND A RADIAL BEARING OF S.40°13'20"E, AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°54'55", A DISTANCE OF 59.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°23'50", A DISTANCE OF 18.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 743.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°34'31", A DISTANCE OF 111.20 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.57°33'30"E., A DISTANCE OF 73.86 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 670.00 FEET, AND A RADIAL BEARING OF N.66°47'04"E. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'32", A DISTANCE OF 12.97 FEET TO A POINT OF TANGENCY; THENCE N.22°06'23"W., A DISTANCE OF 7.34 FEET; THENCE N.57°33'30"E., A DISTANCE OF 395.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1415.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°43'39", A DISTANCE OF 660.07 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.59°10'09"E., A DISTANCE OF 228.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1643.00 FEET, AND A RADIAL BEARING OF N.59°10'09"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'21", A DISTANCE OF 12.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°30'13", A DISTANCE OF 16.02 FEET TO A POINT OF TANGENCY; THENCE S.45°14'00"E., A DISTANCE OF 115.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1765.00 FEET, AND A RADIAL BEARING OF N.57°28'31"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°46'29", A DISTANCE OF 116.28 FEET TO A POINT OF TANGENCY; THENCE N.28°45'00"E., A DISTANCE OF 306.60 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 665.00 FEET, AND A RADIAL BEARING OF N.37°04'19"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°25'51", A DISTANCE OF 364.80 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.16°45'00"E., A DISTANCE OF 92.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 830.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°46'12", A DISTANCE OF 213.96 FEET TO A POINT OF TANGENCY; THENCE S.01°58'48"E., A DISTANCE OF 222.36 FEET; THENCE N.88°01'12"E., A DISTANCE OF 390.00 FEET TO **POINT OF BEGINNING**.

LANDS CONTAINING: 5,149,557 SQUARE FEET OR 118.218 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY:_____

KNOW ALL MEN BY THESE PRESENTS THAT PSL LAND INVESTMENTS LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH - POD H - PLAT NO. 1, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES ONLY, AND NOT FOR VIDEO COMMUNICATION OR OTHER PURPOSES.

2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO BLUE STREAM COMMUNICATIONS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

3. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST.LUCIE, FLORIDA, 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, THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

5. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON ARE A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE 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 THE 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 CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL OWN, MAINTAIN, REPAIR, AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, 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, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

6. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE 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 THE 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 CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL OWN, MAINTAIN, REPAIR, AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, 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, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

7. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

8. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND / OR ASSIGNS. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREETS RIGHTS-OF-WAY IS DEDICATED TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT # 5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT (AS DEFINED IN THE BELOW - DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED APRIL 9, 2015, AND RECORDED AT OFFICIAL RECORDS BOOK 3733, PAGES 2535 THROUGH 2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT BUT NOT THE RESPOSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

9. TRACT "R-2", SHOWN HEREON AS SCHOOL ACCESS ROAD, IS HEREBY DEDICATED TO THE VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT # 5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT (AS DEFINED IN THE BELOW - DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED APRIL 9, 2015, AND RECORDED AT OFFICIAL RECORDS BOOK 3733, PAGES 2535 THROUGH 2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT BUT NOT THE RESPOSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC

10. COMMON AREA TRACTS "CA-1" THROUGH "CA-45", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., FOR OPEN SPACE, LANDSCAPE, AND STORM WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS "CA-1" THROUGH "CA-45", AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

11. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, AND WATER MANAGEMENT.

DISTRICT #5 SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THIS PLAT, INCLUDING LAKES, DRAINAGE EASEMENTS AND THE DRAINAGE FACILITIES LOCATED THEREIN.

THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

12. THE STORMWATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-5, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS AND MAINTENANCE EASEMENT OVER STORM WATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-5, AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

13. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MAINTENANCE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, PSL LAND INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS ____ DAY OF _____ , 20___.

_____
WITNESS

PSL LAND INVESTMENTS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

_____
(PRINT NAME OF WITNESS)

BY:_____

_____
ADDRESS

NAME:_____

TITLE:_____

_____
WITNESS

_____
(PRINT NAME OF WITNESS)

_____
ADDRESS

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY:_____

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY ____ OF _____, 20____, BY _____, MANAGER OF THE KOLTER GROUP,LLC., A FLORIDA LIMITED LIABILTY COMPANY, SOLE MANAGER OF PSL LAND INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PRINT NAME: _____

NOTE

THIS PLAT HAS BEEN REVIEWED FOR COMFORMITY 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.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAP, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/26/67, WHICH BEARS SOUTH 44°46'01" WEST. ALL BEARINGS BEING RELATIVE THERETO.

2. 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.

3. 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.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 20____.

_____
GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

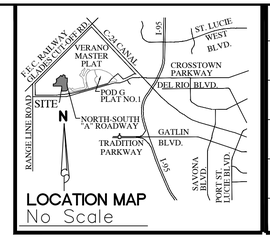
SURVEYOR'S SEAL

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

PSLUSD #11-652

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



LOCATION MAP
No Scale

PLAT BOOK
PAGE
FILE NO.
DATE
TIME

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY:_____

CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACT "R-1", WATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-5, AND COMMON AREA TRACTS "CA-1" THROUGH "CA-45" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 20____.

CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

_____
WITNESS

BY: _____

_____
(PRINT NAME OF WITNESS)

NAME: _____

_____
WITNESS

TITLE: _____

_____
(PRINT NAME OF WITNESS)

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY:_____

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY ____ OF _____, 20____, BY _____, _____ OF CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY:_____

THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE #5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT #5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF SUCH OF THE DISTRICTS (AS DEFINED IN THE ABOVE DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT.

1. ACCEPTS THE DEDICATIONS OF CITY UTILITY EASEMENTS (C.U.E.), UTILITY EASEMENTS, MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS, AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE DISTRICT #5 FOR THE PURPOSE OF PROVIDING UTILITIES, DRAINAGE AND SURFACE WATER MANAGEMENT BUT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY EASEMENT, TRACT OR ANY OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

2. ACCEPTS A NON-EXCLUSIVE, INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL WATER MANAGEMENT TRACTS AND COMMON AREA TRACTS AS SHOWN OR DESCRIBED HEREON.

3. ACCEPTS THE DEDICATIONS OF TRACT "R-2".

4. CONSENTS TO THE PLATTING OF THE LANDS DESCRIBED HEREON.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED, HEREBY, ALL OBLIGATIONS OF DEDICATION, BUT NOT THE OBLIGATION OF COMPLETION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF JUNE 30, 2015, AND RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2389 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,FLORIDA.
DATED THIS ___ DAY OF _____, 20____.

ATTEST:

BY: _____

NAME: _____

TITLE: _____

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY:_____

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY ___ OF _____, 20____, BY _____, _____ OF DISTRICT # 5. WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY:_____

THE UNDERSIGNED, _____, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____ , DATED AS OF THE _____ DAY OF _____ 20____:

(A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PSL LAND INVESTMENTS LLC, THE ENTITY EXECUTING THE DEDICATION.
(B.) ALL MORTGAGES ARE SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 4558, PAGE 1957.
(C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR _____.
(D.) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
(E.) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS ___ DAY OF _____ , 20____.

BY: _____

NAME: _____

TITLE: _____

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF VERANO SOUTH - POD H - PLAT NO. 1, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____ , 20____.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

_____
SHANNON M. MARTIN, MAYOR

_____
SALLY WALSH, CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

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 _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS_____ DAY OF_____ , 20____.

_____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CITY OF
PORT ST. LUCIE

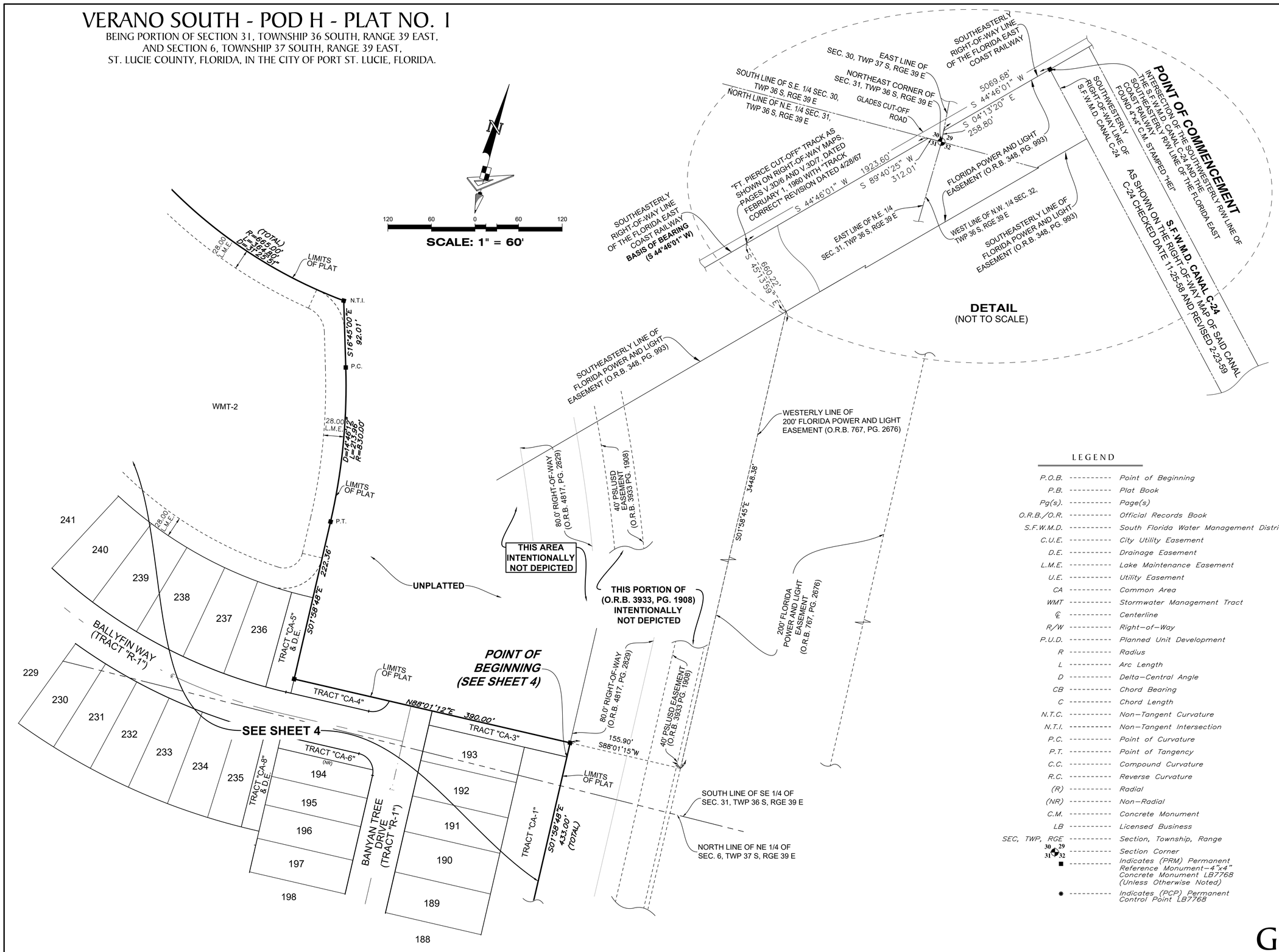
CLERK OF
THE COURT

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	



LEGEND

P.O.B.	Point of Beginning
P.B.	Plat Book
Pg(s).	Page(s)
O.R.B./O.R.	Official Records Book
S.F.W.M.D.	South Florida Water Management District
C.U.E.	City Utility Easement
D.E.	Drainage Easement
L.M.E.	Lake Maintenance Easement
U.E.	Utility Easement
CA	Common Area
WMT	Stormwater Management Tract
℄	Centerline
R/W	Right-of-Way
P.U.D.	Planned Unit Development
R	Radius
L	Arc Length
D	Delta-Central Angle
CB	Chord Bearing
C	Chord Length
N.T.C.	Non-Tangent Curvature
N.T.I.	Non-Tangent Intersection
P.C.	Point of Curvature
P.T.	Point of Tangency
C.C.	Compound Curvature
R.C.	Reverse Curvature
(R)	Radial
(NR)	Non-Radial
C.M.	Concrete Monument
LB	Licensed Business
SEC, TWP, RGE	Section, Township, Range
30 29 31 32	Section Corner
■	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768

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Licensed Business Number LB 7768

PSLUSD #11-652-37

CITY OF PORT ST. LUCIE PROJECT NO. (P21-264)

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

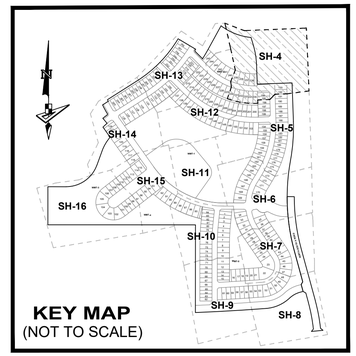
PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

80 40 0 40 80

SCALE: 1" = 40'

LEGEND

P.O.B.	Point of Beginning
P.B.	Plat Book
Pg(s).	Page(s)
O.R.B./O.R.	Official Records Book
S.F.W.M.D.	South Florida Water Management District
C.U.E.	City Utility Easement
D.E.	Drainage Easement
L.M.E.	Lake Maintenance Easement
U.E.	Utility Easement
CA	Common Area
WMT	Stormwater Management Tract
℄	Centerline
R/W	Right-of-Way
P.U.D.	Planned Unit Development
R	Radius
L	Arc Length
D	Delta-Central Angle
CB	Chord Bearing
C	Chord Length
N.T.C.	Non-Tangent Curvature
N.T.I.	Non-Tangent Intersection
P.C.	Point of Curvature
P.T.	Point of Tangency
C.C.	Compound Curvature
R.C.	Reverse Curvature
(R)	Radial
(NR)	Non-Radial
C.M.	Concrete Monument
LB	Licensed Business
SEC, TWP, RGE	Section, Township, Range
30 29 31 32	Section Corner
■	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768



KEY MAP
(NOT TO SCALE)

NOTE:

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

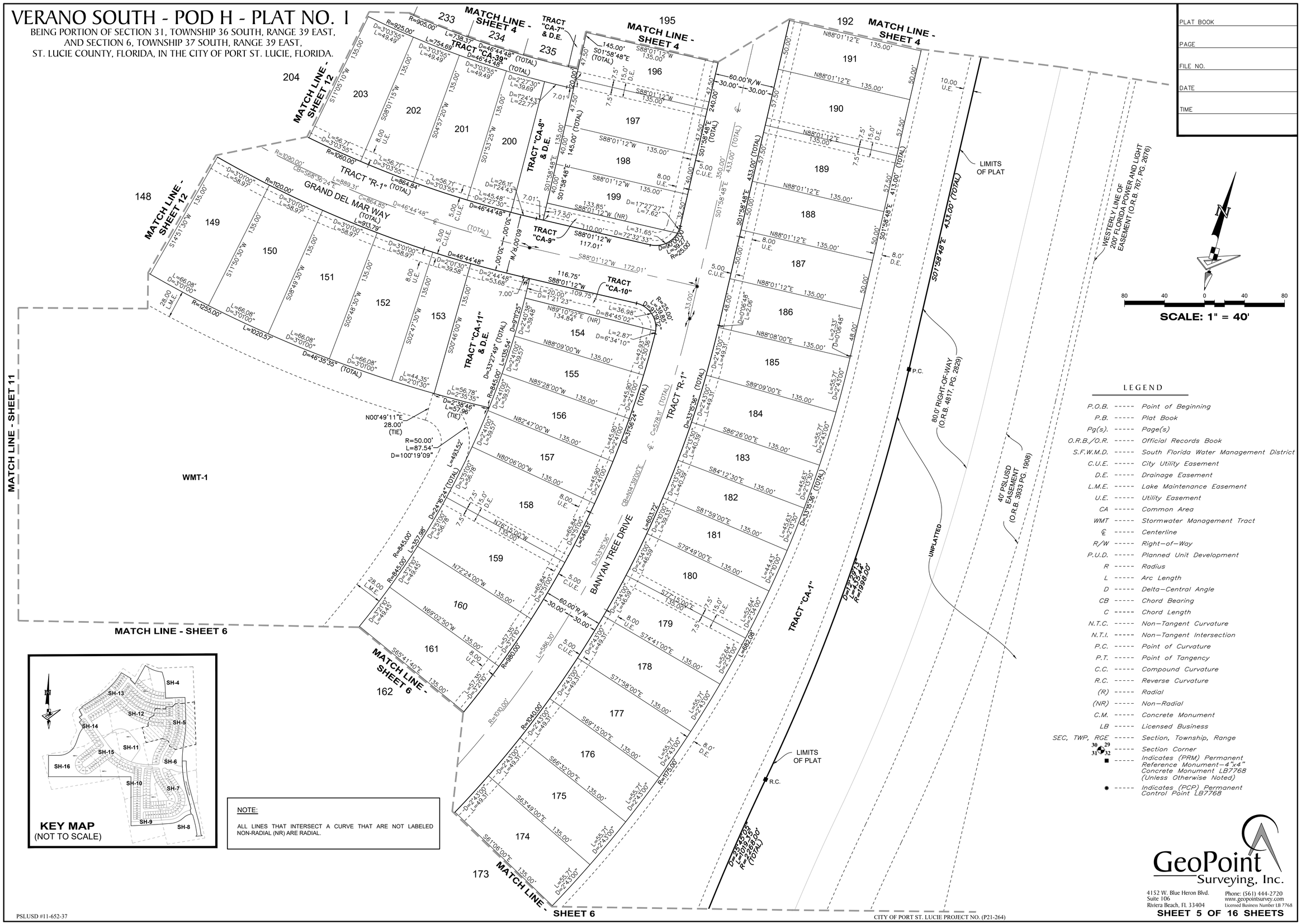
PSLUSD #11-652-37

CITY OF PORT ST. LUCIE PROJECT NO. (P21-264)

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	


MATCH LINE - SHEET 11
MATCH LINE - SHEET 4
MATCH LINE - SHEET 12
MATCH LINE - SHEET 6
WMT-1
TRACT "CA-39"
TRACT "CA-7" & D.E.
TRACT "CA-8" & D.E.
TRACT "R-1"
GRAND DEL MAR WAY
TRACT "CA-9"
TRACT "CA-10"
TRACT "CA-11" & D.E.
BANYAN TREE DRIVE
TRACT "CA-1"
LIMITS OF PLAT
P.C.
R.C.
S01°58'48"E 433.00' (TOTAL)
WESTERLY LINE OF 200' FLORIDA POWER AND LIGHT EASEMENT (O.R.B. 767, PG. 2676)
80.0' R/(RIGHT-OF-WAY (O.R.B. 4817, PG. 2829)
40' PSL/USD EASEMENT (O.R.B. 3933 PG. 1908)
UNPLATTED
60.00'R/W
30.00'
30.00'
N00°49'11"E 28.00' (TIE)
R=50.00'
L=87.54'
D=100°19'09"
N=1,493,552.
E=911,264.
N=1,493,552.
E=911,264.
N=1,493,552.
E=911,264.

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

80 40 0 40 80
SCALE: 1" = 40'

MATCH LINE - SHEET 5
MATCH LINE - SHEET 11
MATCH LINE - SHEET 10
MATCH LINE - SHEET 7

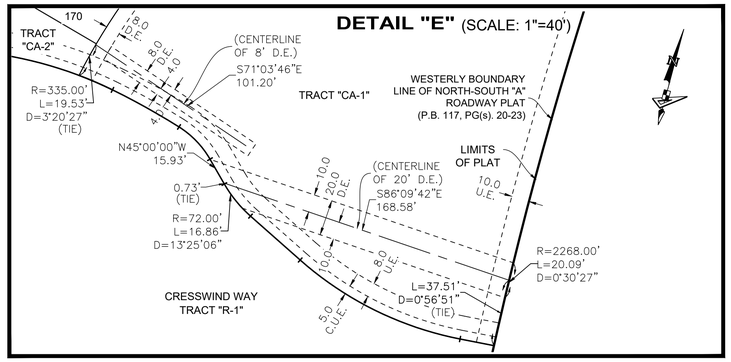
WMT-1
WMT-5

TRACT "R-1" 115.46' BANYAN TREE DRIVE 60.00' R/W
TRACT "CA-1"
TRACT "CA-2"
TRACT "CA-12"
TRACT "CA-14"
TRACT "CA-15"
TRACT "CA-16"
TRACT "R-1"

CRESSWIND WAY

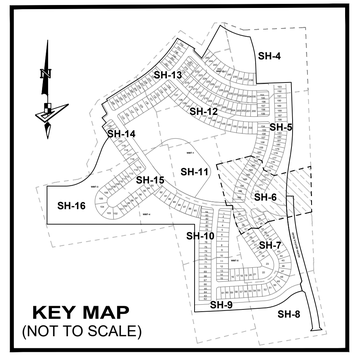
(CENTERLINE OF 8' D.E.) SEE DETAIL "E"
(CENTERLINE OF 20' D.E.) SEE DETAIL "E"

DETAIL "E" (SCALE: 1"=40')



NOTE:

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KEY MAP
(NOT TO SCALE)

LEGEND

P.O.B.	Point of Beginning
P.B.	Plat Book
Pg(s).	Page(s)
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L.M.E.	Lake Maintenance Easement
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N.T.I.	Non-Tangent Intersection
P.C.	Point of Curvature
P.T.	Point of Tangency
C.C.	Compound Curvature
R.C.	Reverse Curvature
(R)	Radial
(NR)	Non-Radial
C.M.	Concrete Monument
LB	Licensed Business
SEC, TWP, RGE	Section, Township, Range
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■	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768

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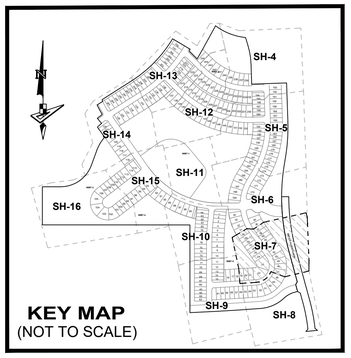
PSLUSD #11-652-37

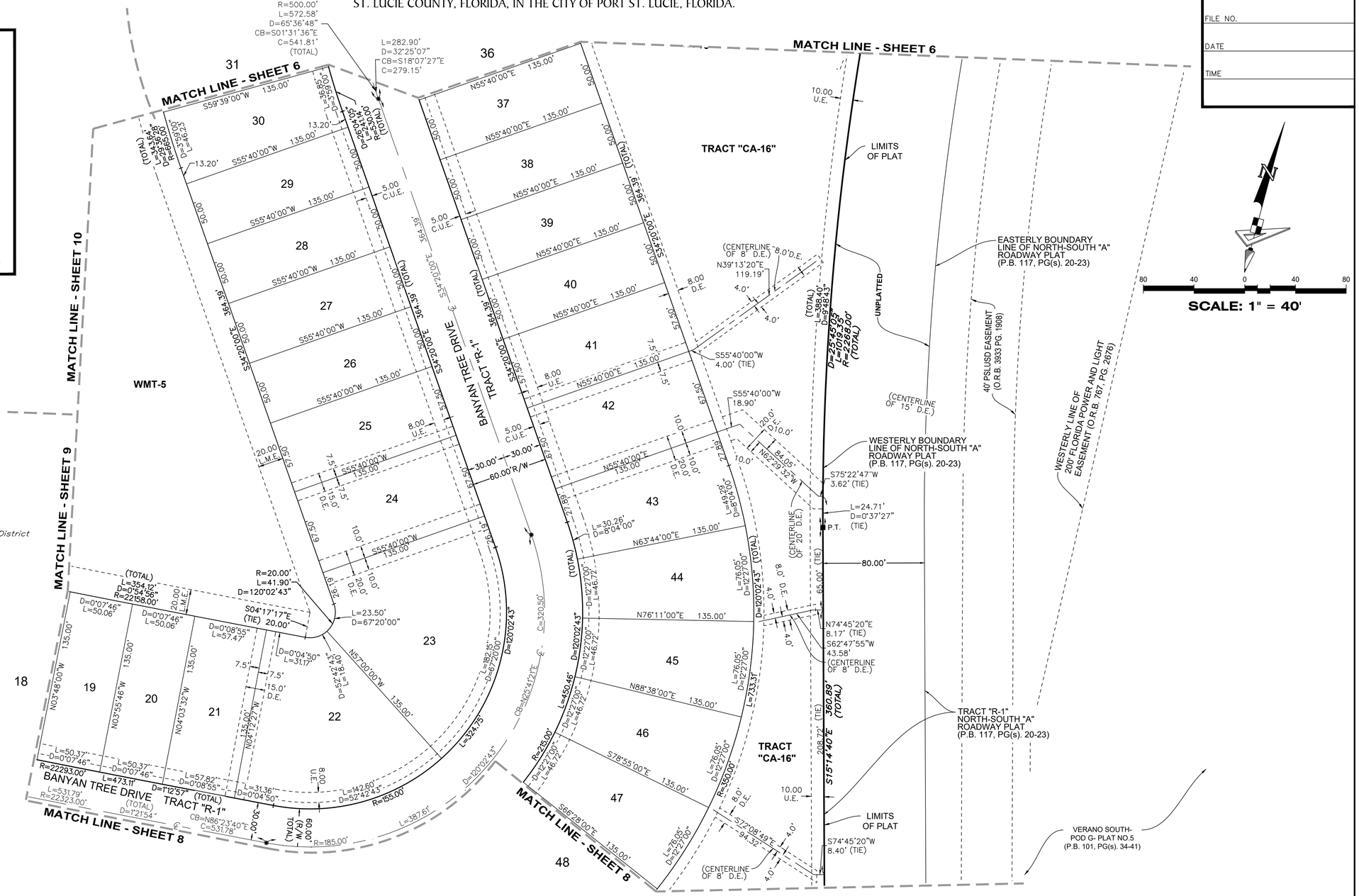
CITY OF PORT ST. LUCIE PROJECT NO. (P21-264)

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	





LEGEND

P.O.B.	Point of Beginning
P.B.	Plat Book
Pg(s).	Page(s)
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P.T.	Point of Tangency
C.C.	Compound Curvature
R.C.	Reverse Curvature
(R)	Radial
(NR)	Non-Radial
C.M.	Concrete Monument
LB	Licensed Business
SEC, TWP, RGE	Section, Township, Range
30 29 31 32	Section Corner
■	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768

NOTE:

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PSLUSD #11-652-37

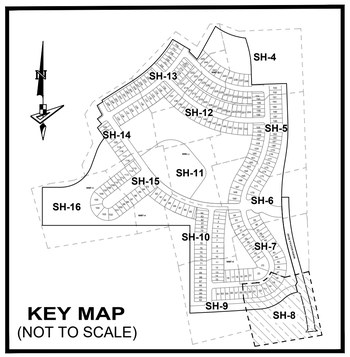
CITY OF PORT ST. LUCIE PROJECT NO. (P21-264)

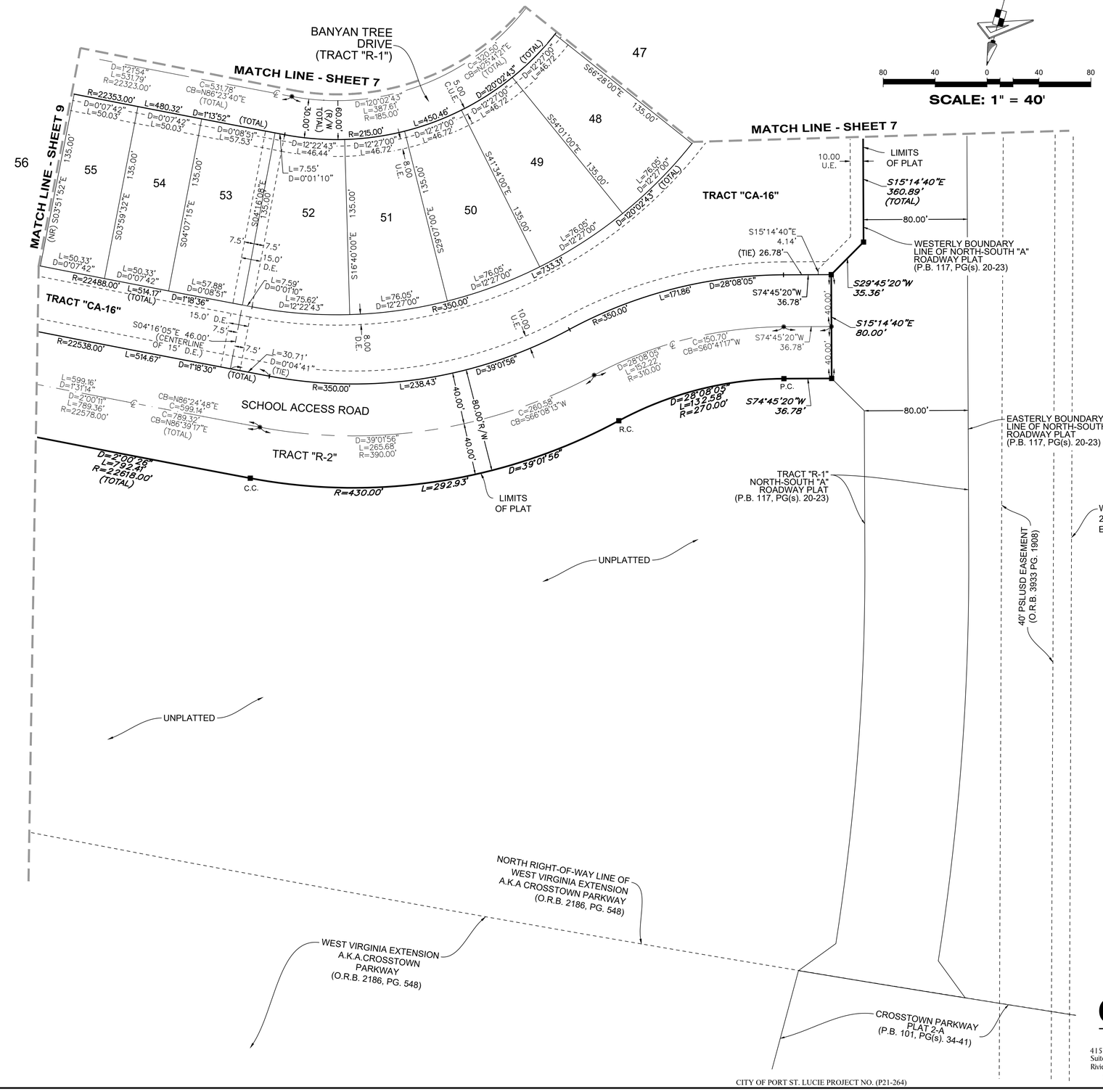
VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

Exhibit A

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	





LEGEND

P.O.B.	Point of Beginning
P.B.	Plat Book
Pg(s).	Page(s)
O.R.B./O.R.	Official Records Book
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L.M.E.	Lake Maintenance Easement
U.E.	Utility Easement
CA	Common Area
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℄	Centerline
R/W	Right-of-Way
P.U.D.	Planned Unit Development
R	Radius
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C	Chord Length
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P.C.	Point of Curvature
P.T.	Point of Tangency
C.C.	Compound Curvature
R.C.	Reverse Curvature
(R)	Radial
(NR)	Non-Radial
C.M.	Concrete Monument
LB	Licensed Business
SEC, TWP, RGE	Section, Township, Range
30 29 31 32	Section Corner
■	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768

NOTE:

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VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

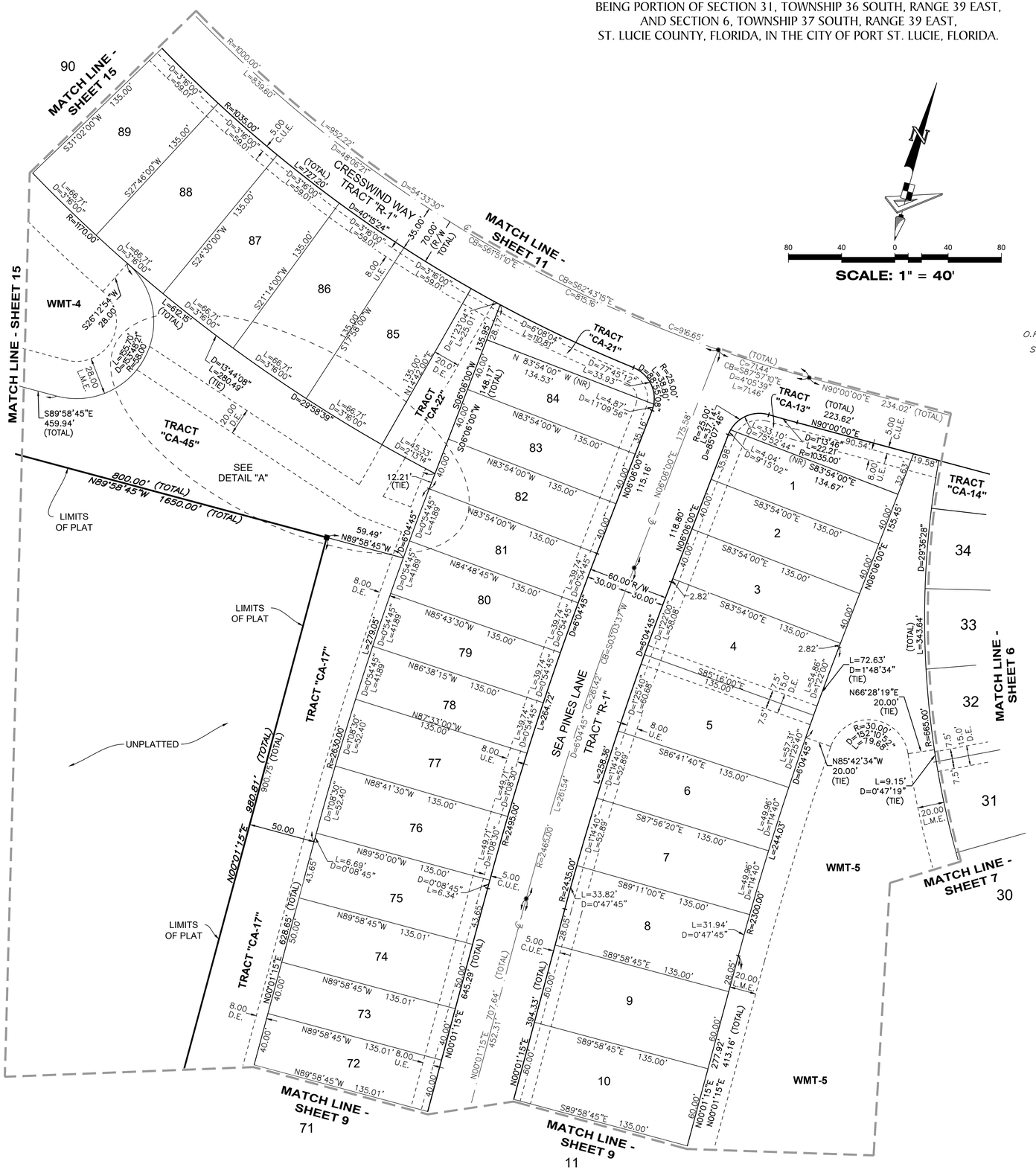
PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	


72
71
70
69
68
67
66
65
64
63
62
10
11
12
13
14
15
16
17
18
19
55
56
57
58
59
60
61
WMT-5
LIMITS OF PLAT
UNPLATTED
TRACT "CA-17"
N00°01'15"E 980.81' (TOTAL)
900.75' (TOTAL)
MATCH LINE - SHEET 10
MATCH LINE - SHEET 7
MATCH LINE - SHEET 8
SEA PINES LANE
TRACT "R-1"
TRACT "CA-20" & D.E.
TRACT "CA-19"
TRACT "CA-18"
TRACT "CA-16"
BANYAN TREE DRIVE
SCHOOL ACCESS ROAD
TRACT "R-2"
N.T.I.
LIMITS OF PLAT
UNPLATTED
NORTH RIGHT-OF-WAY LINE OF WEST VIRGINIA EXTENSION A.K.A CROSSTOWN PARKWAY (O.R.B. 2186, PG. 548)
R=22618.00'
L=792.41' (TOTAL)
D=2°00'26"
R=22538.00'
R=22488.00'
R=22293.00'
R=22323.00'
R=22353.00'
R=225.00'
R=25.00'
N89°58'45"W 135.01'
S89°58'45"E 135.00'
N00°01'15"E 394.33' (TOTAL)
N00°01'15"E 413.16' (TOTAL)
N89°58'45"W 20.00' (TIE)
16.36' (TIE)
N84°40'48"E 60.26'
S43°57'53"W 34.49'
N46°39'32"W 36.29'
N03°19'58"W 42.00' (CENTERLINE OF 15' D.E.)
L=354.12'
D=0°54'56"
R=22158.00'
L=480.32'
D=1°13'52" (TOTAL)
L=514.67'
D=1°18'30" (TOTAL)
L=514.17'
D=1°18'36" (TOTAL)
L=473.11'
D=1°12'57" (TOTAL)
L=531.79'
D=1°21'54"
C=531.78'
CB=N86°23'40"E (TOTAL)
L=599.16'
D=2°00'11"
D=1°31'14"
CB=N86°39'17"E
C=789.32'
C=599.14'
L=789.36'
C=190.20'
CB=N87°24'54"E
L=161.38'
D=0°24'37"
L=190.20'
D=0°28'58"
L=108.81'
D=0°16'47"
L=23.27'
D=0°03'35"
L=115.77'
D=0°17'39" (TIE)
L=3.00'
D=0°00'28" (UTILITY EASEMENT TIE)
L=50.03'
D=0°07'41"
L=50.03'
D=0°08'50"
L=57.53'
L=50.03'
D=0°07'42"
L=50.03'
D=0°07'42"
L=50.06'
D=0°07'46"
L=50.06'
D=0°02'27"
L=15.18'
L=50.37'
D=0°07'46"
L=50.33'
D=0°07'41"
L=57.84'
D=0°08'50"
L=50.33'
D=0°07'42"
L=50.33'
D=0°07'42"
L=50.33'
D=0°07'42

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	


MATCH LINE - SHEET 15
MATCH LINE - SHEET 11
MATCH LINE - SHEET 15
MATCH LINE - SHEET 6
MATCH LINE - SHEET 7
MATCH LINE - SHEET 9
MATCH LINE - SHEET 9
CRESSWIND WAY
TRACT "R-1"
SEA PINES LANE
TRACT "R-1"
TRACT "CA-13"
TRACT "CA-14"
TRACT "CA-21"
TRACT "CA-22"
TRACT "CA-45"
TRACT "CA-17"
WMT-4
WMT-5
WMT-5
SEE DETAIL "A"
LIMITS OF PLAT
LIMITS OF PLAT
LIMITS OF PLAT
UNPLATTED
89
88
87
86
85
84
83
82
81
80
79
78
77
76
75
74
73
72
1
2
3
4
5
6
7
8
9
10
34
33
32
31
30
71
11
R=1000.00'
L=839.60'
D=48°06'27"
L=952.22'
D=54°33'30"
CB=S62°43'15"E
C=916.65'
CB=S67°51'10"E
C=815.16'
(TOTAL)
L=272.20'
R=1035.00'
R=1170.00'
R=2630.00'
R=2495.00'
R=2465.00'
R=2435.00'
R=2300.00'
R=665.00'
R=25.00'
R=30.00'
R=2638.00'
S31°02'00"W
S27°46'00"W
S24°30'00"W
S21°14'00"W
S17°58'00"W
S26°12'54"W
28.00'
S89°58'45"E
459.94'
(TOTAL)
800.00' (TOTAL)
N89°58'45"W 1650.00' (TOTAL)
59.49'
N89°58'45"W
N00°01'15"E 980.81' (TOTAL)
900.75' (TOTAL)
50.00
N00°01'15"E
628.65' (TOTAL)
645.29' (TOTAL)
707.64' (TOTAL)
452.31'
N00°01'15"E
394.33' (TOTAL)
N00°01'15"E
277.92'
413.16' (TOTAL)
N00°01'15"E
N06°06'00"E 175.58'
N06°06'00"E
118.80'
N06°06'00"E
115.16'
N06°06'00"E
155.45'
N06°06'00"E
90.54'
N90°00'00"E 234.02' (TOTAL)
N90°00'00"E
223.62'
(TOTAL)
S83°54'00"E
134.67'
N83°54'00"W (NR)
134.53'
N 83°54'00" W (NR)
135.00'
S06°06'00"W
148.17'
(TOTAL)
S06°06'00"W
135.96'
N 42°00'00" E
28.17'
N 42°00'00" E
135.00'
N 42°00'00" E
135.00'
S 47°58'00" W
135.00'
S 47°58'00" W
135.00'
S 47°58'00" W

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
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PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

MATCH LINE - SHEET 12

MATCH LINE - SHEET 15

MATCH LINE - SHEET 5

MATCH LINE - SHEET 6

MATCH LINE - SHEET 10

WMT-1

TRACT "CA-44"

WMT-1

CRESSWIND WAY
TRACT "R-1"

(TOTAL)
L=374.37'
D=85°48'37"
R=250.00'

28.00
L.M.E.

S39°41'53"E 275.68'

R=160.00'
D=7°07'56"
L=14.24'

S35°26'03"W 275.22'

S54°33'57"E
28.00'
(TIE)

83.10'(TIE)

(TIE)

R=50.00'
D=101°45'34"
L=88.86'

L=916.89'

R=952.00'

L=323.43'

28.00
L.M.E.

D=54°33'30"

L=243.83'

D=19°12'13"
(TOTAL)

D=14°40'29"

N90°00'00"E
62.14'
(TOTAL)

(TOTAL)
L=108.03'

219.31'
N90°00'00"E
(TOTAL)

L=595.46'
R=965.00'
D=35°21'17"

8.00
U.E.

5.00
C.U.E.

R=1000.00'
L=839.60'
L=952.22'
D=48°06'21"
D=54°33'30"

35.00

70.00'
(R)'N
(TOTAL)

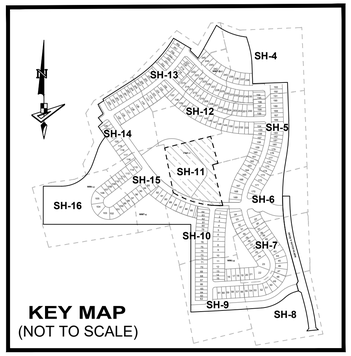
C
CB=S62°43'15"E
C=815.16'
C=916.65'

(TOTAL)
L=71.46'
D=4°05'39"
CB=S87°57'10"E
C=71.44'

N90°00'00"E
234.02'
(TOTAL)

80 40 0 40 80

SCALE: 1" = 40'



KEY MAP
(NOT TO SCALE)

NOTE:

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LEGEND

P.O.B.	----------	Point of Beginning
P.B.	----------	Plat Book
Pg(s).	----------	Page(s)
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D.E.	----------	Drainage Easement
L.M.E.	----------	Lake Maintenance Easement
U.E.	----------	Utility Easement
CA	----------	Common Area
WMT	----------	Stormwater Management Tract
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D	----------	Delta-Central Angle
CB	----------	Chord Bearing
C	----------	Chord Length
N.T.C.	----------	Non-Tangent Curvature
N.T.I.	----------	Non-Tangent Intersection
P.C.	----------	Point of Curvature
P.T.	----------	Point of Tangency
C.C.	----------	Compound Curvature
R.C.	----------	Reverse Curvature
(R)	----------	Radial
(NR)	----------	Non-Radial
C.M.	----------	Concrete Monument
LB	----------	Licensed Business
SEC, TWP, RGE	----------	Section, Township, Range
30 29 31 32	----------	Section Corner
■	----------	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	----------	Indicates (PCP) Permanent Control Point LB7768

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Licensed Business Number LB 7768

PSLUSD #11-652-37

CITY OF PORT ST. LUCIE PROJECT NO. (P21-264)

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

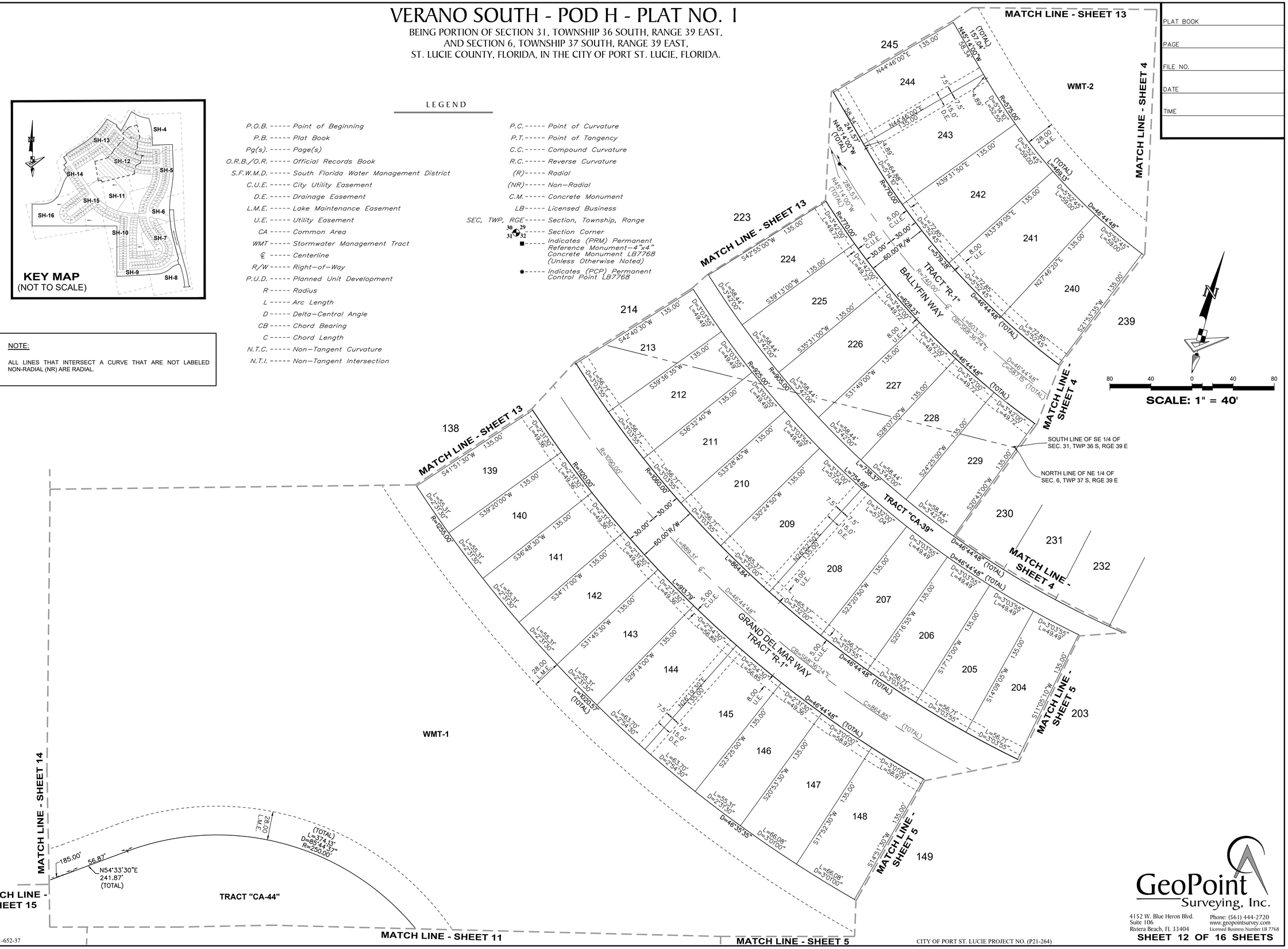
KEY MAP
(NOT TO SCALE)

NOTE:

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

LEGEND

- P.O.B. ----- Point of Beginning
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- O.R.B./O.R. ----- Official Records Book
- S.F.W.M.D. ----- South Florida Water Management District
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- CA ----- Common Area
- WMT ----- Stormwater Management Tract
- ℄ ----- Centerline
- R/W ----- Right-of-Way
- P.U.D. ----- Planned Unit Development
- R ----- Radius
- L ----- Arc Length
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- (R) ----- Radial
- (NR) ----- Non-Radial
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- LB ----- Licensed Business
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- Section Corner
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PSLUSD #11-652-37

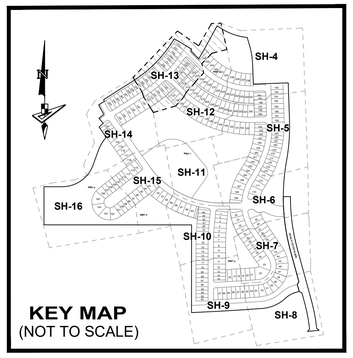
CITY OF PORT ST. LUCIE PROJECT NO. (P21-264)

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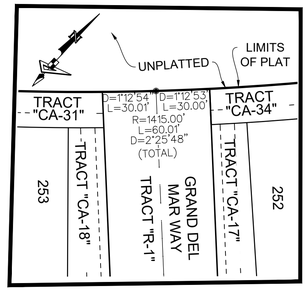
VERANO SOUTH - POD H - PLAT NO. 1

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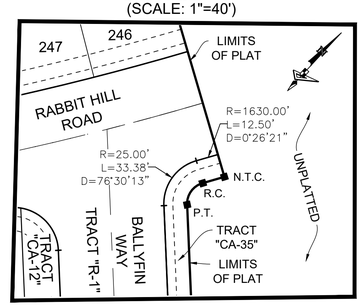
PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

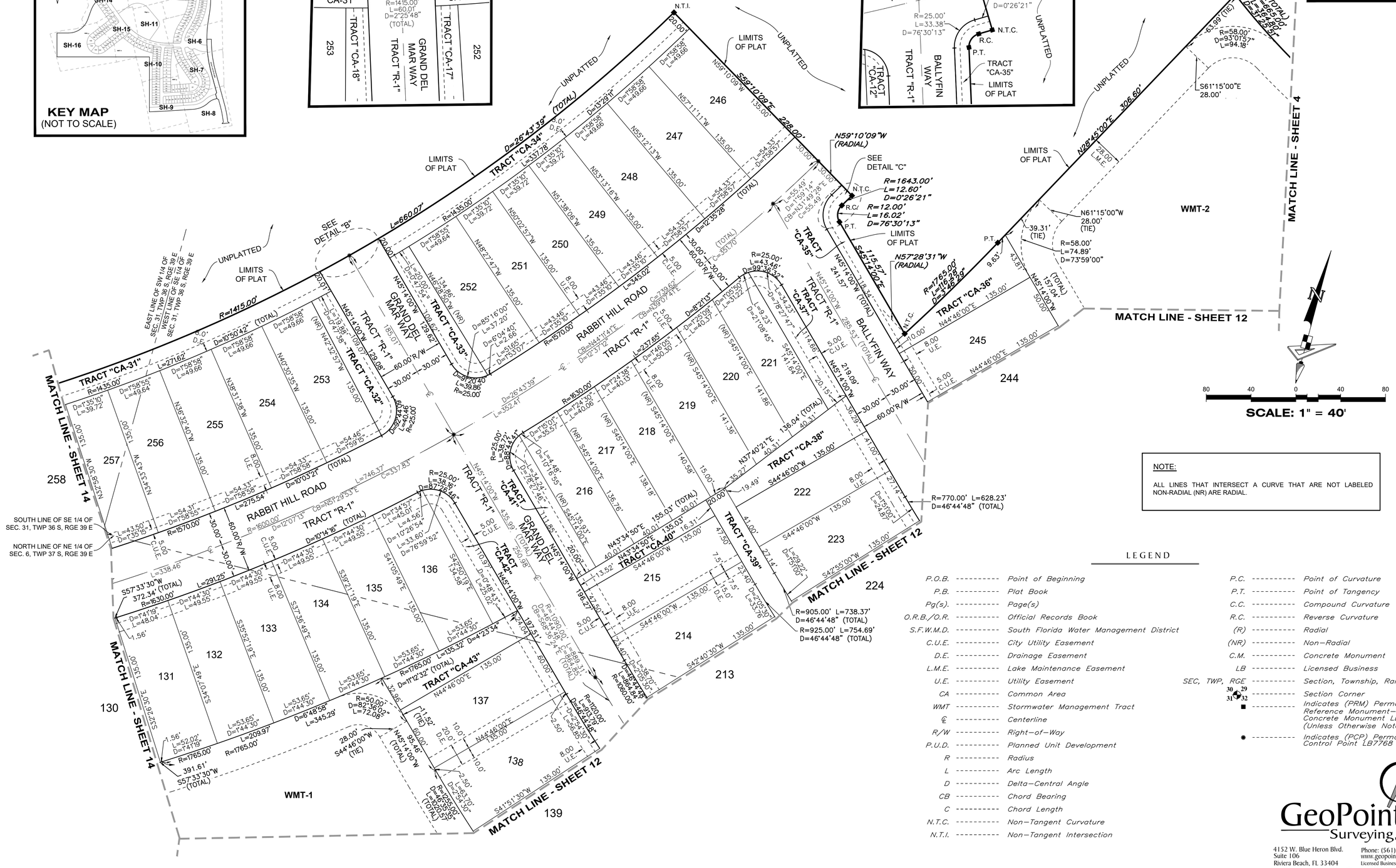


DETAIL "B"
(SCALE: 1"=40')



DETAIL "C"
(SCALE: 1"=40')





NOTE:

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LEGEND

P.O.B.	Point of Beginning	P.C.	Point of Curvature
P.B.	Plat Book	P.T.	Point of Tangency
Pg(s).	Page(s)	C.C.	Compound Curvature
O.R.B./O.R.	Official Records Book	R.C.	Reverse Curvature
S.F.W.M.D.	South Florida Water Management District	(R)	Radial
C.U.E.	City Utility Easement	(NR)	Non-Radial
D.E.	Drainage Easement	C.M.	Concrete Monument
L.M.E.	Lake Maintenance Easement	LB	Licensed Business
U.E.	Utility Easement	SEC, TWP, RGE	Section, Township, Range
CA	Common Area	30 29 31 32	Section Corner
WMT	Stormwater Management Tract	■	Indicates (PRM) Permanent Reference Monument–4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
℄	Centerline		
R/W	Right-of-Way	●	Indicates (PCP) Permanent Control Point LB7768
P.U.D.	Planned Unit Development		
R	Radius		
L	Arc Length		
D	Delta-Central Angle		
CB	Chord Bearing		
C	Chord Length		
N.T.C.	Non-Tangent Curvature		
N.T.I.	Non-Tangent Intersection		

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PSLUSD #11-652-37

CITY OF PORT ST. LUCIE PROJECT NO. (P21-264)

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

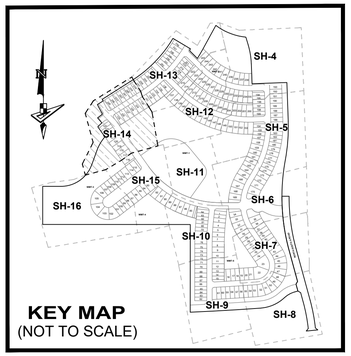
PLAT BOOK

PAGE

FILE NO.

DATE

TIME



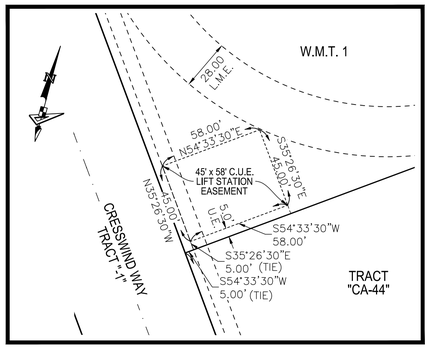
KEY MAP
(NOT TO SCALE)

SCALE: 1" = 40'

NOTE:

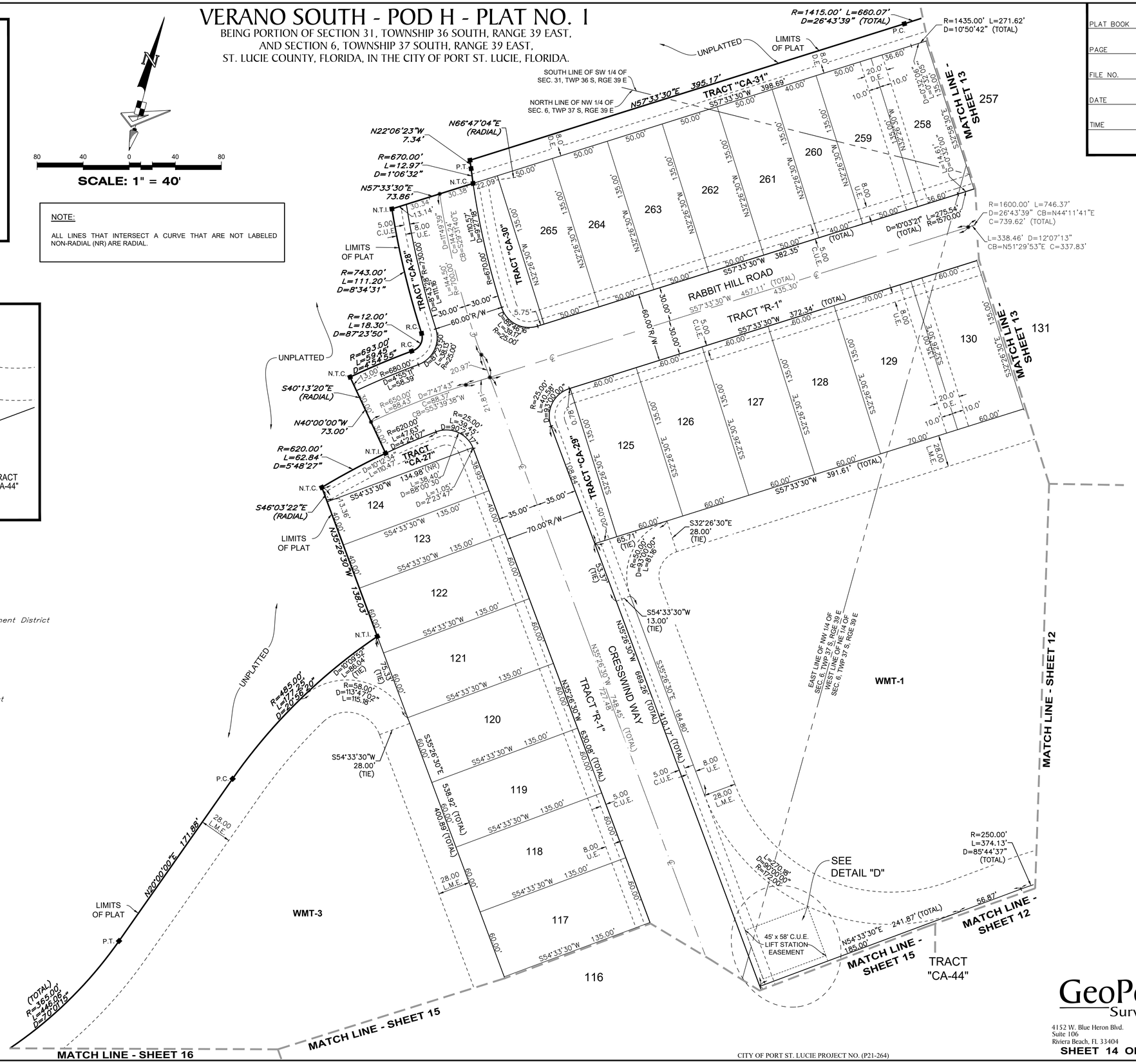
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

DETAIL "D"
(SCALE: 1"=40')



LEGEND

P.O.B.	----------	Point of Beginning
P.B.	----------	Plat Book
Pg(s).	----------	Page(s)
O.R.B./O.R.	----------	Official Records Book
S.F.W.M.D.	----------	South Florida Water Management District
C.U.E.	----------	City Utility Easement
D.E.	----------	Drainage Easement
L.M.E.	----------	Lake Maintenance Easement
U.E.	----------	Utility Easement
CA	----------	Common Area
WMT	----------	Stormwater Management Tract
℄	----------	Centerline
R/W	----------	Right-of-Way
P.U.D.	----------	Planned Unit Development
R	----------	Radius
L	----------	Arc Length
D	----------	Delta-Central Angle
CB	----------	Chord Bearing
C	----------	Chord Length
N.T.C.	----------	Non-Tangent Curvature
N.T.I.	----------	Non-Tangent Intersection
P.C.	----------	Point of Curvature
P.T.	----------	Point of Tangency
C.C.	----------	Compound Curvature
R.C.	----------	Reverse Curvature
(R)	----------	Radial
(NR)	----------	Non-Radial
C.M.	----------	Concrete Monument
LB	----------	Licensed Business
SEC, TWP, RGE	----------	Section, Township, Range
30 29 31 32	----------	Section Corner
■	----------	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
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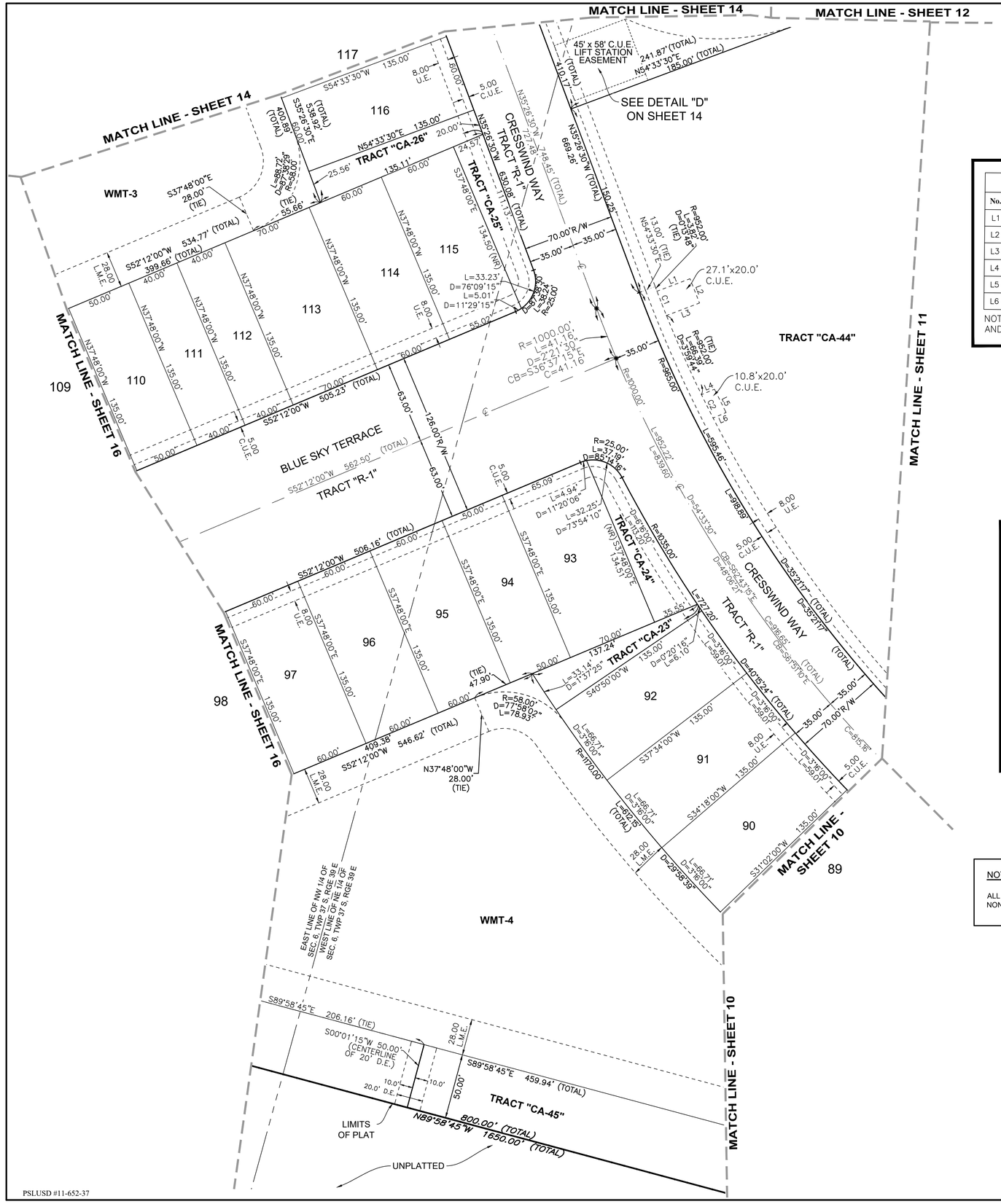


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VERANO SOUTH - POD H - PLAT NO. 1

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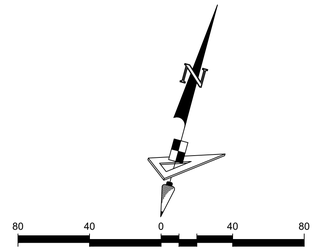
PLAT BOOK	
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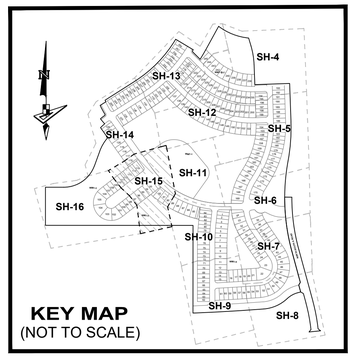


Line Data Table		
No.	Bearing	Length
L1	S54°13'37"W	27.10'
L2	N36°16'25"W	20.00'
L3	S54°13'37"W	27.10'
L4	S52°12'00"W	10.80'
L5	S41°28'26"E	20.00'
L6	S52°12'00"W	10.80'

NOTE: LINES L1, L3, L4 AND L6, ARE NOT RADIAL

Curve Data Table			
No.	Radius	Arc Length	Delta
C1	952.00'	20.00'	1°12'14"
C2	952.00'	20.00'	1°12'13"





NOTE:

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LEGEND

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SEC, TWP, RGE	Section, Township, Range
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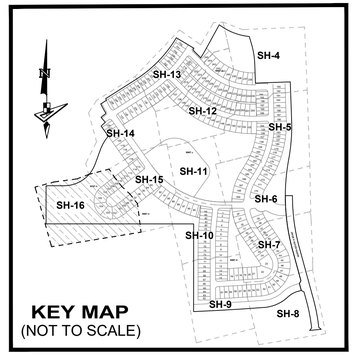
VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

80 40 0 40 80

SCALE: 1" = 40'



KEY MAP
(NOT TO SCALE)

MATCH LINE - SHEET 14

108.00' (TIE) S89°58'45"E 204.85'

58.00' (TIE)

N89°58'45"W 50.00' (TIE)

LIMITS OF PLAT

R=58.00' D=90°00'00" L=91.11'

28.00 L.M.E.

P.C.

LIMITS OF PLAT

UNPLATTED

(TOTAL) R=365.00' L=146.06' D=22°55'15"

UNPLATTED

N00°01'15"E 426.00'

TRACT "CA-45"

S00°01'15"W 260.00'

WMT-3

(TIE) 50.00' N89°58'45"W

L=38.62' D=38°09'21" (TIE)

108.00' (TIE)

20.0' D.E.

10.0'

R=58.00' L=90.01' D=90°00'00"

20.77' (TIE)

10.0'

S50°32'20"W 80.84' (CENTERLINE OF 20' D.E.)

50.00

28.00 L.M.E.

S89°58'45"E 414.41' 412.92' (TIE)

TRACT "CA-45"

LIMITS OF PLAT

850.00'

20.0' D.E.

10.0'

N10°42'16"W 50.89' (CENTERLINE OF 20' D.E.)

10.0'

966.50' (TIE TO WMT-4)

N89°58'45"W 1650.00' (TOTAL)

UNPLATTED

NOTE:

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28.00 L.M.E.

S52°12'00"W 534.78' (TOTAL) 399.66'(TOTAL) 50.00' 50.00'

MATCH LINE - SHEET 15

110

109

108

107

106

105

104

103

102

101

100

99

98

97

40.20'

L=44.00' D=12°44'00"

15.0' D.E.

7.5'

7.5'

N50°32'00"W 135.00'

R=198.00' D=47°38'00" L=164.61'

N37°48'00"W 135.00'

N37°48'00"W 135.00'

N37°48'00"W 135.00'

8.00' U.E.

D=12°44'00" L=15.99'

40.21'

S52°12'00"W 505.23' (TOTAL)

5.00' C.U.E.

63.00'

126.00'R/W

63.00'

5.00' C.U.E.

50.00'

BLUE SKY TERRACE
TRACT "R-1"

S52°12'00"W 562.50' (TOTAL) ℄

S81°50'00"W 135.00'

63.00'

L=32.38' D=47°38'00" R=39.00'

(TIE) L=89.78' D=22°55'38"

R=63.00' L=89.78' D=81°40'00"

D=5°42'27" L=46.70'

D=42°27'00" L=46.68'

D=34°44'00" L=38.19'

11.07'

S52°12'00"W 506.16' (TOTAL)

50.00'

S37°48'00"E 135.00'

S39°23'00"W 135.00'

L=627.04' (TOTAL)

L=125.59' D=24°00'52" R=300.00'

L=346.70' D=42°27'00"

S03°04'00"E 135.00'

D=180°00'00"

L=120.03' D=34°44'00"

11.07'

(TIE) 95.32'

50.00'

409.38' 546.62' (TOTAL)

28.00 L.M.E.

MATCH LINE - SHEET 15

WMT-4

R=58.00' D=47°10'45" L=47.93'

(TIE) S89°58'45"E 206.16'

28.00 L.M.E.

S89°58'45"E 459.94' (TOTAL)

S00°01'15"W 50.00' (TIE)

800.00' (TOTAL)

TRACT "CA-45"

LEGEND

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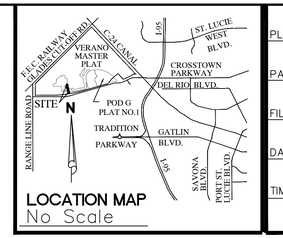
PSLUSD #11-652-37

CITY OF PORT ST. LUCIE PROJECT NO. (P21-264)

Exhibit B

NORTH-SOUTH "A" ROADWAY PLAT

BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



LOCATION MAP
No Scale

PLAT BOOK
PAGE
FILE NO.
DATE
TIME

DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.68 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5342.01 FEET; THENCE S.45°13'59"E., A DISTANCE OF 3921.25 FEET TO THE **POINT OF BEGINNING;** THENCE S.89°48'00"E., A DISTANCE OF 80.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 2188.00 FEET AND A RADIAL BEARING OF S.89°48'00"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 15°26'40", A DISTANCE OF 589.79 FEET TO A POINT OF TANGENCY; THENCE S.15°14'40"E., A DISTANCE OF 191.83 TO THE NORTHWEST CORNER OF THE PLAT OF VERANO SOUTH - POD G PLAT NO. 5 AND OF TRACT "CA-4", AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE CONTINUE S.15°14'40"E., ALONG THE WESTERLY LINE OF SAID PLAT OF VERANO SOUTH - POD G PLAT NO. 5 AND OF TRACT "CA-4", A DISTANCE OF 411.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1975.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°05'16", A DISTANCE OF 313.26 FEET TO A NON-TANGENT INTERSECTION; THENCE S.51°01'15"E., A DISTANCE OF 35.27 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF VERANO SOUTH - POD G PLAT NO. 5 AND OF TRACT "CA-4", AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE NORTHERLY LINE OF WEST VIRGINIA EXTENSION (A.K.A. CROSSTOWN PARKWAY), AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°53'07"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE OF WEST VIRGINIA EXTENSION, A DISTANCE OF 130.15 FEET TO A NON-TANGENT INTERSECTION; THENCE N.39°07'36"E., A DISTANCE OF 35.55 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1895.00, AND A RADIAL BEARING OF S.83°48'47"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°03'27", A DISTANCE OF 299.57 FEET TO A POINT OF TANGENCY; THENCE N.15°14'40"W., A DISTANCE OF 112.19 FEET; THENCE N.60°14'40"W., A DISTANCE OF 35.36 FEET; THENCE N.15°14'40"W., A DISTANCE OF 80.00 FEET; THENCE N.29°45'20"E., A DISTANCE OF 35.36 FEET; THENCE N.15°14'40"W., A DISTANCE OF 360.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 2268.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°26'40", A DISTANCE OF 611.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 126,066 SQUARE FEET OR 2.894 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY:_____

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS NORTH-SOUTH A ROADWAY PLAT, BEING IN ST. LUCIE COUNTY,FLORIDA HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "R-1", SHOWN HEREON AS NORTH-SOUTH "A" ROAD, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.

IN WITNESS WHEREOF, THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR THIS ____ DAY OF _____ , 2022.

_____
WITNESS

CITY OF PORT ST. LUCIE,
A MUNICIPAL CORPORATION OF THE
STATE OF FLORIDA

_____
(PRINT NAME OF WITNESS)

_____
WITNESS

BY: _____

NAME: SHANNON M. MARTIN
TITLE: MAYOR

_____
(PRINT NAME OF WITNESS)

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY _____ OF _____, 2022, BY SHANNON M. MARTIN, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF TRACT "R-3", SHOWN HEREON AS NORTH- SOUTH "A" ROAD, DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ___ DAY OF _____, 2022.

CITY OF PORT ST. LUCIE,
A MUNICIPAL CORPORATION OF THE
STATE OF FLORIDA

_____
WITNESS

_____
(PRINT NAME OF WITNESS)

BY: _____

NAME:SHANNON M. MARTIN
TITLE: MAYOR

_____
WITNESS

_____
(PRINT NAME OF WITNESS)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY:_____

THE UNDERSIGNED, _____, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____ , DATED AS OF THE _____ DAY OF _____ 2022:

(A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THE ENTITY EXECUTING THE DEDICATION.
(B.) ALL MORTGAGES ARE NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3754, PAGE 1167
(C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR _____.
(D.) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
(E.) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS ___ DAY OF _____ , 2022.

BY: _____

NAME: _____

TITLE: _____

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF NORTH - SOUTH "A" ROADWAY PLAT, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____ , 2022.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

_____
SHANNON M. MARTIN, MAYOR

_____
SALLY WALSH, CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

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 _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS_____ DAY OF_____ , 2022.

_____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

NOTE

THIS PLAT HAS BEEN REVIEWED FOR COMFORMITY 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.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAP, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/26/67, WHICH BEARS SOUTH 44°46'01" WEST. ALL BEARINGS BEING RELATIVE THERETO.

2. 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.

3. 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.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2021.

_____
GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

CITY OF
PORT ST. LUCIE

CLERK OF
THE COURT

SURVEYOR'S SEAL

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

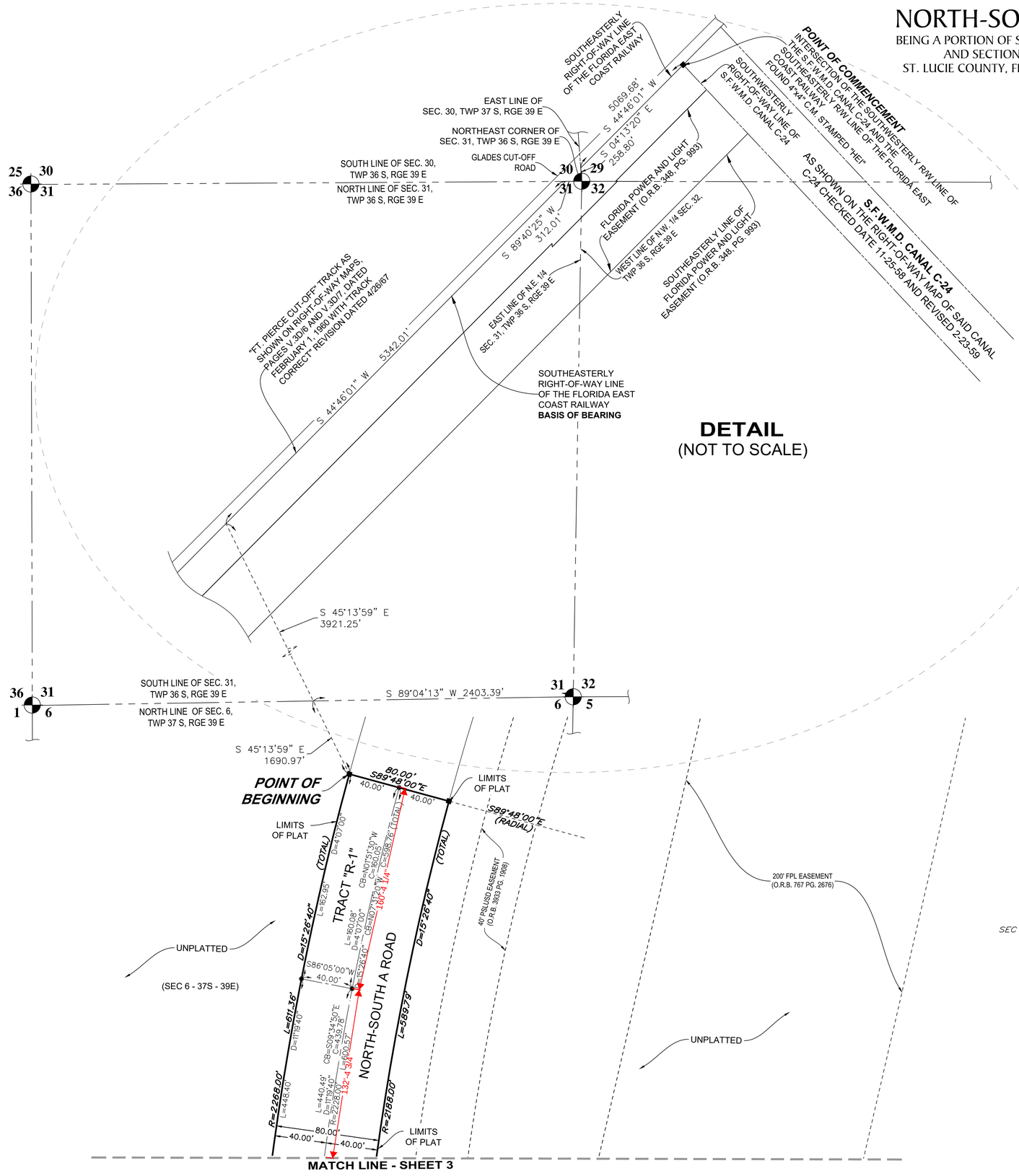
PSLUSD #11-652-38

CITY OF PORT ST. LUCIE PROJECT NO. (P22-023)

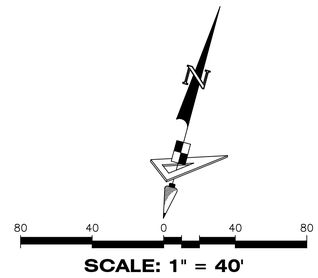
NORTH-SOUTH "A" ROADWAY PLAT

BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

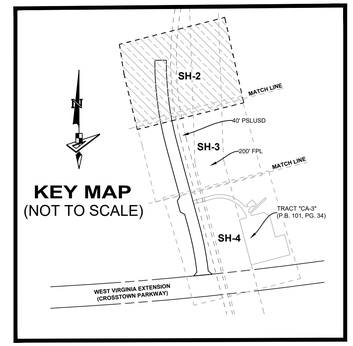
PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	



DETAIL
(NOT TO SCALE)



SCALE: 1" = 40'



KEY MAP
(NOT TO SCALE)

LEGEND

P.B.	Plat Book
Pg(s).	Page(s)
O.R.B.	Official Records Book
C.U.E.	City Utility Easement
D.E.	Drainage Easement
A.K.A.	Also Known As
U.E.	Utility Easement
FPL	Florida Power and Light
℄	Centerline
R/W	Right-of-Way
PSLUSD	Port St. Lucie Utility Systems Department
R	Radius
L	Arc Length
D	Delta-Central Angle
CB	Chord Bearing
C	Chord Length
SEC 6-37S-39E	Section-Township-Range
C.M.	Concrete Monument
	South Florida Water Management District
LB	Licensed Business
S.F.W.M.D.	South Florida Water Management District
■	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
□	Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768
30 29 31 32	Section Corner

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4152 W. Blue Heron Blvd.
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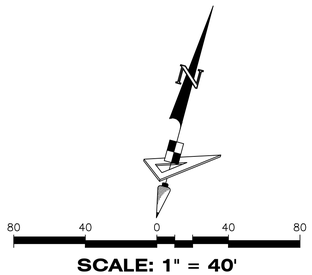
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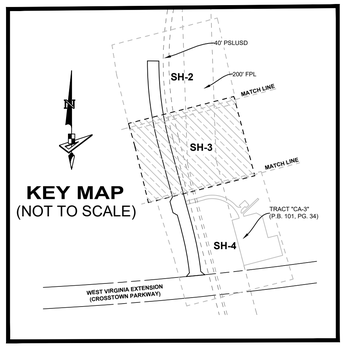
NORTH-SOUTH "A" ROADWAY PLAT

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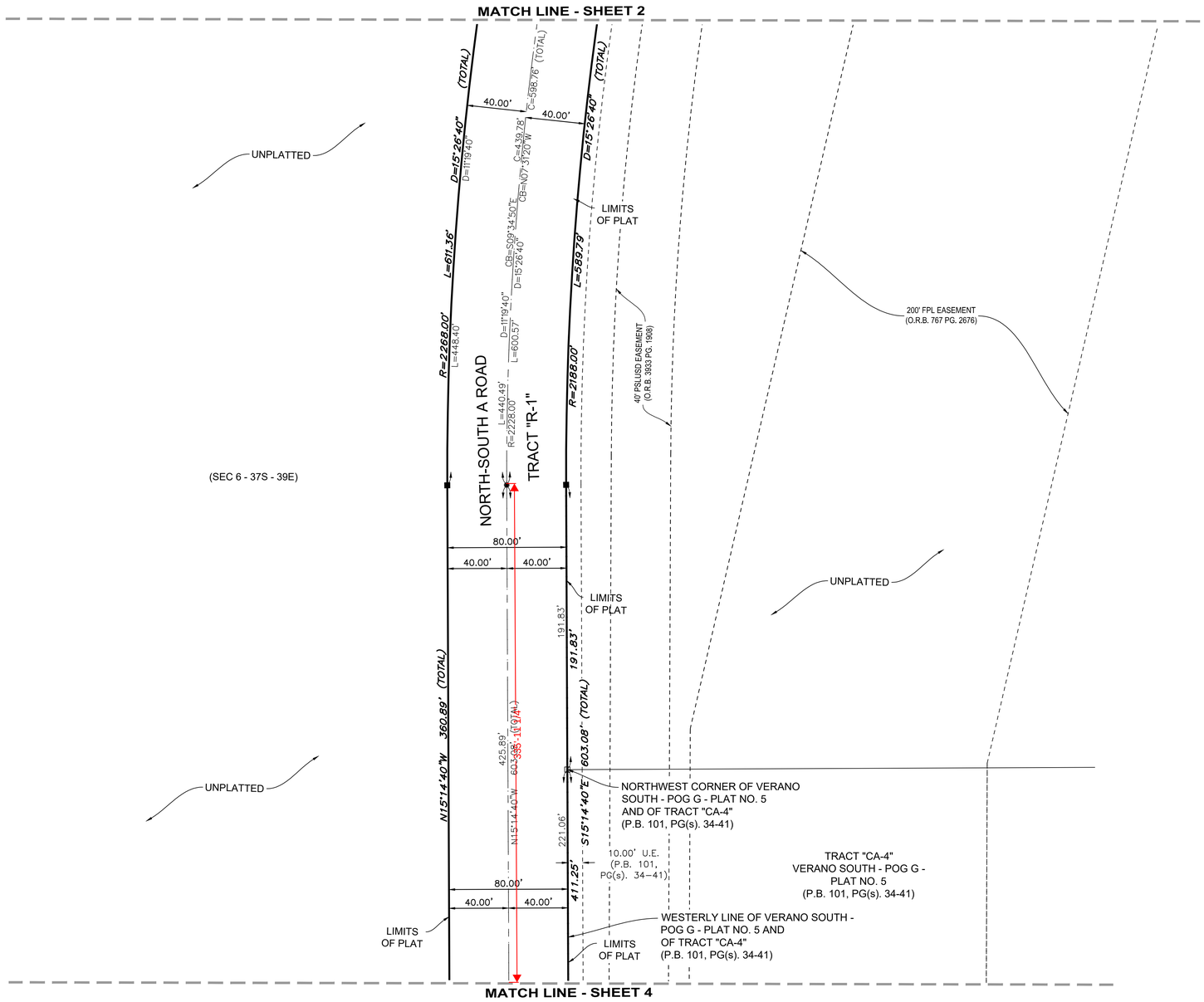


SCALE: 1" = 40'



LEGEND

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D.E.	----------	Drainage Easement
A.K.A.	----------	Also Known As
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FPL	----------	Florida Power and Light
℄	----------	Centerline
R/W	----------	Right-of-Way
PSLUSD	----------	Port St. Lucie Utility Systems Department
R	----------	Radius
L	----------	Arc Length
D	----------	Delta-Central Angle
CB	----------	Chord Bearing
C	----------	Chord Length
SEC 6-37S-39E	----------	Section-Township-Range
C.M.	----------	Concrete Monument South Florida Water Management District
LB	----------	Licensed Business
S.F.W.M.D.	----------	South Florida Water Management District
■	----------	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
□	----------	Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
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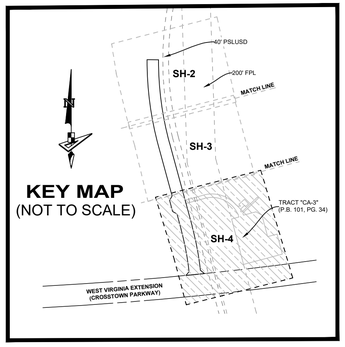
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PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

N

80 40 0 40 80

SCALE: 1" = 40'



KEY MAP
(NOT TO SCALE)

MATCH LINE - SHEET 3

UNPLATTED

N15°14'40"W (TOTAL) 360.89'

80.00'

40.00' 40.00'

LIMITS OF PLAT

N29°45'20"E 35.36'

LIMITS OF PLAT

40.00'

65.00'

S74°45'20"W

425.89' (TOTAL)

N15°14'40"W 80.00'

40.00'

N60°14'40"W 35.36'

N15°14'40"W 112.19'

(SEC 6 - 37S - 39E)

80.00'

40.00'

40.00'

177.19'

175-9 1/4"

603.08'

166.19'

221.06'

24.00'

13-8 1/4"

S15°14'40"E 411.25' 603.08' (TOTAL)

TRACT "CA-4"
VERANO SOUTH - POG G - PLAT NO. 5
(P.B. 101, PG(s). 34-41)

TRACT "CA-3"
VERANO SOUTH - POG G - PLAT NO. 5
(P.B. 101, PG(s). 34-41)

10.00' U.E. (P.B. 101, PG(s). 34-41)

10.00' U.E. (P.B. 101, PG(s). 34-41)

WESTERLY LINE OF VERANO SOUTH - POG G - PLAT NO. 5 AND OF TRACT "CA-4" (P.B. 101, PG(s). 34-41)

40' PSLUSD EASEMENT (O.R.B. 3933 PG. 1908)

TRACT "CA-1"
VERANO SOUTH - POG G - PLAT NO. 5
(P.B. 101, PG(s). 34-41)

TRACT "CA-3"
VERANO SOUTH - POG G - PLAT NO. 5
(P.B. 101, PG(s). 34-41)

8.00' D.E. (P.B. 101, PG(s). 34-41)

601-7 3/4'

C=331.11'

CB=N10°20'11"W

D=9°48'58"

327-6 3/4'

331.11'

NORTH-SOUTH A ROAD

TRACT "R-1"

D=9°03'27" (TOTAL)

L=299.57'

D=9°05'16" (TOTAL)

L=313.26'

80.00'

40.00' 40.00'

R=1895.00'

R=1875.00'

L=331.51'

200' FPL EASEMENT (O.R.B. 767 PG. 2676)

NORTH RIGHT-OF-WAY LINE OF WEST VIRGINIA EXTENSION A.K.A CROSSTOWN PARKWAY (O.R.B. 2186, PG. 548)

S83°48'47"W (RADIAL)

N39°07'36"E 35.55'

LIMITS OF PLAT

S51°01'15"E 35.27'

N5°53'07"W (RADIAL)

R=1935.00'

L=65.11'
D=0°09'46"

L=65.04'
D=0°09'45"

D=019°31'
L=13015'
R=22918.00'

LIMITS OF PLAT

WEST VIRGINIA EXTENSION A.K.A.CROSSTOWN PARKWAY (O.R.B. 2186, PG. 548)

SOUTHWEST CORNER OF VERANO SOUTH - POG G - PLAT NO. 5 AND OF TRACT "CA-4" (P.B. 101, PG(s). 34-41)

NORTH LINE OF WEST VIRGINIA EXTENSION A.K.A CROSSTOWN PARKWAY (O.R.B. 2186, PG. 548)

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PSLUSD #11-652-38

CITY OF PORT ST. LUCIE PROJECT NO. (P22-023)

P25-153 Verano South-School Access Road and North-South A Road Street Name Change

TYPE	STATUS	BUILDING TYPE
SNC	P&Z MEETING SCHEDULED	

ASSIGNED TO

Daniel Robinson; Michele Holler

ADDRESS

School Access Road/North-South A Road

SECTION	BLOCK	LOT
	VeranoSouth	POD "H"

LEGAL DESCRIPTION

School Access Road of Verano South Pod H Plat No. 1 and North-South A Road of North-South A Roadway Plat

SITE LOCATION

PARCEL #	
3331-801-0317-000-0	3329-331-0001-000-3

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
RGC		PUD	PUD

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

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Street name change for the Pod H School Access Road to "Legacy Lion Drive" and Rename North-South A Road to "Sundance Vista Boulevard."

Primary Contact Email

Clane@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Cristina	Lane

Business Name

Cotleur & Hearing

ADDRESS

1934 Commerce Lane, Suite 1

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
Clane@cotleur-hearing.com	5614061027

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			
KH CW Treasure Coast LLC			
ADDRESS			
105 NE 1st Street			
CITY	**STATE**		**ZIP**
Delray Beach	FL		33444
EMAIL		**PHONE**	
Dweimer@kolter.com		(772) 370-2468	
Business Name			
City of Port St. Lucie			
ADDRESS			
121 SW PSL Blvd.			
CITY	**STATE**		**ZIP**
PSL	FL		34984
EMAIL		**PHONE**	
planning@cityofpsl.com		772-251-8829	
FINAL PERMIT INSPECTION REQUIRED BY:			

Rename School Access Road to Legacy Lion Drive and Rename North-South A Road to Sundance Vista Boulevard

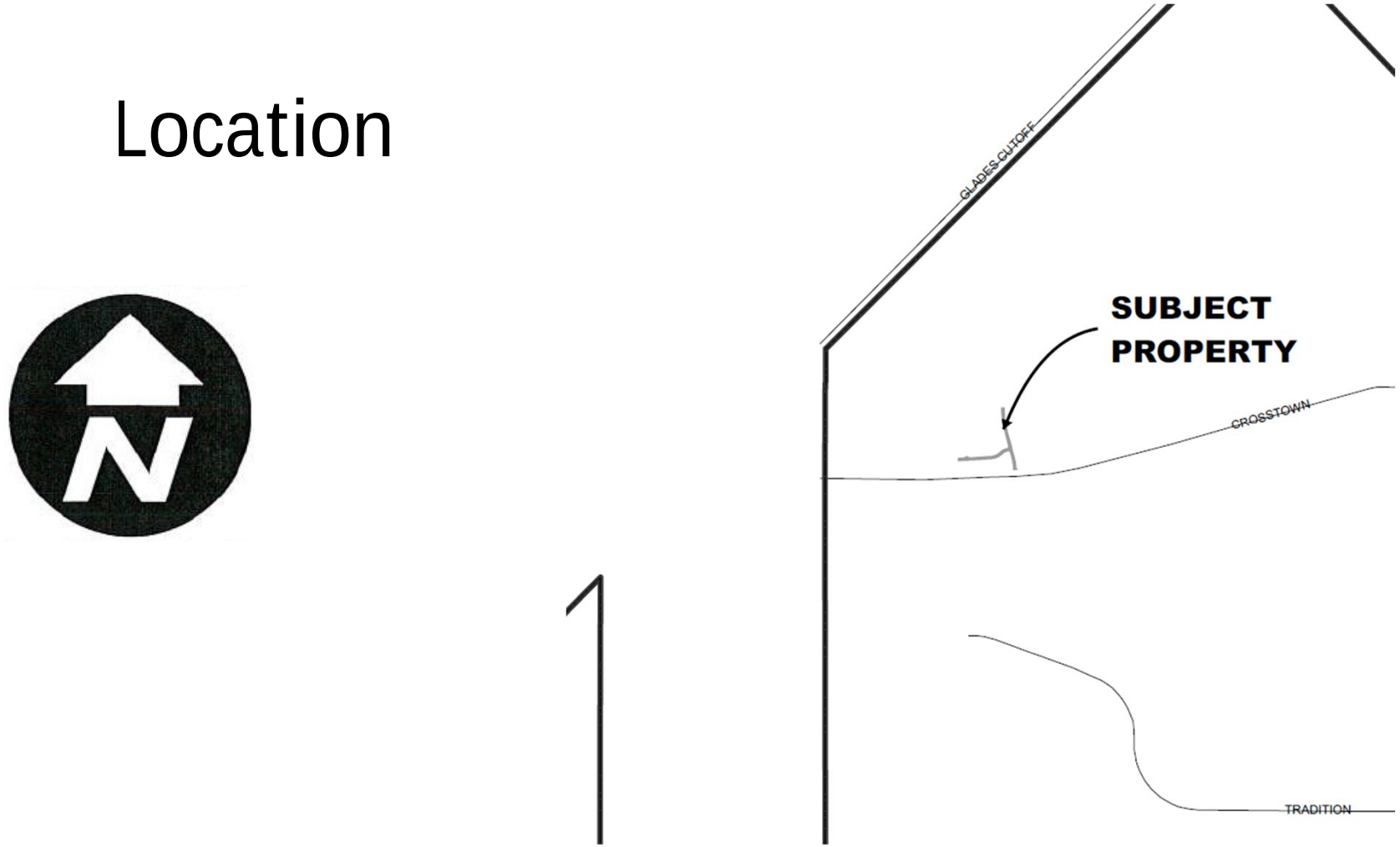
Street Name Change Request
(P25-153)
Planning and Zoning Board Meeting
November 4, 2025
Daniel Robinson, Planner III

Developer and Owner

Cotleur & Hearing, is acting as the agent for

KH CW Treasure Coast, LLC and The City of Port St. Lucie

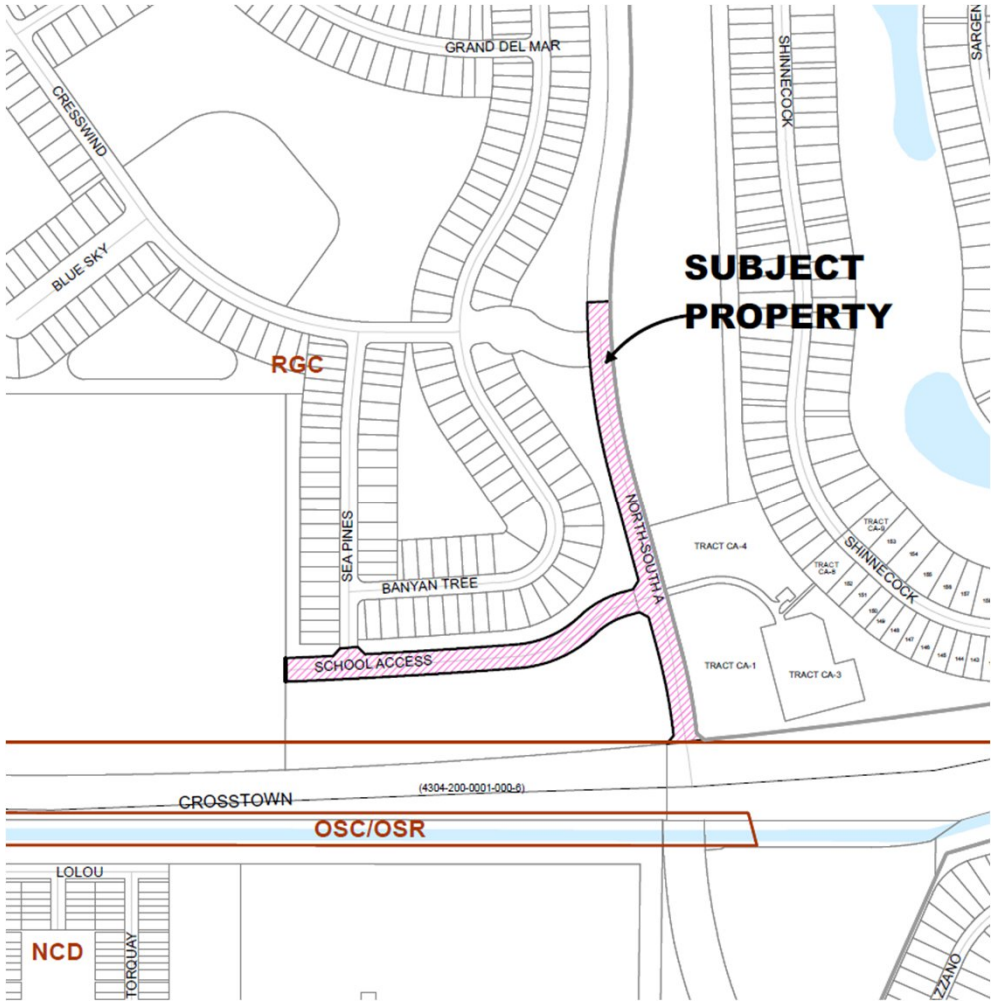
Location



Aerial


SUBJECT PROPERTY
NORTH-SOUTH A
SEA PINES
BANYAN TREE
SCHOOL ACCESS
SHINNECOCK
CROSSTOWN
LOLOU

Future Land Use



Request

This is a request to change two street names within the Verano Development.

School Access Road street name was via Plat P21-264 Verano South Pod H Plat No. 1. The applicant has requested to change the name within the Verano South Pod H Plat No. 1 plat to Legacy Lion Drive.

North-South A Road street name was approved via Plat P22-023 North-South A Roadway Plat. The North-South A Road right-of-way is a section of Sundance Vista Boulevard that was platted prior to the official naming of the street. This application provides consistency with the street name.

Analysis

St. Lucie County has approved the names of Legacy Lion Drive and Sundance Vista Boulevard street names to be used within the Verano Development.

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.

Recommendation

Planning and Zoning Department staff finds the request to be consistent with 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

2025-1040

Agenda Date: 11/4/2025 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-159 Shoppes at the Heart-Amore Façade Sign - Variance

Location: Southwest corner of SW Village Parkway and Discovery Way

Legal Description: SG-3 Commercial Shoppes at the Heart (PB 133-4) Parcel A

This is a request to grant a variance to allow 315.52 SF more façade signage than allowed by the Tradition Master Sign Program. The increased square footage will be dispersed among three façade signs.

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

Executive Summary: The City of Port St. Lucie has received a request from Steve Garrett, Lucido and Associates, on behalf of property owners, 4Y Plaza LLC., to grant a variance from the Tradition Master Sign Program (7th amendment) to allow 315.52 SF more façade signage than is allowed for a single-tenant building in the Shoppes at the Heart Plaza (P25-159).

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request. Staff supports this request.

Background: The Tradition Master Sign Program allows a maximum cumulative sign area of 200SF for single-tenant buildings less than 10,000 SF and 200SF per business facade or section. The signage that is the subject of this variance is located on the building at the northeast corner of the Shoppes at the Heart Plaza, adjacent to the Heart in the Park public art feature.

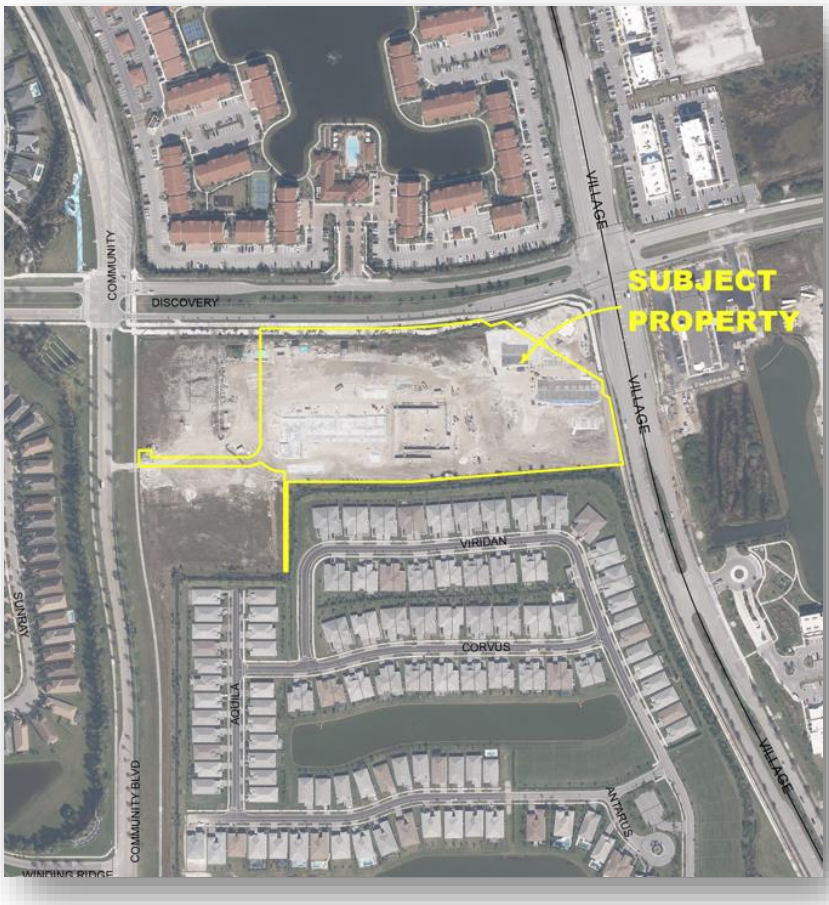
Issues/Analysis: Request is to grant a variance of 315.52 SF from the Tradition Master Sign Program (7th amendment) to allow a total of 515.52 SF of façade signage distributed between three signs for a single-tenant building.

Special Consideration: N/A

Location of Project: 10200 SW Discovery Way (affected structure)

Attachments: 1. Staff Report, 2. Exhibits A-D, 3. Responses to Variance Criteria, 4. Tradition Design Review Approval, 5. Application, 6. Deed, 7. Agent Authorization, 8. Staff Presentation.

Southern Groves-Shoppes at the Heart
Amore Façade Sign Variance
Project No. P25-159



SUMMARY

Applicant's Request:	A variance request to allow 315.52 SF more façade signage than allowed by the Tradition Master Sign Program.
Application Type:	Variance, Quasi-Judicial
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	4Y Plaza LLC
Location:	Southwest corner of SW Village Parkway and Discovery Way
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City of Port St. Lucie has received a request from Steve Garrett, Lucido & Associates, agent for the property owner, 4Y Plaza LLC, to grant a variance of 315.52 SF from the Tradition Master Sign Program (7th amendment) to allow a total of *515.52* SF of façade signage distributed between three signs where 200 SF is allowed for a single-tenant building located in the Shoppes at the Heart development. The Tradition Master Sign Program allows a maximum cumulative sign area of 200SF for buildings less than 10,000 SF and per business facade or section. The signage that is the subject of this variance is located on the building at the northeast corner of the property, adjacent to the Heart in the Park public art feature.

The Shoppes at the Heart property is legally described as SG-3 Commercial Shoppes at the Heart, Parcel A (9.911 AC - 431,709 SF) according to the map or plat thereof as recorded in the Plat Book 133, Page 4, Public Records of St. Lucie County, Florida.

Background

The amended Site Plan was approved on May 28, 2025, and the site is built out. Signage is proposed for three of the building's four facades. All of the signs have the same dimensions, 86" by 288" or 7.16' by 24' for a total of 515.52 SF which is *315.52* SF more than what is allowed by the Tradition Master Sign Program.

Review Criteria

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

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet on October 23, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

Parcel Number:	4315-712-0003-000-6
Property Size:	9.91 acres
Legal Description:	SG-3 Commercial Shoppes at the Heart (PB 133-4) Parcel A (9.911 AC - 431,709 SF)
Address:	10200 SW Discovery Way (affected structure)
Future Land Use:	NCD
Existing Zoning:	MPUD (Master Planned unit Development)
Existing Use:	Commercial Development

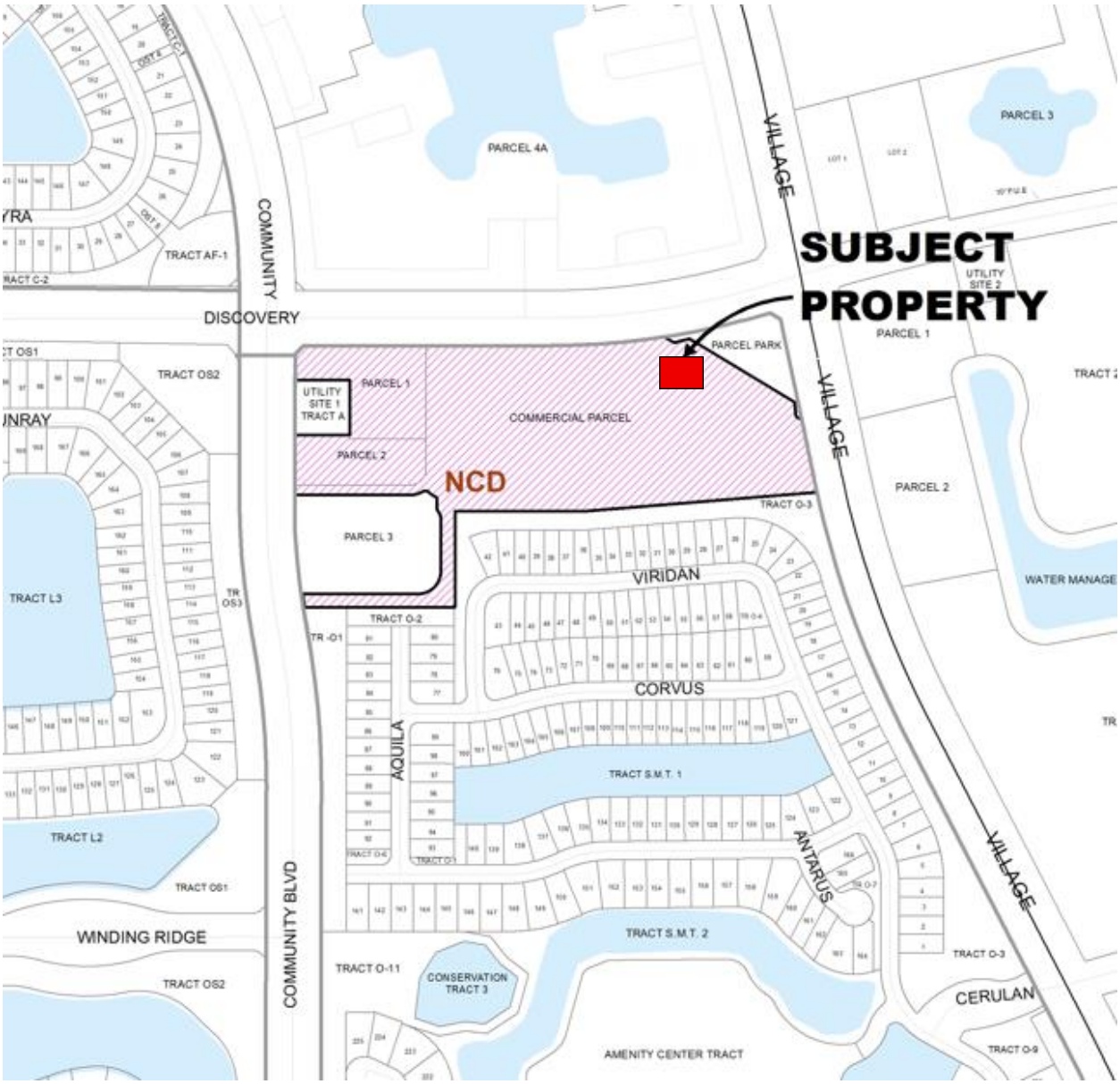
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	SW Discovery Way, multi-family Residential
South	NCD	MPUD	Shoppes in the Heart
East	NCD	MPUD	Heart in the Park Public Art Feature, SW Village Parkway, Hotel
West	NCD	MPUD	Shoppes at the Heart, SW Community Blvd, single-family Residential

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


MPUD
LYRA
TRACT AF-1
TRACT C-2
SLC AG-5
DISCOVERY
COMMUNITY
TRACT OS1
TRACT OS2
SUNRAY
TRACT L3
MPUD
TRACT L2
TRACT OS1
WINDING RIDGE
TRACT OS2
COMMUNITY BLVD
PARCEL 4A
TRACT B
PARCEL 3
VILLAGE
SUBJECT PROPERTY
UTILITY SITE 1 TRACT A
PARCEL 1
PARCEL 2
COMMERCIAL PARCEL
PARCEL PARK
PARCEL 3
TRACT O-3
VIRIDAN
TRACT O-2
TR -O1
CORVUS
AQUILA
TRACT S.M.T. 1
MPUD
ANTARUS
TRACT S.M.T. 2
TRACT O-11
CONSERVATION TRACT 3
AMENITY CENTER TRACT
CERULAN
TRACT O-9
PARCEL 2
MPUD
WATER MAN

Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

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

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

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

- *Applicant's Response: Special conditions and circumstances exist which are peculiar to the land and building involved which are not generally applicable to other lands, structures or buildings in the same zoning district. The special conditions/circumstances existing are due to the unique location and adjacency of the Heart in the Park public space and the orientation of the building to this public space. The building was designed to engage and compliment the public space of the Heart and in this had to create a building which aesthetically addresses all facades of the building whereas most buildings within this same district have a front and back only with all aesthetic emphasis including signage needs being focused on the front façade only.*

  Specific to signage (and this variance request) – the specific design of the lettering (a larger more exaggerated 'A' in Amore coupled with the need to adequately address signage on three of the four facades and maintain the legibility of the balance of the signage – all given the unique location and circumstances of this building is the basis for the variance request.

  These contextual and signage conditions are specific to this site and are not commonly shared by other structures in the area.

- *Staff Findings: Special Conditions and circumstances do exist that are peculiar to the subject property. Due to site layout, the subject building is located adjacent to the Heart in the Park Public Art installation which features a prominent structure exceeding 70' in height that recently opened to the public. Additionally, there are three other commercial structures on the parcel with more in the adjacent parcels that are under review.*

  Signage is currently installed on three façades of the affected building—north, east, and south which allows for visibility from adjacent roadways and internally given the large feature in proximity. The scale of the signage is comparable to those installed on the adjacent multi-tenant building.

  All signage within the Tradition, Western Grove, and Southern Grove areas is subject to the Tradition Master Sign Program*, 7th Amendment. Per t*he Master Sign Program, *signage for a single-tenant building is limited to a cumulative maximum of 200 square feet. Units within a multi-tenant building are also allowed 200 SF of signage.*

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

- *Applicant's Response: These conditions and circumstances are not a result from actions by the applicant but in the existing design constraints and limitations of the current master sign program. The current master sign program specifies an extremely simple way to measure the allowable signage – a basic single geometric 'box' surrounding the entirety of the proposed signage. In this specific case – the uniqueness and creativeness of the brand and the exaggerated 'A' in Amore creates a significant amount of blank/white space void of any actual signage and counts against the allowable signage amount. Refer to Exhibit 'A' which graphically depicts the current method of calculating allowable sign area and the method proposed for this variance request.*

  In addition to how signage is calculated, a single user building such as Amore has the same maximum allowable square-footage as a single tenant/user bay in the adjacent retail building meaning that with multiple tenants – a building in a similar situation is allowed a significant amount more façade signage.

  Please refer to Exhibit 'B' (photo) which shows the currently installed Amore signage and the sign size relationship to the overall building mass, façade size and context and unique location upon which the building is set.

- *Staff Findings: Special conditions and circumstances result from the layout of the property and the proximity of the affected building to a tall public art feature. The Master Sign Program limits signage for a single-tenant building less than 10,000 square feet to a cumulative maximum of 200 square feet. Units within a multi-tenant building are also allowed 200 square feet of signage. Additionally, the Master Sign Program and the City's sign code provide for a rectangle, circle, or triangle around the outer limits of lettering to calculate sign area/square footage.*

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

- *Applicant's Response: Granting of the variance 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 and in fact, actually allows the signage to be proportionate and consistent with the adjacent retail building. Refer to Exhibit 'C'. There are essentially two buildings located adjacent to the Heart in the Park; Amore Restaurant (a single user in the entire building) and a Retail Building composed of many individual businesses. Each of those individual businesses within the retail building is allowed a maximum of 200sf per user and thus a lot more allowable signage for that single building. The Amore building is severely restricted in allowable signage when compared to the adjacent building simply because it's a single user and not multiple businesses.*

  Referring to Exhibit 'A' - the actual calculated sign square-footage for Amore for all three signs combined is 515.52 sf with over 317.52 sf of that being blank/white wall space. As you can see in the photos – the actual appearance and scale of this square-footage is very much in line with any of the single businesses such as Sara's Kitchen on the adjacent building.

- *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. The Tradition MSP provides for a maximum of 200 square feet of total signage for businesses in multi-tenant structures as well as single-tenant structures under 10,000 square feet. The subject building is a single-tenant building and as such is allowed 200 square feet of total signage.*

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 provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant by severely reducing either the quantity of the façade signs (three down to one) and impacting business visibility and wayfinding or by greatly reducing the size of each sign and impacting legibility and brand image.*

- *Staff Findings: The Tradition Master Sign Program provides for a maximum of 200 square feet of total signage for businesses in structures under 10,000 square feet be it a multi-tenant or single-tenant structure.*

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 possible the reasonable use of the land, building or structure. Refer to Exhibit 'A' which demonstrates that the actual amount of sign square-footage (omitting the blank/white wall space in the existing calculation method) is actually 65.27 sf. per sign. When this square-footage is applied to all three signs, the total sign square-footage is 195.81 sf (total all signs combined) and falls under the maximum allowable 200 sf. For clarity, this variance request is to allow a maximum total allowable façade sign square-footage for the Amore building of 515.52 sf with 317.52 sf of that being blank/white wall space in (3) signs.*

- *Staff Findings: Per the Tradition Master Sign Program, the building is allowed a total of 200 square feet of signage.*

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

- *Applicant's Response: Granting of the 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. Refer to Exhibits 'B', 'C' and 'D' which show the relationship of the Amore signage in the unique context of this location and the relationship of the Amore signs size when compared to adjacent retail tenant signage.*

- *Staff Findings: The approval of this variance would not be injurious to the surrounding area nor detrimental to public welfare. The signage is consistent in scale and character with that installed on neighboring businesses within the plaza. Additionally, the primary*

entrance to the subject building is oriented internally within the plaza and is not visible from adjacent roadways. As such, the allowance for increased signage would enhance visibility and wayfinding without negatively impacting the visual integrity of the area.

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

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

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may make a:

- Motion to approve
- Motion to approve with conditions

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

- Motion to deny

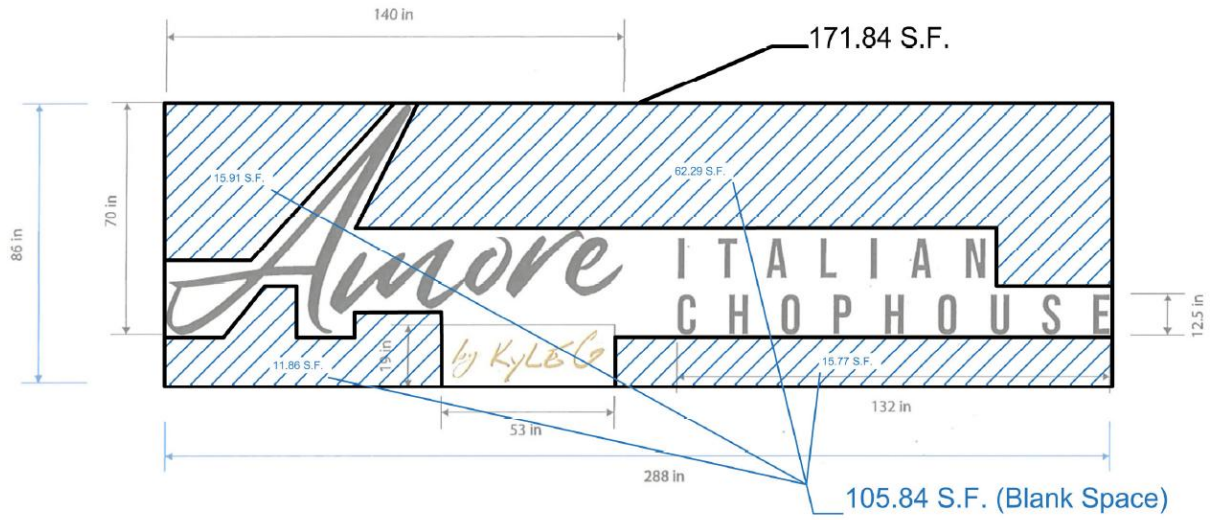
Should the Board need further clarification or information from either the applicant and/or staff, the Board may make a:

- Motion to table or continue the hearing or review to a future meeting

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

EXHIBIT 'A'

Current Calculation Method.



Calculation Method for Variance Application.

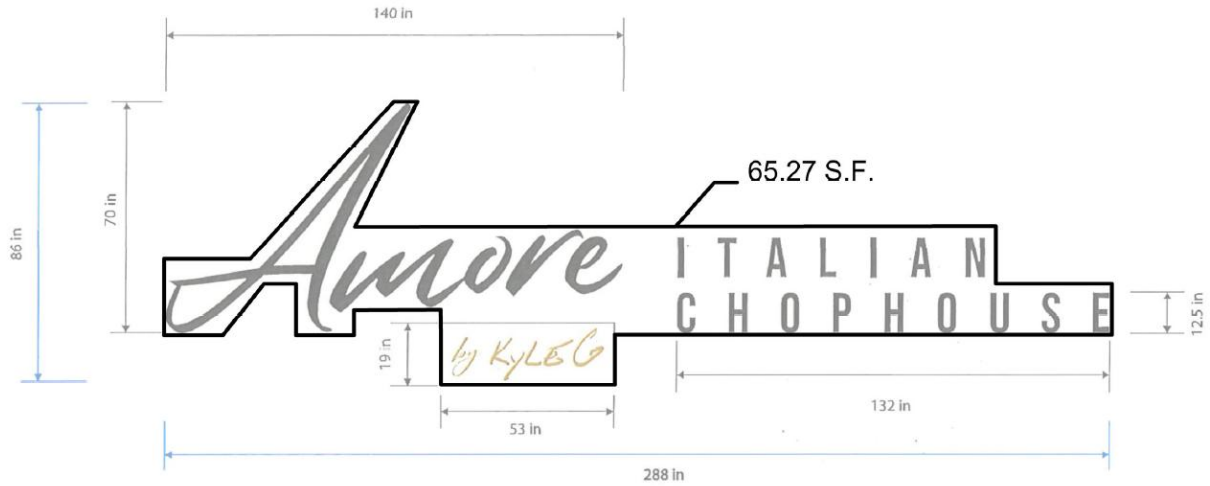


EXHIBIT ‘B’

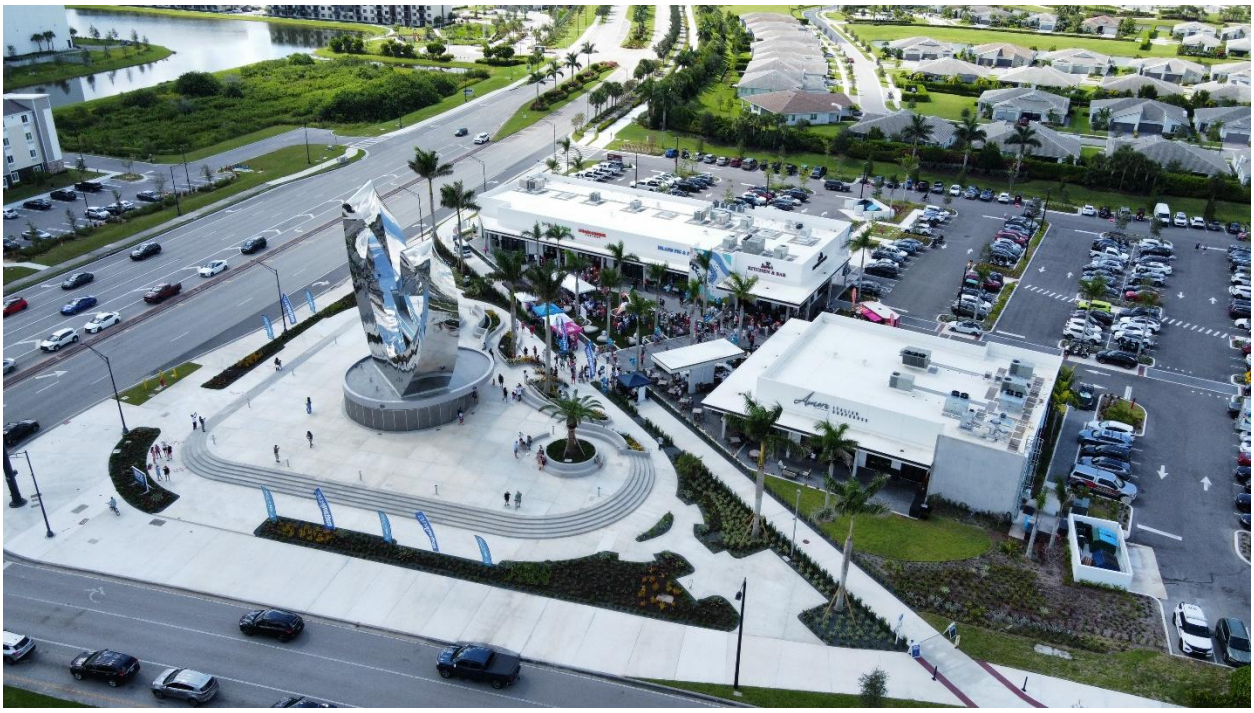


Exhibit ‘B’ (photo) shows the currently installed Amore signage and the sign size relationship to the overall building mass, façade size and context and unique location upon which the building is set.

You can also see that there are two buildings that share the same unique location and circumstances.

EXHIBIT ‘C’



Exhibit ‘C’. There are essentially two buildings located adjacent to the Heart in the Park; Amore Restaurant (a single user in the entire building) and a Retail Building composed of many individual businesses. Each of those individual businesses within the retail building is allowed a maximum of 200sf per user and thus a lot more allowable signage for that single building. The Amore building is severely restricted in allowable signage when compared to the adjacent building simply because it’s a single user and not multiple businesses.

The actual calculated sign square-footage for Amore for all three signs combined is 515.52 sf with over 317.52 sf of that being blank/white wall space. As you can see in the photos – the actual appearance and scale of this square-footage is very much in line with any of the single businesses such as Sara’s Kitchen on the adjacent building.

EXHIBIT ‘D’



Granting of the 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. Refer to Exhibits ‘B’, ‘C’ and ‘D’ which show the relationship of the Amore signage in the unique context of this location and the relationship of the Amore signs size when compared to adjacent retail tenant signage.

lucido & associates

September 18, 2025

VIA DIGITAL DELIVERY

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: Amore Variance

(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

lucido&associates

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;

   Special conditions and circumstances exist which are peculiar to the land and building involved which are not generally applicable to other lands, structures or buildings in the same zoning district. The special conditions/circumstances existing are due to the unique location and adjacency of the Heart in the Park public space and the orientation of the building to this public space. The building was designed to engage and compliment the public space of the Heart and in this had to create a building which aesthetically addresses all facades of the building whereas most buildings within this same district have a front and back only with all aesthetic emphasis including signage needs being focused on the front façade only.

   Specific to signage (and this variance request) – the specific design of the lettering (a larger more exaggerated 'A' in Amore coupled with the need to adequately address signage on three of the four facades and maintain the legibility of the balance of the signage – all given the unique location and circumstances of this building is the basis for the variance request.

   These contextual and signage conditions are specific to this site and are not commonly shared by other structures in the area.

2. Please explain if these conditions and circumstances result from actions by the applicant;
   These conditions and circumstances are not a result from actions by the applicant but in the existing design constraints and limitations of the current master sign program. The current master sign program specifies an extremely simple way to measure the allowable signage – a basic single geometric 'box' surrounding the entirety of the proposed signage. In this specific case – the uniqueness and creativeness of the brand and the exaggerated 'A' in Amore creates a significant amount of blank/white space void of any actual signage and counts against the allowable signage amount. Refer to Exhibit 'A' which graphically depicts the current method of calculating allowable sign area and the method proposed for this variance request.

   In addition to how signage is calculated, a single user building such as Amore has the same maximum allowable square-footage as a single tenant/user bay in the adjacent retail building meaning that with multiple tenants – a building in a similar situation is allowed a significant amount more façade signage.

   Please refer to Exhibit 'B' (photo) which shows the currently installed Amore signage and the sign size relationship to the overall building mass, façade size and context and unique location upon which the building is set.

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;

Granting of the variance 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 and in fact, actually allows the signage to be proportionate and consistent with the adjacent retail building. Refer to Exhibit 'C'. There are essentially two buildings located adjacent to the Heart in the Park; Amore Restaurant (a single user in the entire building) and a Retail Building composed of many individual businesses. Each of those individual businesses within the retail building is allowed a maximum of 200sf per user and thus a lot more allowable signage for that single building. The Amore building is severely restricted in allowable signage when compared to the adjacent building simply because it's a single user and not multiple businesses.

Referring to Exhibit 'A' - the actual calculated sign square-footage for Amore for all three signs combined is 515.52 sf with over 317.52 sf of that being blank/white wall space. As you can see in the photos – the actual appearance and scale of this square-footage is very much in line with any of the single businesses such as Sara's Kitchen on the adjacent building.

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 provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant by severely reducing either the quantity of the façade signs (three down to one) and impacting business visibility and wayfinding or by greatly reducing the size of each sign and impacting legibility and brand image.

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 possible the reasonable use of the land, building or structure. Refer to Exhibit 'A' which demonstrates that the actual amount of sign square-footage (omitting the blank/white wall space in the existing calculation method) is actually 65.27 sf. per sign. When this square-footage is applied to all three signs, the total sign square-footage is 195.81 sf (total all signs combined) and falls under the maximum allowable 200 sf. For clarity, this variance request is to allow a maximum total allowable façade sign square-footage for the Amore building of 515.52 sf with 317.52 sf of that being blank/white wall space in (3) signs.

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;

   Granting of the 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. Refer to Exhibits 'B', 'C' and 'D' which show the relationship of the Amore signage in the unique context of this location and the relationship of the Amore signs size when compared to adjacent retail tenant signage.

lucido&associates

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.
   Applicant acknowledges and agrees to full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.

Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,



Derrick E Phillips Jr
Project Manager

TRADITION

Tradition Design Review Committee
Architectural Review

10807 SW Tradition Square Port St. Lucie, FL 34987 *Phone (772) 345-5101*

Date: 4.1.25

To: Amore Italian Chophouse
c/o Sign Store Company, LLC
10200 SW Discovery Way
Port St, Lucie, FL 34987

Regarding: Amore Italian Chophouse – Building Signage

This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below.
If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.

Status: Approved

The Committee has reviewed this application and has approved it as submitted.

PLEASE NOTE THAT ANY COMMENTS/REVIEWS BY THE CITY OF PORT ST. LUCIE BUILDING DEPARTMENT WILL SUPERSEDE COMMENTS/APPROVAL BY TRADITION DESIGN REVIEW COMMITTEE (TDRC).

Thank you.
Tradition Design Review Committee

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: dphillips@lucidodesign.com

PROPERTY OWNER:

Name: PEBB Tradition SG3 LLC

Address: 7900 Glades Road Boca Raton, FL 33434

Telephone No. 772.224.8113

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

Name: Derrick E Phillips Jr

Address: 701 Se Ocean Blvd Stuart, FL 34994

Telephone No. 772.220.2100 Email dphillips@lucidodesign.com

SUBJECT PROPERTY:

Legal Description: G-3 COMMERCIAL SHOPPES AT THE HEART (PB 133-4) LOT 1 (2.507 AC - 109,187 SF)

Parcel I.D. Number: 4315-712-0003-000-6

Address: 10200 SW Discovery Way Port St. Lucie, FL 34987

Current Zoning Classification _____

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

See Variance Responses Attached.

Signature of Applicant | Derrick E Phillips Jr (Hand Print Name) | 10.21.25 (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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5482365 OR BOOK 5314 PAGE 2691, Recorded 05/19/2025 11:38:46 AM Doc
Tax: $224000.00

This Instrument Prepared By
And Return To:

Christopher Staller, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 15 day of May, 2025, is by PEBB TRADITION SG3, LLC, a Florida limited liability company ("**Grantor**"), whose address is 7900 Glades Road, Suite 600, Boca Raton, Florida 33434, in favor of 4Y PLAZA LLC, a Florida limited liability company ("**Grantee**"), whose address is 224 West 35th Street, 11th Floor, New York, New York 10001.

THAT Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in St. Lucie County, Florida, which is more particularly described in Exhibit "A" attached hereto ("**Land**").

TOGETHER with all interest of Grantor, if any, in and to (i) improvements, structures, fixtures, and buildings located on the Land, (ii) tenements, hereditaments, and appurtenances to the Land, and (iii) easements, rights, privileges, powers, licenses, rights-of-way, and interest appurtenant to the Land belonging or in anywise appertaining to the Land; and

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple; has good right and lawful authority to sell and convey said Land; that the Land is free of all encumbrances, except real property taxes accruing subsequent to December 31, 2024, assessments and special district levies, zoning and other regulatory laws and ordinances affecting the Land, and easements, reservations, charges, covenants, restrictions, rights of way, and other matters of record (which is not deemed to reimpose same); that the Grantor hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, *but no others*.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

This Instrument Prepared By
And Return To:

Christopher Staller, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431

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THIS SPECIAL WARRANTY DEED, made as of the ____ day of May, 2025, is by PEBB TRADITION SG3, LLC, a Florida limited liability company ("**Grantor**"), whose address is 7900 Glades Road, Suite 600, Boca Raton, Florida 33434, in favor of 4Y PLAZA LLC, a Florida limited liability company ("**Grantee**"), whose address is 224 West 35th Street, 11th Floor, New York, New York 10001.

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AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple; has good right and lawful authority to sell and convey said Land; that the Land is free of all encumbrances, except real property taxes accruing subsequent to December 31, 2024, assessments and special district levies, zoning and other regulatory laws and ordinances affecting the Land, and easements, reservations, charges, covenants, restrictions, rights of way, and other matters of record (which is not deemed to reimpose same); that the Grantor hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, *but no others*.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first above written.

Signed, sealed, and delivered
in the presence of:

WITNESSES:

Name: Kim Mareira
Address: 7900 Glades Rd. #600
Boca Raton, FL 33434

Name: Laurie Frankel
Address: 7900 Glades Rd. #600
Boca Raton, FL 33434

PEBB TRADITION SG3, LLC,
a Florida limited liability company

By: _____
Ian Weiner, Authorized Person

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 13th day of May, 2025, by Ian Weiner, who acknowledged himself to be the Authorized Person of PEBB TRADITION SG3, LLC, and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said companies.

NOTARY PUBLIC

KIMBERLY NIZER MAREIRA
Notary Public - State of Florida
Commission # HH 634394
My Comm. Expires May 25, 2029
Bonded through National Notary Assn.

Exhibit "A"

Legal Description

The Land referred to herein below is situated in the County of ST. LUCIE, State of Florida, and is described as follows:

A PORTION OF COMMERCIAL PARCEL OF THE PLAT OF SHOPPES AT THE HEART, AS RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PLAT OF SHOPPES AT THE HEART; THENCE SOUTH 89°57'32" EAST, A DISTANCE OF 328.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'32" EAST, A DISTANCE OF 328.14 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 2075.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°44'46", A DISTANCE OF 316.75 FEET; THENCE SOUTH 58°44'32" EAST, A DISTANCE OF 29.79 FEET; THENCE NORTH 74°22'39" EAST, A DISTANCE OF 42.12 FEET; THENCE SOUTH 58°44'32" EAST, A DISTANCE OF 330.63 FEET; THENCE SOUTH 07°01'12" EAST, A DISTANCE OF 39.17 FEET; THENCE SOUTH 58°44'32" EAST, A DISTANCE OF 19.08 FEET; THENCE SOUTH 11°42'39" EAST, A DISTANCE OF 165.37 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 2630.18 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°42'41", A DISTANCE OF 32.65 FEET; THENCE SOUTH 85°19'18" WEST, A DISTANCE OF 621.17 FEET; THENCE NORTH 89°57'32" WEST, A DISTANCE OF 356.59 FEET; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 259.09 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 288.47 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 9.78 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT, HAVING A RADIAL DISTANCE OF 76.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 43°39'56", A DISTANCE OF 57.92 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 15.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 72°08'49", A DISTANCE OF 18.89 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIAL DISTANCE OF 68.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°28'53", A DISTANCE OF 33.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 311.48 FEET BEING A POINT ON A CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 89°18'35" EAST, A RADIAL DISTANCE OF 2065.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°46'59", A DISTANCE OF 28.22 FEET; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 17.78 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 275.60 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 42.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 65.97 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 332.54 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL A, SG-3 COMMERCIAL SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4Y PLAZA LLC

September 23, 2025

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

Re: Amore Signage – (LA Ref. #25-435)

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Lucido & Associates (Agent)** to represent **4Y PLAZA LLC (Owner)** during the governmental review process for the above referenced project, which may include submission of development applications, plans and permits, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

4Y Plaza LLC Isaac Olubshalom, mngr.

STATE OF New York
COUNTY OF New York
The foregoing was acknowledged before me this 25 day of September 2025, by Isaac Olubshalom, of 4Y Plaza LLC. He/She [✓] is personally known to me or [ ] has produced N/A as identification.

(Notarial Seal)

(Print Name) Benjamin Y. Movtady
NOTARY PUBLIC

My Commission Expires:

BENJAMIN Y MOVTADY NOTARY PUBLIC NO. 02MO6269163 QUALIFIED IN NEW YORK COUNTY COMM. EXP. 09-24-2028 STATE OF NEW YORK

Southern Grove-Shoppes at the Heart

Amore Façade Sign Variance
(P25-159)

Planning and Zoning Board – November 4, 2025
Marissa Da Breo-Latchman, Environmental Planner II

Variance Request

A variance of 315.52 SF from the Tradition Master Sign Program (7th amendment) to allow a total of *515.52* SF of façade signage distributed between three signs for a single-tenant building located in the Shoppes at the Heart development. The MSP allows a maximum cumulative sign area of 200 SF for buildings less than 10,000 SF. The signage that is the subject of this variance is located on the building at the northeast corner of the property, adjacent to the Heart in the Park public art feature.

Applicant and Property Owner

Applicant/Property Owner:	4Y Plaza LLC
Agent:	Steve Garrett, Lucido & Associates
Location:	Southwest corner of SW Village Parkway and Discovery Way

Aerial


SUBJECT PROPERTY
VILLAGE
VILLAGE
VILLAGE
COMMUNITY
DISCOVERY
VIRIDAN
CORVUS
AQUILA
ANTARUS
SUNRAY
COMMUNITY BLVD

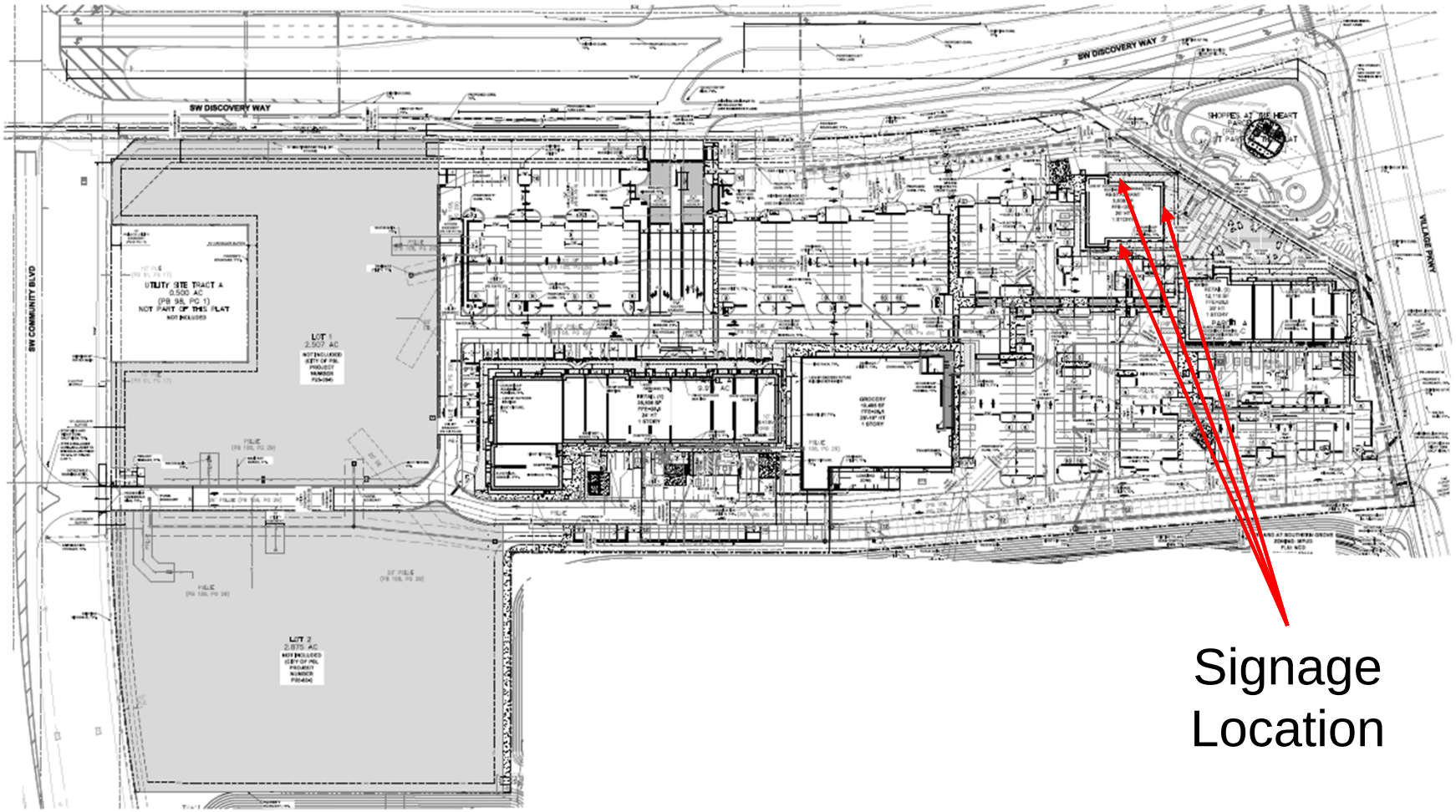
Maps

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	SW Discovery Way, Multi-family development
South	NCD	MPUD	Multi-family and single-family development
East	NCD	MPUD	SW Village Parkway, hotel
West	NCD	MPUD	Commercial Development, SW Community Blvd,

Zoning Map



Signage Location



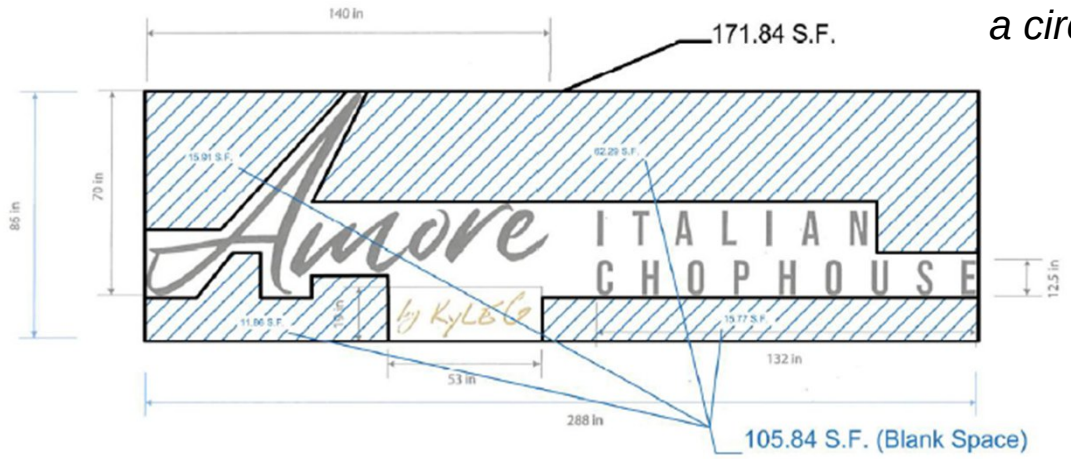
Signage Exhibit





Typical Sign Area Calculation

Tradition MSP-*Sign Area Calculations: …The "allowable sign area" shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of writing,*



Chap 155*-Determination of allowable sign area.* In determining the allowable sign area pursuant to this chapter, the area of a sign shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing,

STAFF FINDINGS

- The Tradition Master Sign Program applies to all parcels in Tradition, Western Grove and Southern Grove.
- The Tradition Master Sign Program allows a maximum cumulative 200 SF of signage per business façade/section of a façade or single-tenant structures under 10,000 SF.
- Both the MSP and the Sign Code calculate the sign area by placing a circle, rectangle or triangle around the outer limits of writing.
- Staff supports this request for relief.

Planning & Zoning Board Action Options

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions
- Make a motion to deny.
- Make a motion to table.

Agenda Summary

2025-1047

Agenda Date: 11/4/2025 **Agenda Item No.:** 9.a

Placement: New Business

Action Requested: Motion / Vote

Approval of 2026 Planning & Zoning Board Meeting Schedule

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

Executive Summary: Approval of 2026 Planning & Zoning Board Meeting Schedule.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the 2026 Meeting Schedule.

Alternate Recommendations:

1. Move that the Board approve an alternative meeting schedule.
2. Move that the Board provide staff direction to provide an alternative meeting schedule.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: 2026 Planning & Zoning Board Meeting Schedule

Planning and Zoning Board
2026

Planning and Zoning Board applies to Annexations, Small and Large Scale Land Use Amendments, Variances, Rezoning and Special Exceptions Uses for developed Property.

PLANNING & ZONING BOARD MEETINGS WILL BE HELD AT 6:00 PM

SUBMITTAL DEADLINE	P&Z BOARD MEETING
November 26 , 2025	January 6, 2026
December 30, 2025	February 3, 2026
January 30, 2026	March 3
February 27	April 7
March 31	May 5
April 30	June 2
May 29	July 7
June 30	August 4
July 31	September 1
August 31	October 6
September 30	November 3
October 30	December 1
November 30	January 5, 2027
December 30	February 2, 2027

ALL DATES ARE SUBJECT TO CHANGE

MEMORANDUM

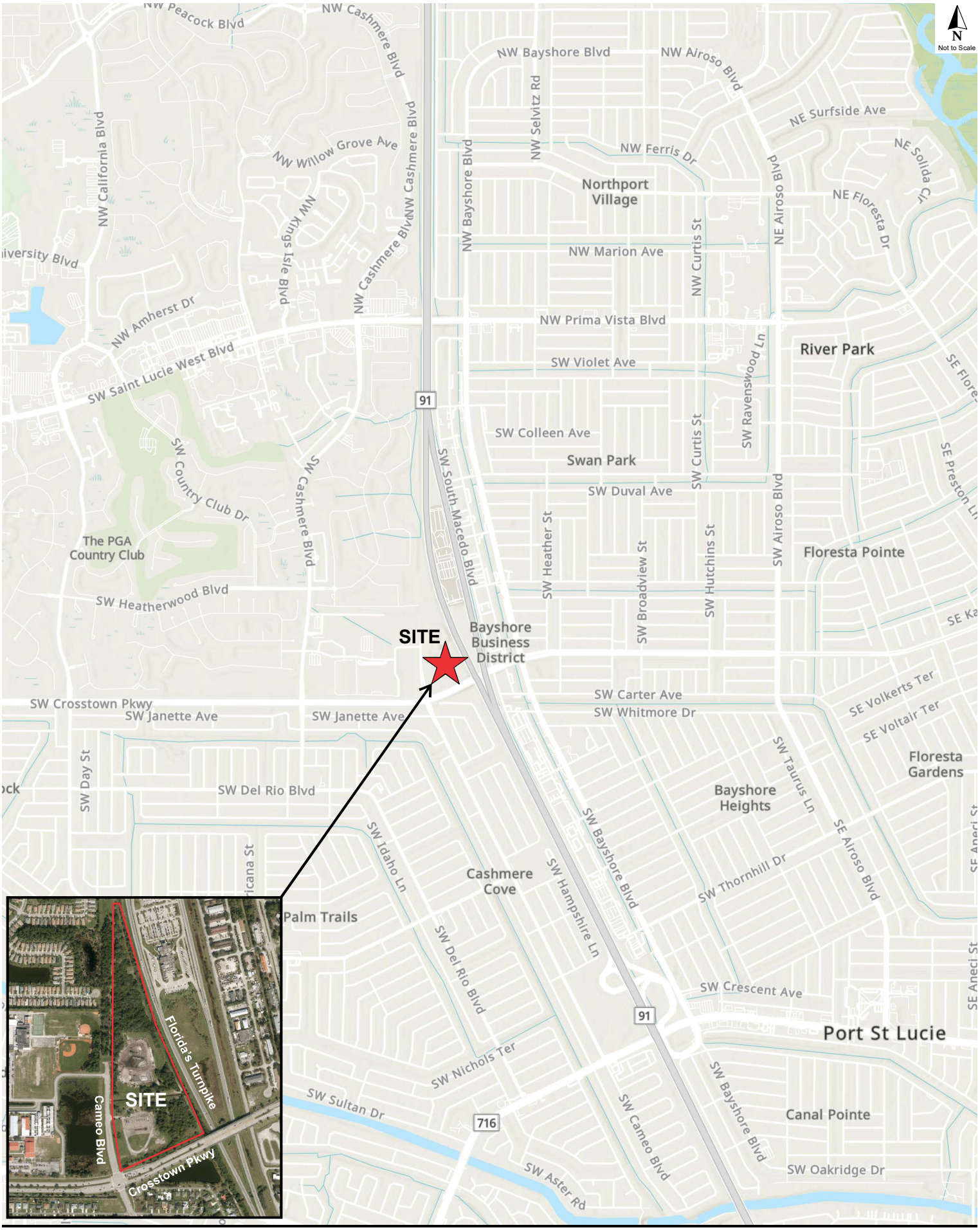
October 27, 2025

Re: P25-162 City of Port St. Lucie-Public Works
Transportation Facilities Analysis
City of Port St. Lucie, Florida
Project № 25255.02.03

Introduction

Traffic & Mobility Consultants was retained by BEA Architects, Inc to conduct a Transportation Facilities Analysis in support of the proposed Future Land Use Plan Amendment for the property located north of Crosstown Parkway, east of Cameo Boulevard, and west of Florida's Turnpike in the City of Port St. Lucie. The proposed future land use plan amendment will change the future land use designation of the 38.93-acre parcel from Utility to Institutional. The parcel ID for the subject property is 3335-601-0012-000-0. The subject parcels Property Card is provided in **Appendix A**. The subject parcel is located north of Crosstown Parkway and west of Florida's Turnpike in the City of Port St. Lucie, Florida, as shown in **Figure 1**.

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


N
Not to Scale
NW Peacock Blvd
NW Cashmere Blvd
NW Bayshore Blvd
NW Airoso Blvd
NE Surfside Ave
NW California Blvd
NW Willow Grove Ave
NW Selvitz Rd
NW Ferris Dr
NE Solida Ct
Northport Village
NW Bayshore Blvd
NW Cashmere Blvd
NW Kings Isle Blvd
NE Airoso Blvd
NE Floresta Dr
NW Marion Ave
NW Curtis St
NW Amherst Dr
NW Prima Vista Blvd
River Park
SW Saint Lucie West Blvd
SW Violet Ave
SW Ravenswood Ln
91
SW Colleen Ave
SW Country Club Dr
SW Cashmere Blvd
Swan Park
SW South Macedo Blvd
SW Curtis St
SW Duval Ave
SW Heather St
SW Broadview St
SW Hutchins St
SW Airoso Blvd
Floresta Pointe
The PGA Country Club
SW Heatherwood Blvd
SITE
Bayshore Business District
SW Carter Ave
SW Whitmore Dr
SW Crosstown Pkwy
SW Janette Ave
SW Janette Ave
SE Volkerts Ter
SE Voltair Ter
Floresta Gardens
SW Day St
SW Del Rio Blvd
SW Taurus Ln
Bayshore Heights
SW Idaho Ln
SW Bayshore Blvd
SE Airoso Blvd
Cashmere Cove
SW Thornhill Dr
Palm Trails
SW Hampshire Ln
SW Del Rio Blvd
SW Crescent Ave
91
Port St Lucie
SW Nichols Ter
SW Sultan Dr
716
SW Cameo Blvd
SW Bayshore Blvd
Canal Pointe
SW Oakridge Dr
SW Aster Rd
SITE
Florida's Turnpike
Cameo Blvd
Crosstown Pkwy

Trip Generation

A trip generation analysis was conducted for the existing and proposed future land use designations using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. Trip generation equations were used when the r^2 is greater than 0.75 based on the methodology outlined in the *ITE Trip Generation Handbook 3rd Edition*. The maximum allowed development for the existing and proposed future land uses were analyzed.

Under the existing future land use of Utility, a maximum of 508,737 square feet would be possible with a Floor Area Ratio (FAR) of 0.30. The most intensive land use under the existing future land use was determined as Utility (ITE LUC 170). With the existing FLU, potential development would generate 6,252 new external daily trips, of which 1,185 trips occur during the AM peak hour, and 1,099 trips occur during the PM peak hour.

Under the proposed future land use of Institutional, a maximum of 508,737 square feet would be possible with an FAR of 0.30. The City is proposing to construct a Public Works Department compound on the property, which consists of an office building and equipment and material storage yard on the property. ITE does not provide trip generation rates for government buildings, therefore, General Office (ITE LUC 710) was considered the worst-case trip generation use. With the proposed FLU, potential development would generate 3,352 new external daily trips, of which 590 trips occur during the AM peak hour, and 535 trips occur during the PM peak hour.

Table 1 summarizes the resulting trip generation analysis, and the detailed ITE trip generation information sheets are included in **Appendix B**.

Table 1
Trip Generation Analysis

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
Existing FLU												
170	Utility	508,737 SF	12.29	6,252	2.33	1,185	1,031	154	2.16	1,099	198	901
Proposed FLU												
710	General Office	508,737 SF	6.59	3,352	1.16	590	519	71	1.05	535	86	449
		Net Change in Trips		**-2,900**		**-595**	**-512**	**-83**		**-564**	**-112**	**-452**

Trip Generation analysis based on ITE Trip Generation Manual, 12th Edition
**ITE equations used with r^2 > 0.75*

The net change in trips from the existing FLU to the proposed FLU was determined by subtracting the trip potential of the existing FLU from the trip potential of the proposed FLU. Based on the maximum development in both land use categories, the potential trip generation of the parcel would result in a decrease of 2,900 daily trips, of which there would be a decrease of 595 AM peak hour trips, and a decrease of 564 PM peak hour trips.

Due to the decrease in overall trip generation potential under the proposed FLU designation in comparison to the trip generation potential under the existing FLU, no further analysis is required.

Conclusion

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

PROFESSIONAL ENGINEERING CERTIFICATION

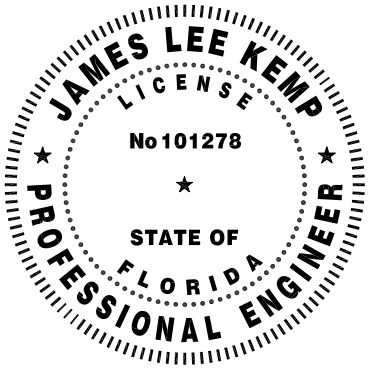
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: P25-162 City of Port St. Lucie Public Works

LOCATION: City of Port St. Lucie, Florida

CLIENT: BEA Architects, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410D00000197318B38140008FD6D, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.10.27 15:48:53-04'00'

ON THE DATE ADJACENT TO THE SEAL

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

TRAFFIC & MOBILITY CONSULTANTS LLC
988 WOODCOCK ROAD, SUITE 200
ORLANDO, FLORIDA 32803

CERTIFICATE OF AUTHORIZATION CA-30024

JAMES LEE KEMP, P.E. № 101278

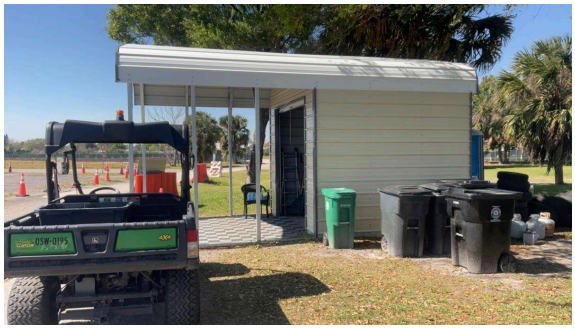
APPENDICES

Appendix A

Property Card/Information

Property Identification

Site Address:	1501 SW CAMEO BLVD
Sec/Town/Range:	35/36S/39E
Parcel ID:	**3335-601-0012-000-0**
Jurisdiction:	Port Saint Lucie
Land Use Code:	8000 - VAC GOVT
Account #:	**175634**
Map ID:	34/31S
Zoning:	General Us



Legal Description

CROSSTOWN PARKWAY(PB 63-34) PARCEL 1

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	240
Land Size (acres):	38.93
Land Size (SF):	1,695,965

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Map



State of Florida, Vantor Powered by Esri

Ownership

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

Current Values

Just/Market value:	$1,558,000
Assessed value:	$1,558,000
Exemption value:	$1,558,000
Taxable value:	$0

Important

Property taxes are subject to change upon change of ownership.

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

Links

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

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

Trip Generation Information

Utility
(170)

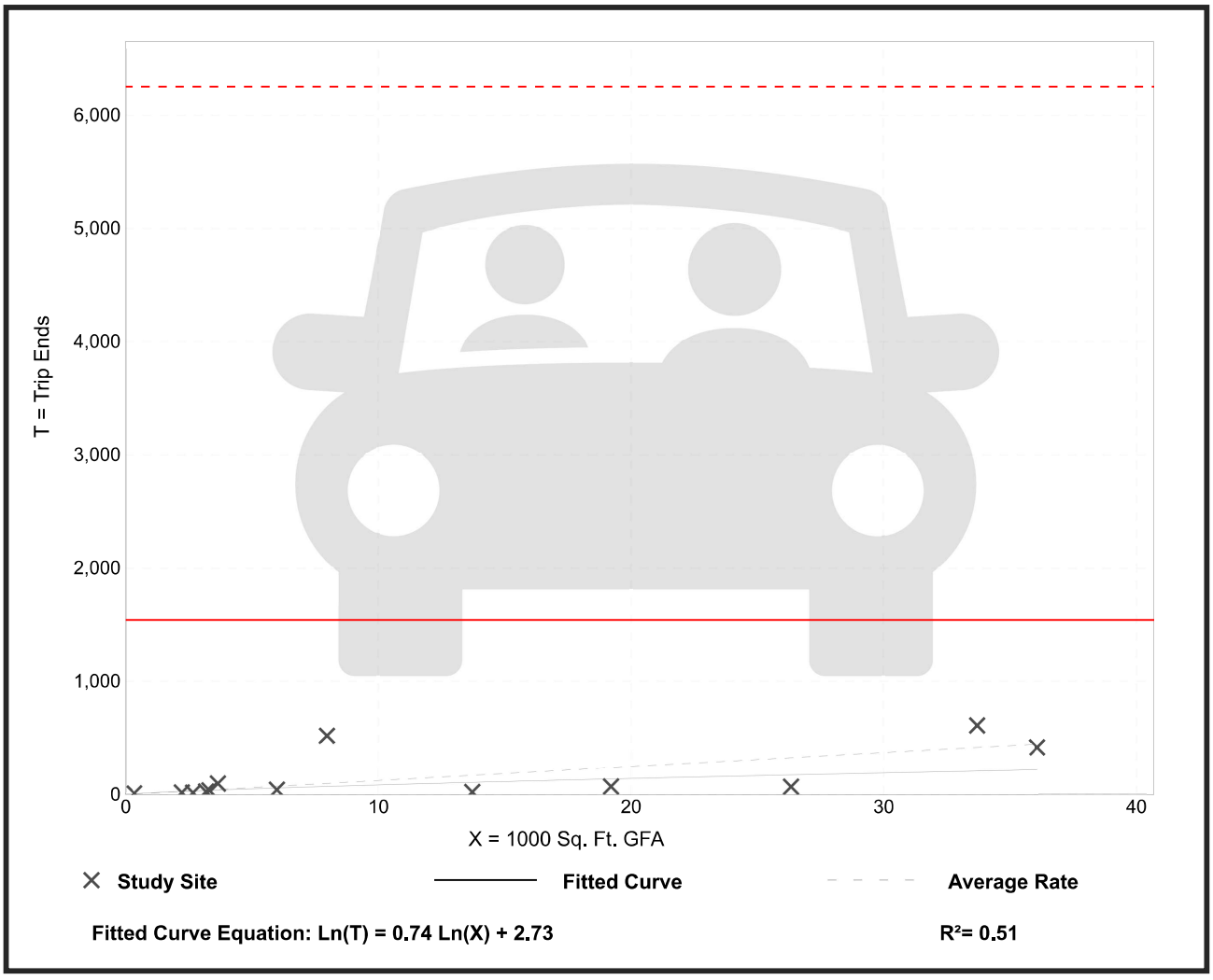
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

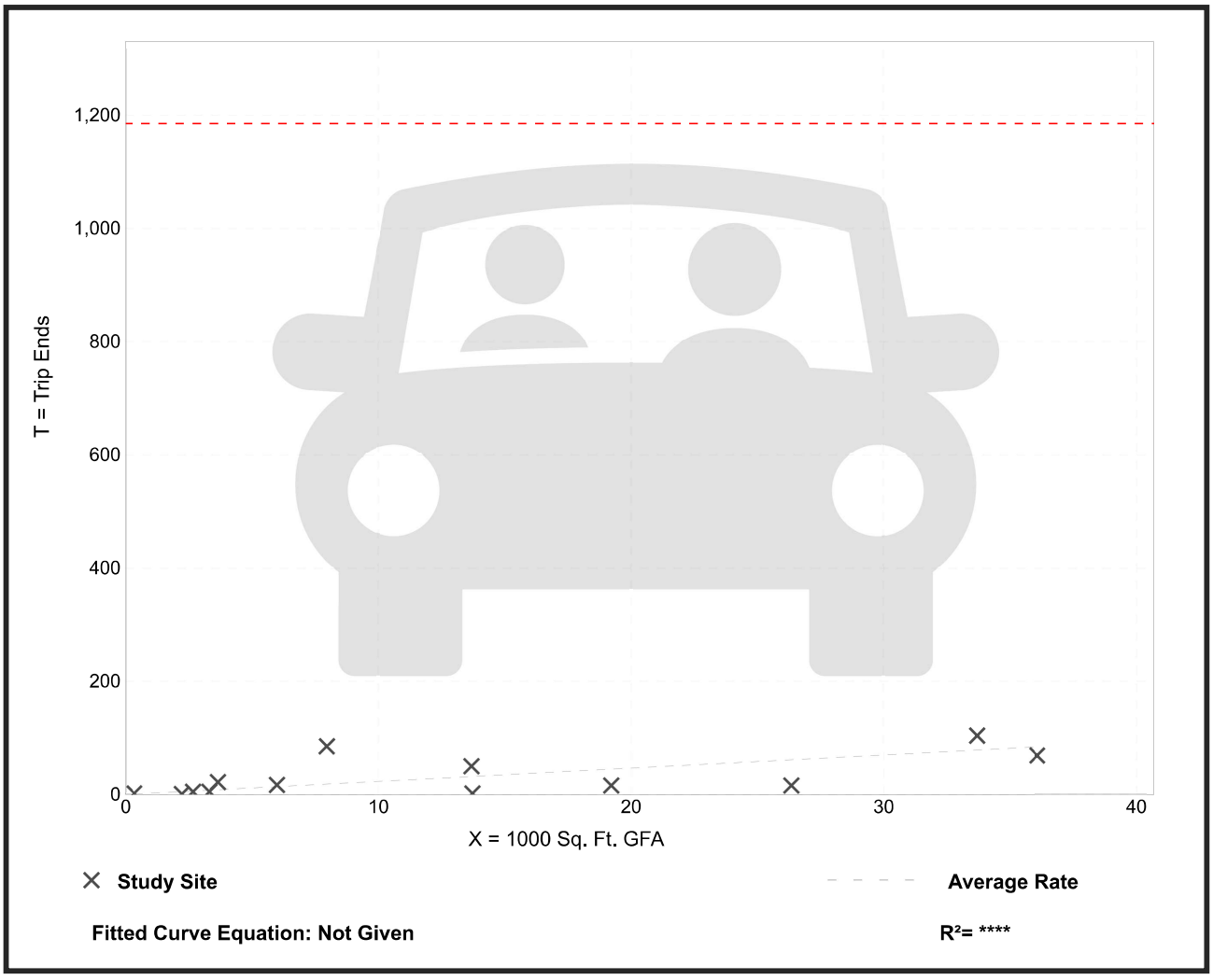
Utility
(170)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 13
Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

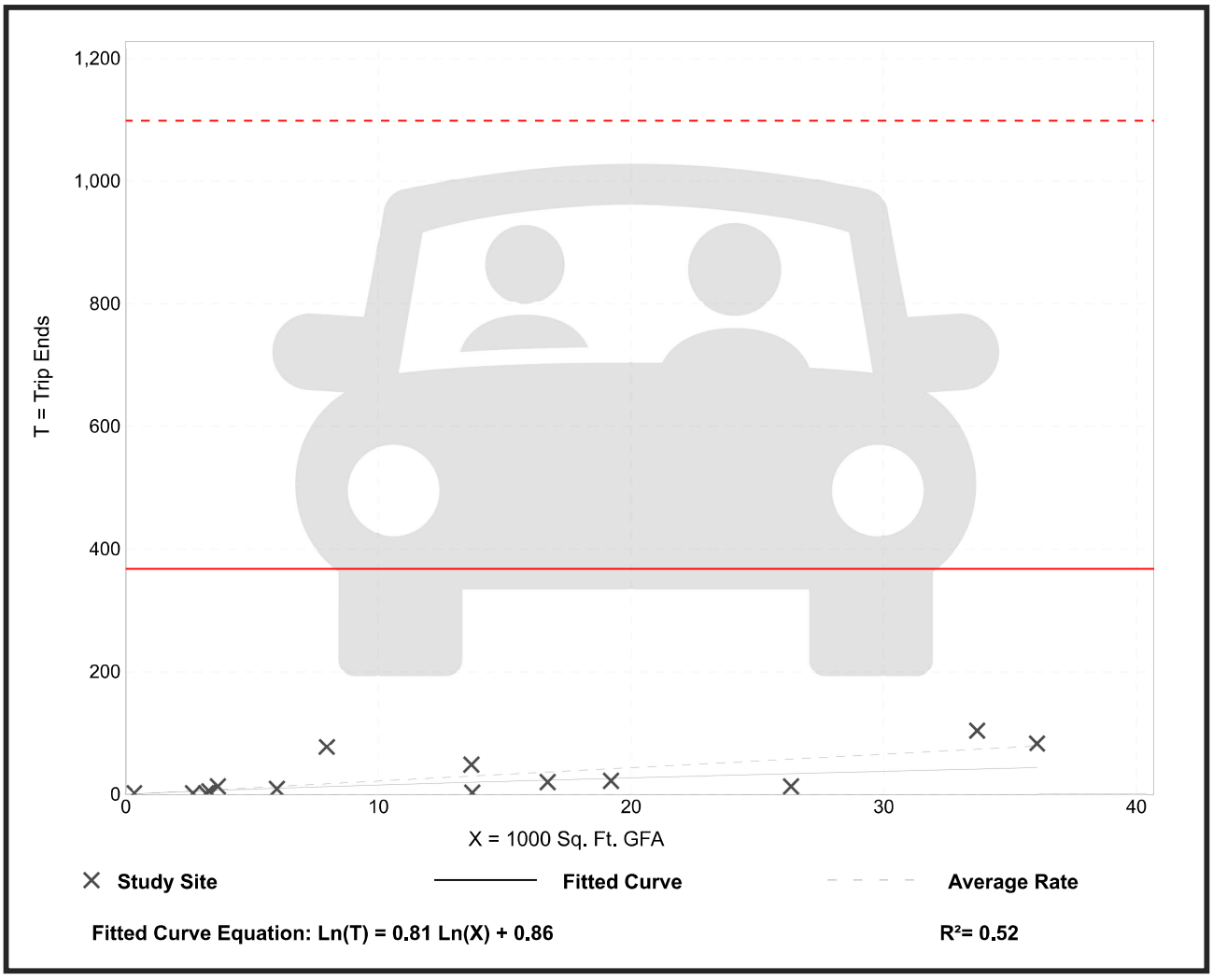
Utility
(170)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 13
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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General Office Building
(710)

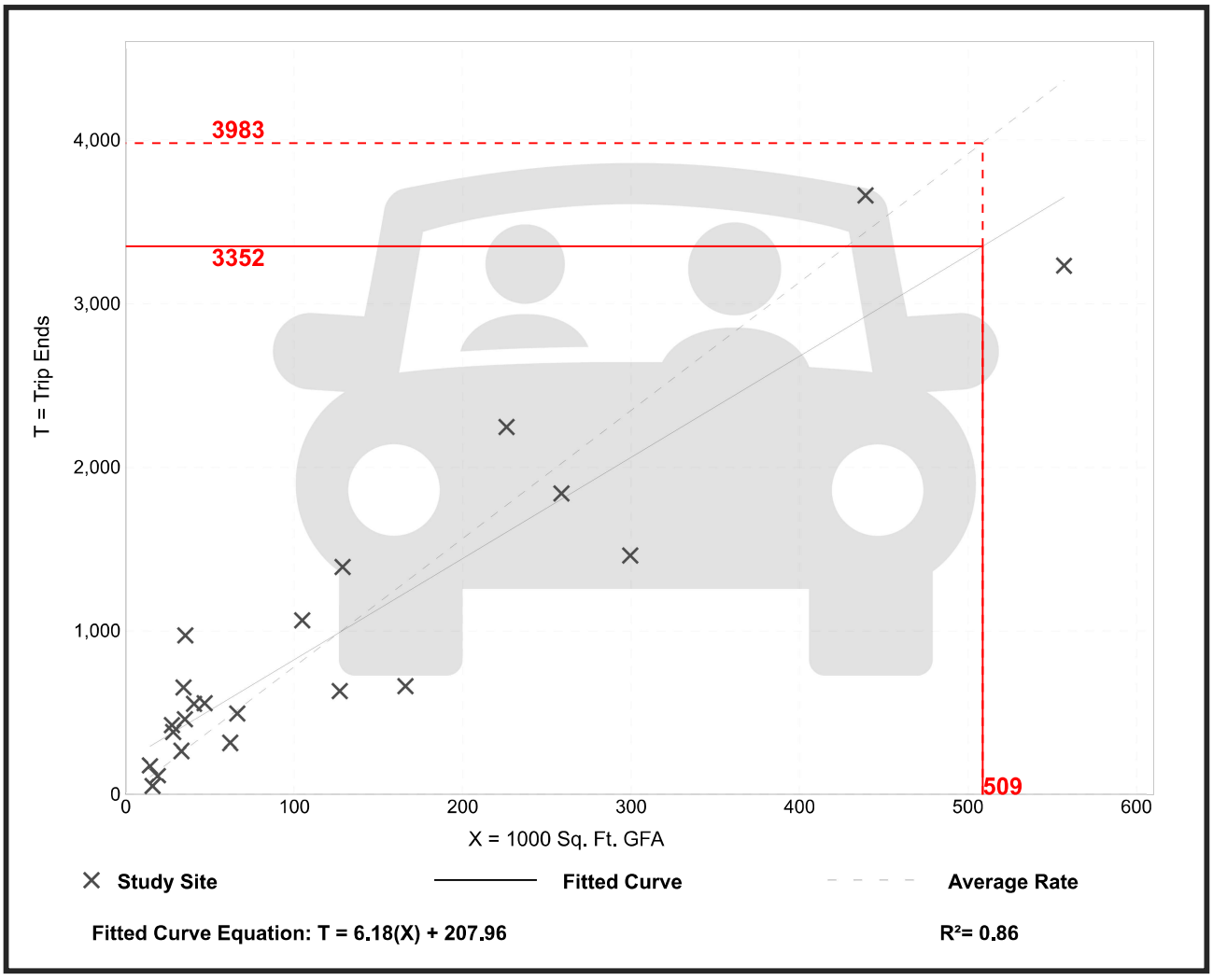
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 126
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.83	3.27 - 27.56	3.71

Data Plot and Equation



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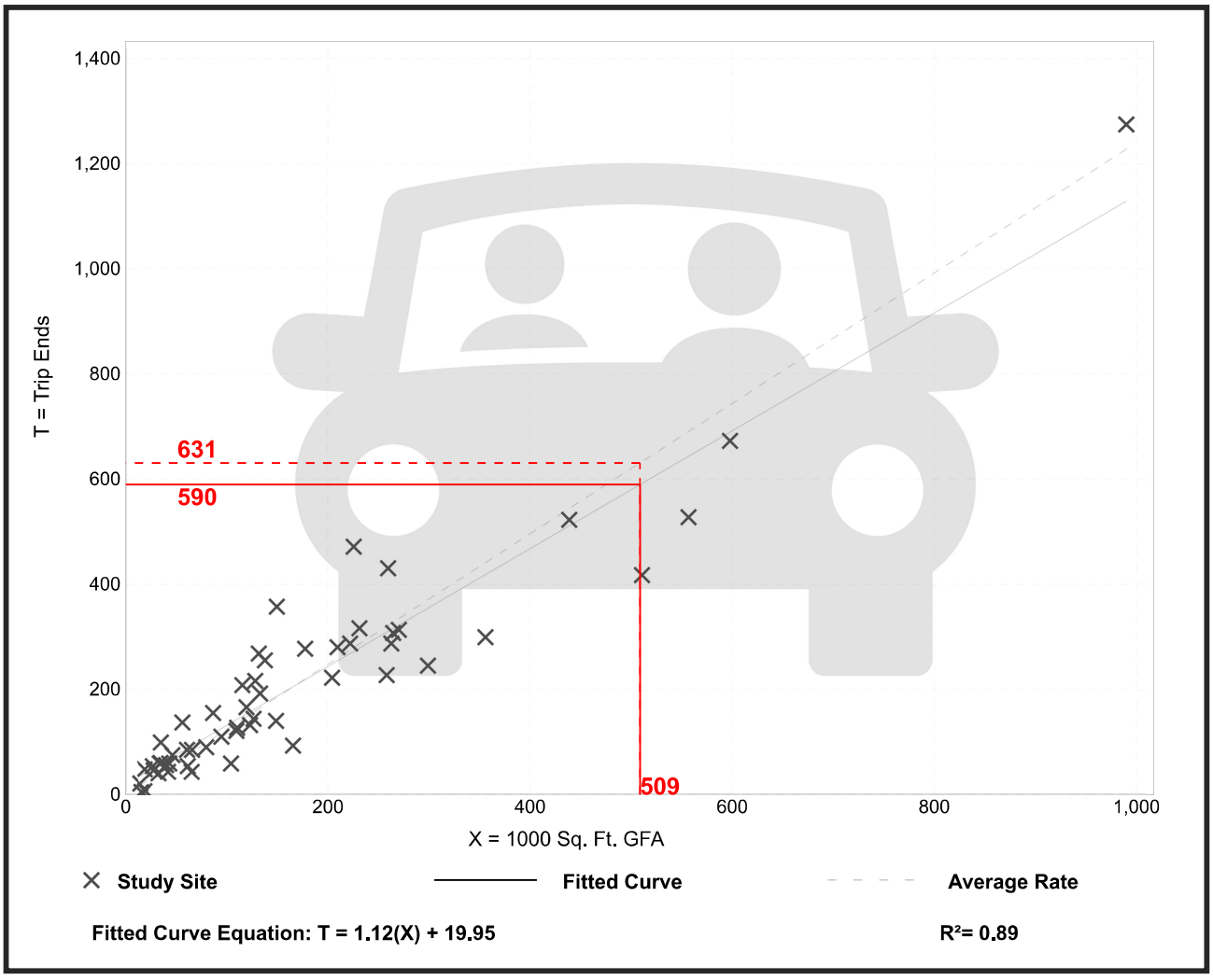
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 54
Avg. 1000 Sq. Ft. GFA: 170
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.24	0.32 - 2.83	0.40

Data Plot and Equation



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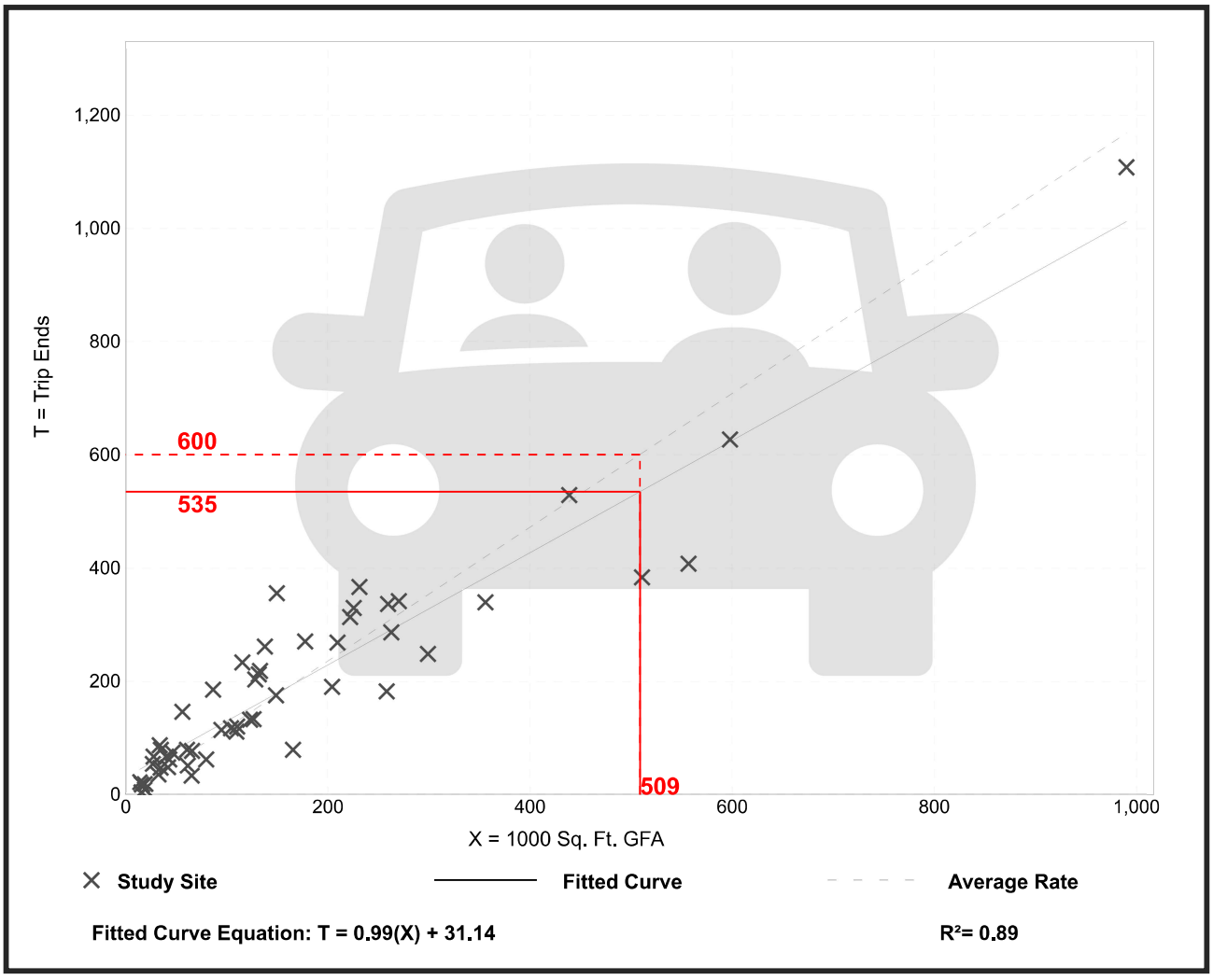
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 53
Avg. 1000 Sq. Ft. GFA: 166
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.18	0.26 - 2.59	0.41

Data Plot and Equation



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