

# City of Port St. Lucie

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



## Meeting Agenda

**\*Request to Withdraw Item 8A\***

**Tuesday, February 6, 2024**

**6:00 PM**

**Council Chambers, City Hall**

## **Planning and Zoning Board**

*Eric Reikenis, Chair, Term 1, Expires 1/1/2027*

*Peter Previte, Vice Chair, Term 1, Expires 1/1/2027*

*Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027*

*John "Jack" Doughney, At-Large, Term 1, Expires 1/1/2027*

*Greg Pettibon, At-Large, Term 1, Expires 1/1/2027*

*Peter Louis Spatara, At-Large, Term 1, Expires 1/1/2027*

*Rose Futch, Alternate, Term 1, Expires 1/1/2027*

*Saadat Syed, Alternate, Term 1, Expires 1/1/2027*

*Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.*

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

- 5.a** Approval of Minutes - November 28, 2023 Special Meeting &  
January 2, 2024 Meeting

[2024-108](#)

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

**8.a** P23-130 Chick-Fil-A @ SLW - Variance

[2023-1021](#)

Location: 1611 NW St. Lucie West Boulevard.

Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.

Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.

This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.

**8.b** P23-176 - Economy Self Storage, Inc. - Variance

[2024-112](#)

Location: 1915 SW Hayworth Avenue

Legal Description: Port St Lucie Section 31, Block 1705, Lot 14

This is a request to grant a variance for a reduction in minimum frontage to allow an 80 -foot wide road frontage.

**8.c** P23-196 Bush, Kevin D. & Nicole M. - Variance

[2023-1150](#)

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.

Legal Description: Port St Lucie Section 31, Block 1706, Lot 15.

This is a request for a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story building.

**8.d** P24-004 St. Lucie Lands - Florida Coastal Surgical Hospital - [2024-111](#)  
Landscape Modification

Location: The south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.

Legal Description: Veranda Plat No. 8, Tract 1

This is a request to provide landscaping in lieu of an architectural buffer wall on the south and southeastern sides of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

**9. New Business**

**9.a** Review of Sunshine Law [2024-096](#)  
The Legal Department will discuss Sunshine Law Provisions

**9.b** Selection of Site Plan Review Committee Member [2024-109](#)

**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

2024-108

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**Agenda Date:** 2/6/2024

**Agenda Item No.:** 5.a

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Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - November 28, 2023 Special Meeting & January 2, 2024 Meeting

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

Executive Summary: November 28, 2023 Special Meeting & January 2, 2024 meeting minutes are attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

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

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: November 28, 2023 Special Meeting & January 2, 2024 meeting minutes.



# City of Port St. Lucie

## Planning and Zoning Board

### Meeting Minutes - Draft

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

Melody Creese, At-Large  
John "Jack" Doughney, At-Large  
James Norton, At-Large  
Greg Pettibon, At-Large  
Peter Previte, At-Large  
Eric Reikenis, At-Large  
Peter Louis Spatara, At-Large  
Rose Futch, Alternate  
Saadat Syed, Alternate

Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.

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<b>Tuesday, November 28, 2023</b>	<b>6:00 PM</b>	<b>Council Chambers, City Hall</b>
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**\*Special\***

1. Meeting Called to Order

A Special Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Deborah Beutel at approximately 6:00 PM, on November 28, 2023 at the Port St. Lucie City Hall, Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Deborah Beutel, Chair  
Carol Taylor-Moore, Secretary  
Peter Previte, At-Large  
Eric Reikenis, At-Large  
Melody Creese, Alternate  
Peter L. Spatara, Alternate

Member Not Present:

Alfreda Wooten, Vice Chair  
Roberta Briney, At-Large

3. Determination of a Quorum

Chair Beutel determined there was a quorum.

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

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

6. Consent Agenda

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

7. Public Hearings - Non Quasi-Judicial

**7.a** P23-201 Wilson Groves - Comprehensive Plan Text

[2023-1095](#)

Amendment

Location: The property is generally located north of the C-23 Canal, east of Range Line Road, south of the Marshall Parkway right-of-way, and west of the N/B road right-of-way.

Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East.

This is a request for approval of a comprehensive plan text amendment (CPA) to amend Figure 1-6 of the Future Land Use Element.

Planning and Zoning Deputy Director Bridget Keen provided the Board with a PowerPoint Presentation regarding an application for a Large-Scale Comprehensive Plan Text Amendment for Wilson Groves Figure 1-6.

Board Member Spatara asked if they would be approving the 7,000 residences, to which Ms. Keen explained that was an existing development of regional impact (DRI) previously approved in 2006. She added that the development and its entitlements and road improvements date back to 2006. Ms. Keen noted there were previously submitted amendments in 2011 and explained this was just a land use that would demonstrate where the land uses will be. Board Member Spatara asked if this would include additional housing, to which Ms. Keen indicated it was the housing that was previously approved for the DRI.

Board Member Reikenis asked about the memorandum from Diana Spriggs and discussed the concerns mentioned within the memo about the traffic study. He inquired if the concerns were addressed, to which Ms. Keen indicated that those concerns could be addressed as they moved forward with future applications. Ms. Keen added that the item before them only would create the general land-use for the development. She explained the Applicant would have to move forward with rezoning sections of the

MPUD. Board Member Reikenis inquired if this was the appropriate time to address the concerns listed within the memo, to which Diana Spriggs, Public Works Regulatory Division Director, indicated those were items for city awareness to be able to address in the future.

Board Member Creese asked if the changes were only to relocate the land use, to which Ms. Keen responded in the affirmative.

Dan Sorrow, Coteleur & Hearing, addressed the Board and presented a PowerPoint Presentation.

Deputy City Attorney Elizabeth Hertz stated that if Mr. Sorrow intended to incorporate the testimony into the next presentation, she would ask that he and all others be sworn in.

The Deputy City Clerk administered the Oath of Testimony to Mr. Sorrow and all those who would be testifying.

Mr. Sorrow continued his presentation to the Board.

Ms. Keen advised the Board that if they had transportation questions, the third-party consultant was present via Zoom. Chair Beutel inquired who the third-party consultant was, to which Ms. Keen indicated it was Kok Wan Mah, PE, Kittelson and Associates.

Chair Beutel opened Public to be Heard.

Azlina Goldstein, GL Homes, spoke in opposition of Item 7.a.

Chair Beutel closed Public to be Heard.

Board Member Spatara asked Ms. Spriggs if she approved and was in favor of this item, to which she responded in the affirmative and indicated that the staff recommendation was for approval.

Chair Beutel inquired if the DRI amendment occurred last in 2011, to which Ms. Keen indicated the item before the Board was the Comprehensive Plan. Chair Beutel advised she was trying to make a point that a lot of change in the City had occurred since then. She indicated that it would be important to have a commitment that the two-lane network gets developed at the correct time.

Ms. Keen explained that the developers have requirements within their DRI development conditions that trigger construction of roadways. She reported that staff would be reviewing those conditions as the future

applications for the MPUD rezoning and overall picture of their DRI concept plan. Ms. Keen indicated that the current application asked if the City could make the change without created failures within the existing conditions of the DRI Development Order. She explained that their review demonstrated that it can be accommodated with this change because the DRI already anticipated the development. Ms. Keen stated that the Applicant was moving some of the mixed use to the north that will require future roadways when that area gets developed as well as other roads in addition to Becker Road as they move forward to the MPUD stage.

Planning and Zoning Director Mary Savage-Dunham asked Mr. Mah to provide his thoughts about the review of the project and his recommendations. Mr. Mah provided his explanation to the Board regarding the Traffic Study.

Ms. Keen stated that with each future DRI Amendment and MPUD application there would be another traffic study required. She explained that they do request new traffic studies with each application.

Deputy City Attorney Hertz advised Chair Beutel to allow the Applicant to speak prior to engaging in the Board deliberation.

Board Member Creese confirmed that this application was for the revision of Figure 1-6 to reallocate to cover Parcel F and E in addition to Parcel C and D to take out some of the weight off Becker Road, to which Ms. Keen responded in the affirmative. Ms. Keen indicated there would be more development that would require the construction of Marshall Parkway, North South A and Hegener Drive.

Board Member Creese inquired if there had been an analysis to find out if the reallocation would produce more traffic onto Paar Drive, Ms. Keen stated she believed it would place traffic on all required roadways. Mr. Mah explained there was an approved traffic study that was completed and reported there would not be an assumption of additional impacts due to the number of trips not increasing beyond the external boundary of the project. He indicated they only reviewed the internal roads and therefore assumed everything outside still fits within the project entitlement.

Board Member Creese asked if triggers would occur as to when roads must be completed by, to which Ms. Keen responded in the affirmative and stated it would be included with the DRI Development Order. Board Member Creese inquired if the triggers were not a concern at the previous hearing, to which Ms. Keen explained that previously the concern was that traffic would be concentrated onto Becker Road, which would cause it to

fail.

Tara Duhy, Lewis, Longman & Walker, Attorney for the Applicant, addressed the statement regarding the lack of commitment to build the internal roadway network. She explained that was within their development order with triggers for each road and to date they had built more lane miles than most of the development projects. Attorney Duhy stated they have a vested right to construct the density and intensity that was previously approved in the development order. She advised that they did not agree to the changes in the initial map H resulted in any changes because there was no net changes to density and intensity; however, to work with them they brought the application forward to address those concerns. Attorney Duhy stated that GL Homes had not committed to building the entirety of their two-lane road system. She explained that they were building lane miles without having a single unit built. Attorney Duhy reported they were not doing anything different than other developments in the area. She recommended that the Board move forward with a recommendation of approval.

Board Member Reikenis indicated his concern was if traffic was mitigated prior to the increase. Board Member Reikenis moved to recommend approval P23-201 Wilson Groves - Comprehensive Plan Text Amendment. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

## 8. Public Hearing - Quasi-Judicial

### 8.a P21-127 Wilson Groves - DRI Map H Amendment

**2023-1096**

Location: The property is generally located north of the C-23 Canal, east of Range Line Road, south of the Marshall Parkway right-of-way, and west of the N/B road right-of-way.

Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.

This is an application to amend the Wilson Groves DRI development order by amending Map H, the DRI master development plan.

Chair Beutel inquired if the Board had any ex-parte communications. Chair Beutel indicated that she spoke to Azlina Goldstein.

Ms. Keen asked that Mr. Mah be sworn in as he was present via zoom and not previously sworn in.

The Deputy City Clerk administered the Oath of Testimony to Mr. Mah.

Ms. Keen provided the Board with a PowerPoint Presentation regarding an application for a map amendment to the existing master development plan for Wilson Groves. She indicated that there were no changes proposed to the DRI development order. Ms. Keen stated the application before the Board was for the approval of the map knowing that the remaining conditions of the DRI remains in full force in effect. She explained this was a revised submission based on the resubmission of the developer's revised Comprehensive Plan application.

Board Member Previte asked if the original plan was approved by staff back in June 2023, to which Ms. Keen advised it was recommended with comments. She indicated there was additional information that resulted in staff changing their recommendation based on the concern that the plan would overload Becker Road. Board Member Previte, Ms. Keen, and Ms. Savage-Dunham discussed the previously submitted application by the Applicant and what occurred.

Secretary Taylor-Moore inquired if it was customary to receive additional information after the Planning and Zoning Board recommends approval or denial and asked what the process was, to which Ms. Savage-Dunham indicated it was not customary; however, staff must react to information as it comes in. She explained it was the only time that it had happened during her tenure with the City. Secretary Taylor-Moore asked if it would have been more judicious to bring it back before the Planning and Zoning Board rather than taking the additional information to the City Council. She expressed concern over the way the matter was handled.

Chair Beutel inquired if the matter should have come back to the Planning and Zoning Board, to which Ms. Keen stated she believed it would have to be an individual decision as it comes up. Ms. Savage-Dunham explained that they can review the Board procedures and discuss how to handle this situation in the future. Chair Beutel asked if they could discuss this matter under New Business to make sure that the procedures are followed.

Board Member Creese explained that she did not understand how the school and fire house were moved south of Becker Road, and traffic would not be heavily impacted by 2 schools in the same area during the time of entrance or dismissal. She inquired how traffic would be impacted by that or what is the expectation that it would be, to which Ms. Keen advised that the applicant indicated they were only place holders until they worked with the school district to establish the exact location. Ms. Keen explained that the applicant had to show it as it is a requirement by their DRI and they decided to locate them south of Becker Road. She reported that the applicant will need to submit a future amendment to look at where the

school sites will be located. Board Member Creese asked why the Board was being asked to approve the map if there was the possibility that the School Board may not agree with the location, to which Ms. Keen indicated she would defer to the applicant.

Attorney Duhy explained that the application before the Board was a conceptual high level Map H and confirmed that it was not a site plan. She stated that they cannot locate the schools without the concurrence of the school district. Board Member Creese inquired why the applicant would come before or shift them without the agreement from the school district to which Attorney Duhy stated they were placed based on the best understanding of where they were going to go. Board Member Creese asked if a traffic analysis was completed with the expectation that the schools could remain on Becker Road, to which Ms. Duhy indicated that was in their original study.

Susan O'Rourke, O'Rourke Engineering, explained that the traffic study was completed with the proposed sites as shown on the map. She reported that the traffic study shows that based on the locations of the schools everything will work. Ms. O'Rourke stated that additional details such as drop-off and pick-up and the operation plan would be handled during the Site Plan level once the applicant knows the school's time of operation and the type of school it will be. Board Member Creese asked if there was a higher trip evaluation based on the two schools being moved, to which Ms. O'Rourke stated they recognized there's a shift of traffic for the school on Becker Road and it was reflected in traffic analysis.

Nicole Fogarty, St. Lucie School District, welcomed the applicant to collaborate with the School District to discuss the final location of the schools. She indicated that they prefer them to not be on major fairways and would prefer an off-road.

Attorney Duhy asked that the previous testimony and PowerPoint presentation discussed during Item 7.a be made part of the record for this item.

Ms. Keen explained that the DRI did require an agreement with the school district. She stated if the change of location was significant it would come back before the Board.

Chair Beutel opened Public to be Heard.

Azlina Goldstein, GL Homes, spoke in opposition of Item 7.b.

Chair Beutel closed Public to be Heard.

Chair Beutel asked if the triggers to build the roads were in writing, to which Ms. Keen responded in the affirmative.

Board Member Reikenis inquired if the concerns vocalized by the public were addressed in the plans, to which Ms. Keen indicated that during each application process the staff reviews the requirements within the DRI and discuss how the property would be accessed. Ms. Spriggs explained that there were no changes proposed to the original DRI and traffic study previously approved that would affect the roadway as it was originally approved. She indicated that there was not enough change proposed that affects the original plans of the DRI for roadway commitments.

Board Member Reikenis asked if the concerns raised by Ms. Goldstein confirm that the developers will be developing the roads as they are required to do so and that they were in writing, to which Ms. Spriggs responded in the affirmative. She explained that as the development meets the triggers, the roads will be required to be constructed.

Board Member Creese inquired if Becker Road would be built prior to the issuance of a building permit, to which Ms. Spriggs stated that the road is currently under construction from Village to Range Line Road. She explained there were separate agreements with all 3 developers that include time commitments.

Ms. Fogarty asked if Becker Road would be two-lanes or four-lanes, to which Ms. Spriggs confirmed it would be two-lanes. She inquired if the proposal would be to add two schools on Becker Road and if there was any future plan for it becoming four-lanes. Ms. Spriggs reported that the DRI states when it would be required to turn Becker Road into four-lanes based on trip triggers. Ms. Fogarty reiterated she had concerns about placing two K-8 Schools on a two-lane road, Becker Road, and it being a major fairway. She indicated that two schools would cause a burden.

Ms. Fogarty stated that her comments were not meant for the Board to halt the request but rather to work with the Applicant to add solidarity to the school sites. Board Member Creese inquired if this would lock in the site location for the schools. Board Member Previte indicated he did not believe it would not be locking in the school site locations. Ms. Keen indicated that one of the school sites had been previously approved to be located south of Becker Road, while the other school has yet to be approved. Director Savage-Dunham explained there was an interlocal agreement with St. Lucie County and confirmed that any school site had to be reviewed by the



Planning and Zoning Department for Site Plan Review. She noted that their department had to review the traffic, access, queuing and stacking. Director Savage-Dunham indicated that if during the review process it was concluded that it would not work, they would have the capability to reject the plan. She added that there would be multiple ways to discuss the school and stated this was a high-level conceptual plan.

Attorney Duhy clarified that their testimony was truthful based on the comments made during Public Comment. She explained to the Board that the item was a simple Map H amendment. Attorney Duhy stated they are going through the same process that all other developers go through with similar amendments and using identical traffic methodology. She confirmed that the triggers were in writing as previously stated by staff. Attorney Duhy clarified that this was not a comprehensive plan but rather an application for a Map H amendment.

Board Member Reikenis moved to recommend approval of P21-127 Wilson Groves - DRI Map H Amendment. Secretary Taylor-Moore seconded the motion. The motion passed by roll call vote to recommend approval of P21-127 Wilson Groves - DRI Map H Amendment, to the City Council with Chair Beutel, Secretary Taylor-Moore, Mr. Previte, Mr. Reikenis, and Mr. Spataro voting in favor and Ms. Creese dissenting.

#### 9. New Business

Secretary Taylor-Moore questioned what the process was after the Board approved an item and additional information is received prior to getting to the City Council. She questioned if the additional information should come back to the Board for them to review. Director Savage-Dunham stated they were currently gathering information for Board training in January to incorporate the process.

Chair Beutel asked if there could be written procedures as to what would occur in the event there is additional information received in the future. Director Savage-Dunham indicated that they would review the ordinances governing the Board and the rules of procedures.

Secretary Taylor-Moore requested to discuss the process when an item comes before the Planning and Zoning Board and they make a recommendation and new information comes forward once it goes to the City Council for their review. She inquired if the item should come back to the Planning and Zoning Board once new information is received. Secretary Taylor-Moore asked that there be a process on how to handle this type of situation in the future.

Board Member Previte inquired what the policy would be to contact the Planning and Zoning staff, to which Director Savage-Dunham stated that Board Members

could contact the Planner of the Day or schedule a meeting with the staff members.

Board Member Reikenis thanked the Planning and Zoning staff.

Secretary Taylor-Moore thanked the Planning and Zoning staff and announced her resignation to the Board.

Chair Beutel thanked the Planning and Zoning staff.

Director Savage-Dunham reminded the Board there would be a meeting next Tuesday, December 5th. She thanked Secretary Taylor-Moore and other members of the Board who had previously resigned.

10. Old Business

There was nothing scheduled under this portion of the agenda.

11. Public to be Heard

Councilman Anthony Bonna thanked the Board Members for their time and dedication to the City.

12. Adjourn

There being no further business the meeting adjourned at 7:40 PM.

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Secretary

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Daisy Ruiz, Deputy City Clerk

# City of Port St. Lucie

## Planning and Zoning Board

### Meeting Minutes - Draft

121 SW Port St. Lucie  
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**Tuesday, January 2, 2024**

**6:00 PM**

**Council Chambers, City Hall**

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#### **\*Request to Table Item 8A\***

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 Planning and Zoning Director Mary Savage-Dunham at 6:01 PM on January 2, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Florida.

(Clerk's Note: Item 9.a Oath of Office and 9.b Election of Officers were heard at this time.)

2. Roll Call

(Clerk's Note: This Item was heard after Item 9.b Election of Officers.)

Members Present:

Eric Reikenis, Chair  
Peter Previte, Vice Chair  
Melody Creese, Chair Pro-Tem  
Jim Norton  
John "Jack" Doughney  
Peter Spatara

3. Determination of a Quorum

Chair Reikenis confirmed there was a quorum.

4. Pledge of Allegiance

Chair Reikenis led the assembly in the Pledge of Allegiance. Chair Reikenis thanked the Board Members for allowing him to serve as Chair.

5. Approval of Minutes

**5.a** Approval of Minutes - December 5, 2023

[2024-015](#)

There being no corrections, Vice Chair Previte moved to approve the minutes of the Planning and Zoning Board meeting of December 5, 2023. Board Member Creese seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

(Clerk's Note: There was nothing scheduled for this section of the Agenda.)

7. Public Hearings - Non Quasi-Judicial

Attorney Russell Ward provided a procedural overview of the Non-Quasi-Judicial and Quasi-Judicial Public Hearings. He explained the criteria for completing a Form 8B-Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers.

**7.a** P22-336 Lulfs Grove - Comprehensive Plan Amendment -  
Large Scale

[2023-232](#)

Location: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.

Legal Description: A portion of Sections 20 & 21, Township 36 South, Range 39 East.

This is a request to change the Future Land Use from 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI) land use, 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) land use, and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) land use to 397.89 acres of Low Density Residential (RL) land use, 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I) land use, 13.93 acres of Open Space Recreation (OSR) land use, and 18.43 acres of Open Space Conservation (OSC) land use.

Bridget Kean, Planning and Zoning, provided a PowerPoint presentation for the Lulfs Grove – Comprehensive Plan Amendment – Large Scale. She reviewed the Applicant's request, project background, Existing Land Uses, Policy 1.1.4.19(B), Aerial and existing Future Land Use Map of the subject property and proposed Comprehensive Plan Amendment. Ms. Kean continued to provide a review of the application process, proposed Future Land Use Classifications, proposed revision to Policy 1.1.4.18 and 1.1.4.19 (B), proposed Future Land Use Map, Staff Analysis, and the Traffic Impact Analysis.

Kevin Matyjaszek, Utility System Director, provided an overview of the City's Glades Wastewater Treatment Facility.

Ms. Kean continued with providing the Board with Staff's analysis, other considerations and Staff's recommendations.

Steve Garrett, Lucido & Associates, was present on behalf of the Applicant. He provided a letter of support from R. Austin Burr, Vice President of Midway Glades Developers, LLC. He provided Board with a PowerPoint Presentation.

Board Member Creese requested that Ms. Kean provide a brief explanation of the difference between the Annexation Agreement and the Comprehensive Plan, to which Ms. Kean explained the differences between both. Board Member Creese inquired if the Southern Grove land uses were included in the statistics that Ms. Kean provided, to which she responded in the affirmative.

Board Member Norton inquired if the rationale for the recommendation of denial was the loss of the potential Industrial Land Use, to which Ms. Kean explained that it would be a combination of losing Non-Residential Entitlements for more Single-Family Residential Development. She indicated that the City had a significant amount of Low-Density Residential Development currently developed and available.

Board Member Norton asked if by approving this application they would be removing 2.4 million square feet of Industrial Usage, to which Ms. Kean responded in the affirmative. He asked if it was a substantial loss for the City and if it went against the Comprehensive Plan, to which she responded in the affirmative. Board Member Norton inquired if Industrial Land Use meant warehouses, distribution centers, and businesses like Firestones, to which Ms. Kean responded in the affirmative. Board Member Norton asked if this was the reason Staff was concerned with losing up to 2.4 million square feet of Industrial Land Use, to which Ms. Kean responded in the affirmative. Board Member Norton inquired if City Staff took into consideration the Southern Grove Land Uses, to which Ms. Kean responded in the affirmative. Board Member Norton asked if any of the land use loss would be replaceable, to which she responded in the negative and explained that the existing entitlements were under the NCD Land Use.

Board Member Creese inquired about the buffer zone between Wylder and the Utility Facility, to which Director Matyjaszek stated he did not know the exact distance between the facility and Wylder. He confirmed that

Wyllder/LTC Ranch West preceded the City of Port St. Lucie Wastewater Facility. Board Member Creese inquired if the Utility Facility would have the opportunity to build or expand into the Lulfs Grove, to which Director Matyjaszek responded in the negative. Director Matyjaszek confirmed that it would likely be expanded to the west of the City-owned parcel.

Chair Reikenis questioned if the Headworks & Aeration Basin was the area within the facility that generates odors, to which Director Matyjaszek responded in the affirmative. He explained that they installed covers in the aeration basins at the Westport Facility. Director Matyjaszek stated that their department would get complaints about odors due to wind shifts despite communicating with the neighboring homeowner's association. Chair Reikenis and Director Matyjaszek discussed the various mitigation efforts the City has completed to help with odors emanating from the Glades Wastewater Facility. Director Matyjaszek indicated that the Glades Wastewater Facility would be expanding regardless of the decision of the Board at today's meeting.

Board Member Pettibon stated he would be abstaining from voting due to the nature of the item and indicated that he was unable to provide an 8B Form prior to the meeting. Board Member Pettibon disclosed that he had a brief discussion with the Applicant prior to the meeting and would submit an 8B Form at today's meeting. He inquired if he was allowed to ask about the project, to which Deputy City Attorney Ward indicated he would need to verbally disclose the nature of the conflict before participating. Deputy City Attorney Ward stated that the brief discussion did not require Board Member Pettibon from abstaining to vote.

Board Member Creese asked if the Wastewater Facility was placed with the understanding that the Lulfs parcel would never be utilized for residential, to which Director Matyjaszek explained that the parcel was County-owned during the design and development of the Wastewater Facility and explained that when the City acquired the parcel the intended use was for the Lulfs Grove site.

Board Member Norton asked if the Board was present today to amend the Comprehensive Plan, to which Ms. Kean responded in the affirmative. Board Member Norton inquired if the water Treatment Facility could be moved to a different location, to which Director Matyjaszek responded in the affirmative; however, noted that it would cost the City. He stated the property was purchased with the understanding that the property would be utilized as such.

Board Member Spatara stated that based on his experience the residential

homes being this close to the wastewater facility would not work.

Vice Chair Previte asked when DR Horton started working with Lulfs Grove to add residential in the area, to which Mr. Steve Garrett stated maybe a little over a year. Vice Chair Previte inquired if it would add 850 additional homes, to which Mr. Garrett responded in the affirmative.

Attorney Lee Dobbins, Dean Mead Law Firm, represented the Applicant and stated that during the original Land-Use Amendment there was nothing there.

Board Member Norton expressed concern over the area south of the Wastewater Treatment Facility regarding the foreseeable issues that may arise from adding residential homes, to which Attorney Dobbins indicated they would notify residents by putting them on notice to let them know that the Wastewater Facility would be north of their property.

Board Member Creese asked if there was an objection from DR Horton to enter a Comprehensive Plan and/or Annexation Agreement, to which Mr. Garrett explained that they had entered an amendment to the Annexation Agreement concurrently with the Comprehensive Plan Amendment. He advised that the Annexation Agreement Amendment would memorialize all the public benefits that were shared with the Board.

Chair Reikenis asked if a road from Glades Cut Off would make it possible to put Light Industrial or Industrial Use on the north side of the Astoria Property, to which Mr. Garrett stated that adding an additional road would not provide an answer.

Board Member Norton inquired if the Board was changing the Comprehensive Plan today, to which Ms. Kean responded in the affirmative. She explained it would be an amendment to the Comprehensive Plan and would amend the Future Land Use Map and policies in the Comprehensive Plan.

Vice Chair Previte asked if it would affect the percentages of the Non-Residential Entitlements available in the City, to which Ms. Kean responded in the affirmative.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

Board Member Norton asked for additional clarification regarding the percentages of the Non-Residential Entitlements available in the City, to

which Ms. Kean provided an explanation. Board Member Norton inquired if that would result in the City losing 2.4 million square feet of industrial use, to which Ms. Kean responded in the affirmative.

Board Member Spatara advised that residential homes would not work in proximity to the wastewater facility.

Vice Chair Previte stated he would not be going against Staff's Recommendation.

Board Member Creese stated she understood what the Board was facing regarding the odor and noise emitting from the Wastewater Facility. She indicated there had not been any Copper Creek, Wylder, and PGA Reserve residents discussing how they feel about bringing industrial use to that area.

Chair Reikenis asked Director Savage-Dunham if the Board's vote would be a vote to recommend the item to the City Council and ultimately it would be up to the City Council, to which Director Savage-Dunham responded in the affirmative and stated the Board was an advisory Board for the City Council. She stated that the current Land-Uses of Industrial, Service Commercial and General Commercial were previously entitled. Director Savage-Dunham indicated that was previously approved many years ago and explained that the Wastewater Facility was zoned as Utility.

Vice Chair Previte moved to recommend denial of P22-336 Lulfs Grove Comprehensive Plan Amendment. Board Member Doughney seconded the motion, which passed by roll call vote with Chair Reikenis, Vice Chair Previte, Board Member Doughney, Board Member Norton and Board Member Spatara voting in favor and Board Member Creese dissenting. Board Member Pettibon abstained from voting on this item. (Clerk's Note: Board Member Pettibon submitted a completed 8B Form-Memorandum of Voting conflict for County, Municipal, and Other Local Public Officers.)

## 8. Public Hearing - Quasi-Judicial

The Deputy City Clerk administered the Oath of Testimony to those individuals who would be testifying.

### 8.a P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment

[2023-1137](#)

Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81,



Page 1 of the public records of St. Lucie County, Florida.

This is a request for the approval of the amendment to the St. Lucie Trail PUD.

Director Savage-Dunham indicated there was a request to table this item. Board Member Doughney asked who was requesting to table the item, to which Director Savage-Dunham responded the Applicant was requesting to table the item. Board Member Norton moved to table P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment to a date uncertain. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

**8.b** P23-169 St. Lucie HCA Hospital - PUD Rezoning

[2024-010](#)

Location: The property is located at the corner of SE Tiffany Ave. and SE Hillmoor Dr.

Legal Description: Port St. Lucie Section 50, Tract E - Less as in OR 394-2490

This is a request to rezone 16.96 Acres from Institutional (I) and Professional (P) to Planned Unit Development (PUD).

Chair Reikenis inquired if the Board had any ex parte communications, to which each member responded in the negative.

Francis Forman, Planning and Zoning, provided a PowerPoint presentation of the St. Lucie HCA Hospital Planned Unit Development (PUD) Rezoning Application.

Board Member Spatara inquired if the expansion would occur by the emergency room parking area, to which Mr. Forman responded that the project would be adding two additional stories to the hospital facility.

Steve Garrett, Lucido & Associates, was present on behalf of the applicant, HCA and stated that there would not be a presentation for this item.

Board Member Creese asked how many beds would be added based on the expansion, to which Mr. Garrett responded it would add 56 beds.

Board Member Norton inquired if the additional two stories would be consistent of the height limitations of the Institutional zoning, to which Mr. Forman stated the rezoning to PUD would include the height restrictions of 75 feet.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

Board Member Creese moved to recommend approval of P23-169 St.

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Lucie HCA Hospital - PUD Rezoning, to the City Council. Board Member Doughney seconded the motion, which passed unanimously by roll call vote.

**8.c** P23-170 Western Grove DRI - 4th Amendment - Map H Amendment

[2023-1020](#)

Location: The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.

This is an application for the 4th Amendment to the Western Grove DRI to modify Map H, the master development plan.

Chair Reikenis inquired if the Board had any ex parte communications, to which each member responded in the negative.

Bridget Kean, Planning and Zoning, provided a PowerPoint presentation of the 4th Amendment to the Western Grove DRI.

Steve Garrett, Lucido & Associates, was present on behalf of the Applicant and indicated that they agreed with Staff's recommendation.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

Board Member Creese moved to recommend approval of P23-170 Western Grove DRI - 4th Amendment - Map H Amendment, to the City Council. Board Member Norton seconded the motion, which passed unanimously by roll call vote.

**8.d** P22-211 Verano South Pod D PUD - Amendment No. 4

[2023-1221](#)

Location: The property is located southwest of the C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.

Legal Description: A portion of Sections 28, 29, 32 and 33 Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage and the permitted number of dwelling units.

Chair Reikenis inquired if the Board had any ex parte communications, to which each member responded in the negative.

Bridget Kean, Planning and Zoning, provided a PowerPoint presentation of P22-211 Verano South Pod D PUD - Amendment No. 4.

Daniel Sorrow, Coteleur & Hearing, was present on behalf of the Applicant.

Board Member Norton inquired as to why the application was not administratively approved, to which Director Savage-Dunham responded that staff could not currently approve these applications administratively based on it being a rezoning request.

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

Board Member Pettibon indicated he would need to abstain from voting on this item.

Board Member Doughney moved to recommend approval of P22-211 Verano South Pod D PUD - Amendment No. 4., to the City Council. Board Member Norton seconded the motion, which passed by roll call vote with Board Member Pettibon abstaining for voting on this item. (Clerk's Note: Board Member Pettibon submitted a completed 8B Form-Memorandum of Voting conflict for County, Municipal, and Other Local Public Officers.)

(Clerk's Note: The Board heard Item 9.c after this Item.)

9. New Business

**9.a** Oath of Office

[2024-025](#)

(Clerk's Note: This Item was heard after Item 1. Meeting Called to Order.)

The Deputy City Clerk administered the Oath of Office to Board Member Creese, Board Member Doughney, Board Member Norton, Board Member Pettibon, Board Member Previte, Board Member Reikenis, Board Member Spatara and Alternate Board Member Syed.

**9.b** Election of Officers

[2024-024](#)

All At-Large Members executed their paper ballot for the election of the Planning and Zoning Chair. The Deputy Clerk announced Board Member Reikenis achieved the majority vote.

Board Member Doughney moved to approve Board Member Reikenis as the Planning and Zoning Chair. Board Member Norton seconded the motion, which passed unanimously by voice vote.

All At-Large Members executed their paper ballot for the election of the Planning and Zoning Vice Chair. The Deputy Clerk announced Board Member Previte achieved the majority vote.

Board Member Norton moved to approve Board Member Previte as the Planning and Zoning Vice Chair. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

All At-Large Members executed their paper ballot for the election of the Planning and Zoning Chair Pro-Tem. The Deputy City Clerk announced Board Member Creese, Board Member Norton and Board Member Pettibon received an equal number of votes. She returned all members their ballots and requested that they cast a new vote for either Board Member Creese, Board Member Norton or Board Member Pettibon. The Deputy City Clerk announced that Board Member Creese achieved the majority vote.

Board Member Norton moved to approve Board Member Creese as the Planning and Zoning Chair Pro-tem.

Board Member Spatara seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 2. Roll Call was heard after this Item.)

- 9.c** Review of O.L. Peacock Sr. Park Enhancements for the  
Proposed Land and Water Conservation Fund (LWCF) Grant  
Application

[2024-022](#)

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

Kate Parmelee, Deputy City Manager, provided a brief overview of the grant application to the Board. Chair Reikenis moved to support Item 9.C. Board Member Creese seconded the motion, which passed unanimously by voice vote.

**10. Old Business**

Chair Reikenis thanked staff for the training information. He mentioned if annual training opportunities existed, he would like the Board to participate. Director Savage-Dunham stated they would keep the Board apprised of any training opportunities. She indicated she was looking to bring training opportunities to the City as well.

Chair Reikenis expressed that he would like to have more communication with staff and asked if it would be okay to just pop in to visit, to which Director Savage-Dunham encouraged him or others to contact her office to schedule a time or schedule a standing meeting.

Vice Chair Previte thanked Mary for putting the information together for the

Board, to which Director Savage-Dunham indicated it was staff who put that together for the Board.

Chair Reikenis stated that Board Member Norton discussed using personal email addresses and computers to communicate with staff. He asked if that was proper protocol for the Board to utilize their own personal email and computers. Deputy City Attorney Ward indicated there was no legal issue with the Board utilizing their personal email and personal computer for communication. He stressed that any public record that gets created using that personal email or communication device would remain a public record regardless of the email coming from a City email/computer or personal email/computer. Deputy City Attorney Ward instructed the Board that there should not be any communication between the Board Members about items that would come before the Board.

Board Member Pettibon inquired if there was a need to file a Form 1, to which Deputy City Attorney responded he would have to research that information and get back to the Board. Board Member Creese and Board Member Spatara indicated that they do have to file a Form 1. Vice Chair Previte and Board Member Creese indicated that it comes to the Member automatically by mail.

Board Member Norton asked if IT could set up an exchange or portal for emails. He expressed concern over having his computer to be subject to Florida Statute Chapter 119 and the need to have to turn it over to someone, to which Director Savage-Dunham advised she would find out if they can get the Board City email addresses. She explained she would speak to the Information Technology Department and report back to the Board. Director Savage-Dunham reminded the Board not to "reply all" to any email sent to the Board.

11. Public to be Heard

No one signed up to speak during this section of the Agenda.

12. Adjourn

There being no further business, the meeting was adjourned at 9:05 PM.

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Eric Reikenis, Chair

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Daisy Ruiz, Deputy City Clerk



## Agenda Summary

2023-1021

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**Agenda Date:** 2/6/2024

**Agenda Item No.:** 8.a

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

### P23-130 Chick-Fil-A @ SLW - Variance - Withdrawn

Location: 1611 NW St. Lucie West Boulevard.

Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.

Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.

This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.

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

Executive Summary: The applicant has requested to be withdrawn. See the attached withdrawal letter in the attachments.

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.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 1611 NW St. Lucie West Boulevard.

#### Attachments:

1. Staff Report
2. Applicant's Response to Variance Criteria
3. Approved Site Plan
4. Parking and Queuing Analysis
5. Warranty Deed
6. Staff Presentation





**SLW-Chick-Fil-A (HD PSL Realty, LLC)**  
**Variance (Parking Reduction)**  
**P23-130**



**Aerial Map**

**SUMMARY**

Applicant's Request:	To grant a variance of a reduction in the parking requirement to allow for an improvement to the exiting queuing drive-through lane.
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Application Type:	Variance, Quasi-Judicial
Applicant / Property Owner:	HD PSL Realty, LLC
Address:	1611 NW Saint Lucie West Blvd
Location:	The property is generally located west of NW Country Club Drive, north of Saint Lucie West Blvd.
Project Planner:	Cody Sisk, Planner II

### **Project Description**

The applicant is requesting a variance of 8 parking spaces to expand the drive-through queuing area. Section **158.073(H)(3)** of the City's Zoning Code requires a minimum of one parking space per 75 SF of gross floor area.

### **Background**

The existing Chick-Fil-A was granted a previous Variance for a reduction in parking in 2017. The Variance that was approved in 2017 allowed a reduction in parking by 2 spaces. The applicant is now seeking to expand the queuing lane for the drive-through lanes which will cause a loss of 8 additional parking spaces.

### **Review Criteria**

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

### **Public Notice Requirements**

Public notice was mailed to owners within 750 feet on October 26, 2023, and the file was included in the ad for the Planning & Zoning Board's agenda.

### **Location and Site Information**

Parcel Number:	3325-704-0001-000-5
Property Size:	1.46-acres
Legal Description:	Parcel I: Lot 1, St. Lucie West Plat No. 194, According To The Map Or Plat Thereof, As Recorded In Plat Book 73, Pages 19 And 20, Of The Public Records Of St. Lucie County, Florida. Parcel II: Together With Those Certain Non-Exclusive Easements Contained In That Certain Access Easement Agreement By And Between Bank Of America, National Association And RG SLW LLC, Recorded May 24, 2018 In Official Records Book 4136, Page 1291, Of The Public Records Of St. Lucie County, Florida.
Future Land Use:	CG/I
Existing Zoning:	CG
Existing Use:	Restaurant

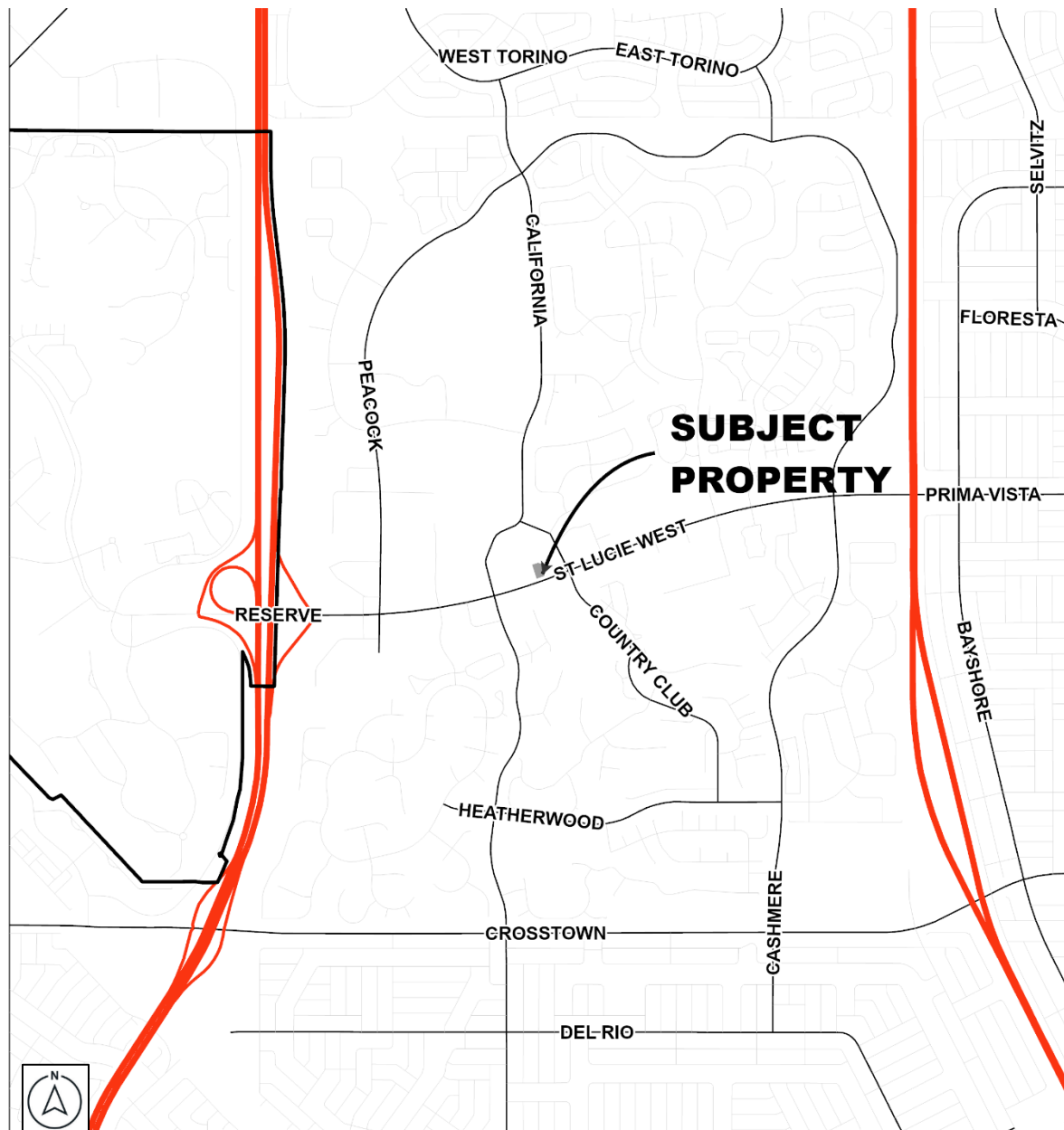
### **Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
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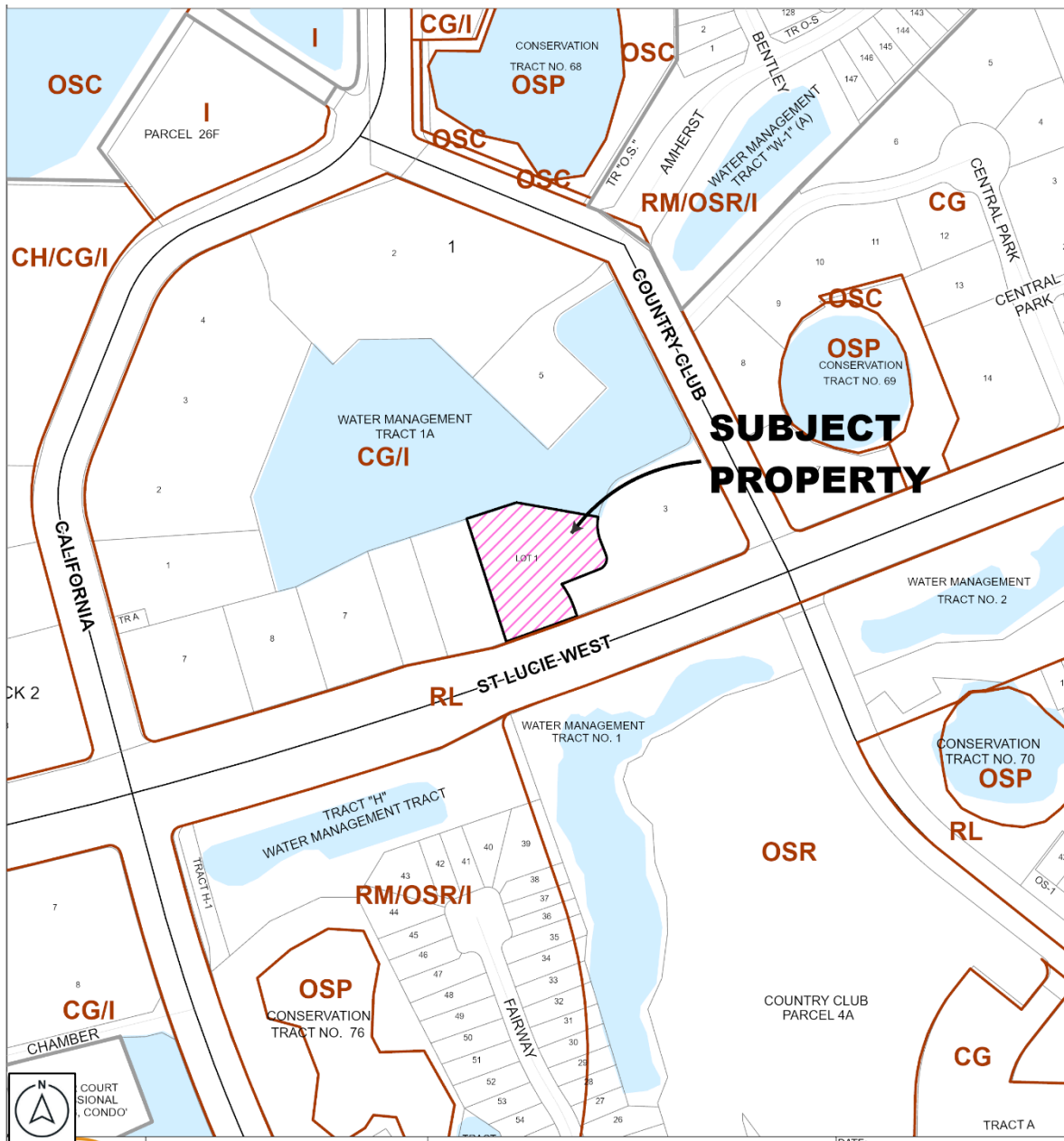


North	CG/I	GU	Water Management Tract
South	OSR	OSR	Golf Course
East	CG/I	CG	Commercial Use
West	CG/I	CG	Commercial Use

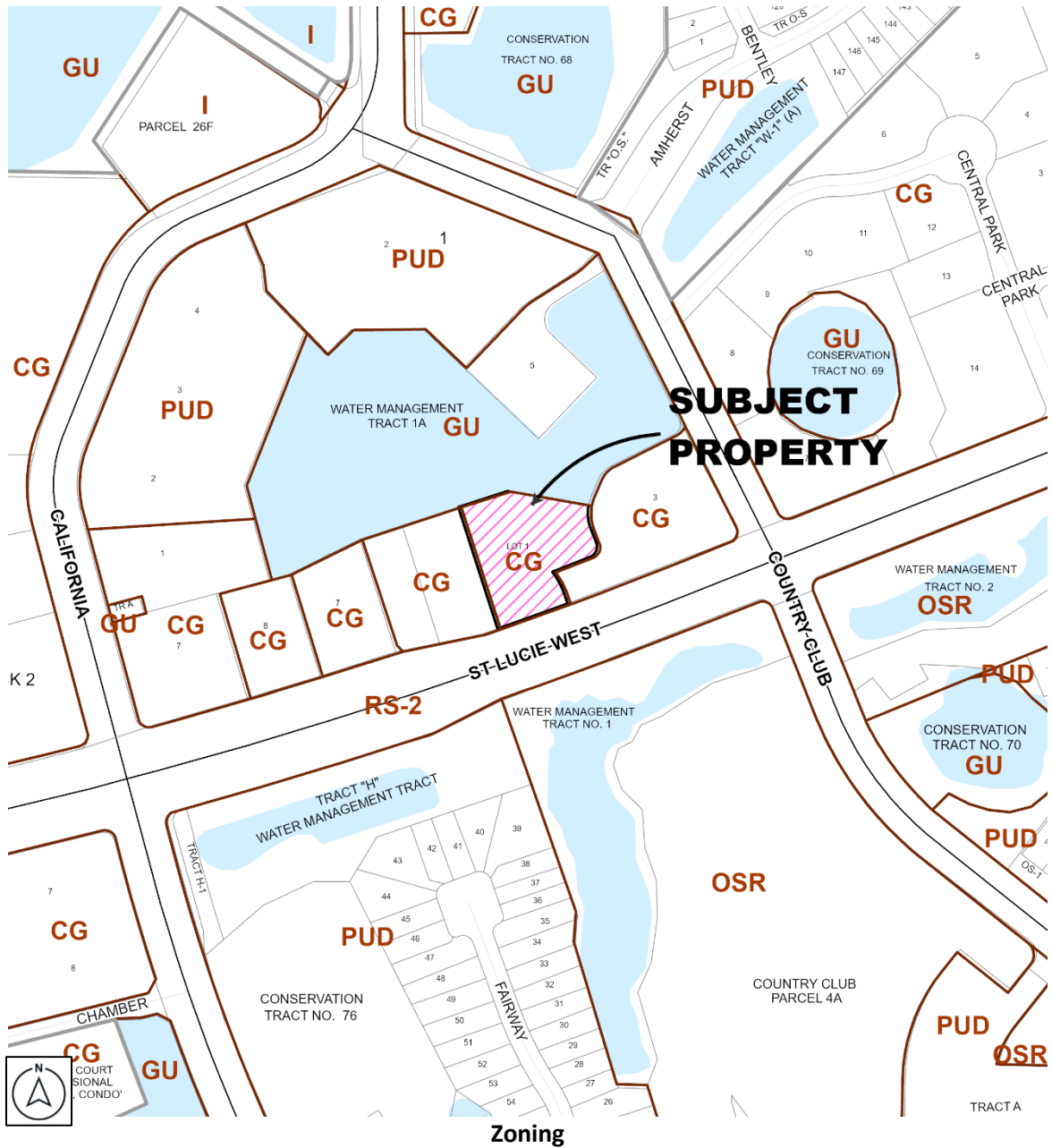
CG – General Commercial, GU – General Use, OSR – Open Space Recreational, I – Institutional, Private & Public



Location Map



**Future Land Use**



## 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 the 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 the 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). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

**See the applicant's responses that are included in the Variance application.**

### **Compatibility with variance criteria Section 158.295 (B).**

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
  - **Applicant's Response:** The existing site has a standard single lane drive-thru typical of older Chick-fil-A sites. Due to the popularity of the drive-thru business for existing Chick-fil-A stores and in particular due to changing customer habits since the Covid-19 pandemic, existing stores have seen a significant increase in the number of orders placed through the drive-thru operations as opposed through traditional dine-in options. The majority of the patrons enter the drive-thru queuing areas instead of utilizing the parking spaces to dine-in, as such this can result in an excessive queue triggering congested vehicular-use areas, especially with the older drive thru designs which only allow for queuing along a single lane. The proposed drive-thru improvements aim to address this specific demand by providing additional queuing spaces in the second drive-thru lane, which will provide quicker turn-around time for customer service and reduce impacts on the existing drive-aisles by removing congestion and providing a continuous flow of traffic within the drive-thru. It's important to note that Chick-fil-A operations differ from other fast-food brands by providing face-to-face attendants who are physically within the drive-thru taking orders and directing the traffic through the drive-thru lanes. In order to achieve these improvements, mainly adding the second drive-thru lane, the number of existing parking spaces will be reduced by a net total of 8 spaces.
  - **Staff Findings:** *Special conditions and circumstances do not exist, which are peculiar to the land, structure, or building involved. The lot exceeds the minimum requirement for General Commercial Zoning lot. The existing commercial site is 63,719 sq. ft. while the minimum requirement is 20,000 sq. ft.*
2. That the special conditions and circumstances do not result from any action of the applicant.
  - **Applicant's Response:** The reduction of the total number of parking spaces available on site is triggered by the proposed expansion of the drive-thru area to provide two lanes from the entrance of the queuing area to the delivery window. The intent is to address existing customer demands and trends, which are not conditions created by the Applicant. In fact, the Applicant already implements actions meant to address the existing demands on the drive-thru, such as the use of face-to-face attendants to reduce queuing times, but due to the dimensional constraints of the site, in order to make a substantial change to the drive-thru operations, additional area is required to dimensionally fit the second queuing lane in the drive-thru, which would come at the expense of parking. It is important to note

that the request is being made to address existing customer trends and not a condition created by the Applicant.

- *Staff Findings: See No. 1 above. The applicant is seeking a variance to allow for a parking reduction to accommodate an additional drive through lane.*
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: Since the Chick-fil-A operations are unique to this specific brand of fast-food restaurants, the reduction of parking for the purpose of increasing the drive-thru queuing area will not provide the development any special privileges. The intent is to ensure that the existing site functions in accordance with the intent of the code, by reducing congestion of traffic on the site. The variance would simply allow the applicant to meet the existing demands while alleviating the existing conditions' impact onto adjacent parcels and streets. The requested reduction in parking is justified by allowing the fast-food restaurant to meet the high-demand of fast-food orders within the drive-thru, which is the primary method for ordering for most Chick-fil-A customers as opposed to the more traditional dine-in options which are more reliant on on-site parking.*
  - *Staff Findings: Special privileges would be conferred upon the applicant; a parking requirement of 1 space per 75 sq. ft. of restaurant use is a regulatory standard applied to other lands and commercial structures within the CG zoning district. In addition, this site was previously granted a parking variance of 2 spaces so the site already had the parking requirement reduced. This would be a reduction or loss of 8 more spaces in addition to the 2 spaces that were already eliminated from the required parking.*
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: Chick-fil-A is a clear example that while all fast-food restaurants operate the same way in theory and as understood by code, in actuality, the demands and operations of this specific restaurant differ greatly from other establishments with similar land use. Chick-fil-A operations are intended to address the drive-thru needs of its customers by providing a host of non-traditional avenues, including face-to-face attendants, which are meant to address the particular nature and unique demands for this brand. A literal interpretation of the code would not allow for the reduction in parking. As explained, due to the less popular on-site dining options for customers, the surface parking is not as used as the drive-thru, which puts the undue hardship on the applicant to address any congestion issues on site, due to the dimensional restrictions of the parcel. The intent is to address an existing concern with traffic flow through the site and the only effective way to do this is by expanding the drive-thru to two lanes, which would come at a loss of parking.*
  - *Staff Findings: Literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district or introduce unnecessary and undue hardships on the applicant. All commercial developments located in the General Commercial (CG) Zoning District are permitted to have additions provided they meet all requirements including parking requirements.*

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
  - Applicant's Response: The proposed improvements are designed in a manner to provide as many parking spaces as possible while also creating the necessary second lane for the drive-thru area. We have discussed several design options with city staff in order to provide as many spaces as physically possible with the available on-site area. Please refer to the provided site plans showing the proposed improvements. Short of eliminating additional existing planting area and landscape islands, the site design has been optimized to keep as much of the existing parking as possible while still addressing the queuing concerns on the existing drive-thru.
  - Staff Findings: *The property has previously approved a Variance for parking reduction. The minimum variance that will make this use possible was previously granted in 2017.*
6. That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
  - Applicant's Response: The design does not propose any changes to the existing site access or cross-access connections to adjacent parcels nor does it change the land use, thus keeping in harmony with adjacent developments and the intent of the code. The intent is to avoid a negative impact on the surrounding areas and the general public. In fact, the granting of the variance would prove to be beneficial to the surrounding developments and safety of the local area. The proposed increase in drive-thru queuing capacity will eliminate the existing issues with spilling of traffic off-site while improving the turn-around times for service. A reduction in parking will not pose any harm or concerns with the general welfare of the public. On the contrary, it will make the existing operations safer.
  - Staff Findings: *Variance approval for the parking reduction could be detrimental to the existing site. This site received a previous Variance for parking reduction and this Variance would further reduce the parking count. Under-parking this use could result in overflow parking utilizing adjacent businesses parking capacity. The applicant also provided a parking and queuing analysis for the site. The analysis indicates that the queuing spaces that exist on site can accommodate approximately 21 vehicles in the queuing area. The provided analysis statement also indicates that the maximum number of queuing spaces observed was a total 14 vehicles within the queuing area, while the average number of vehicles was 10 vehicles in the queuing area. The findings from the parking and queuing analysis show that the existing on-site conditions have more than the minimum required queuing spaces needed. Any public comment that is received will be forwarded to the Board for consideration.*
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: Noted. Applicant is willing to work with staff, the Planning and Zoning Board and/or the Zoning Administrator to implement any additional improvements or safeguards to enhance the proposed improvements requested as part of this variance and to mitigate the loss of parking.
  - Staff Findings: *Acknowledged.*

## PLANNING AND ZONING BOARD ACTION OPTIONS

**Staff Recommendation:** Staff does not support this request for an additional parking variance (8 space parking reduction) and recommends that the Planning and Zoning Board deny the request.

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:

- 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:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- 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).***

## **Responses to Variance Criteria Non-Administrative Variance – Parking Reduction**

### **Chick-Fil-A #03913 St. Lucie West FSU 1611 St. Lucie W Blvd, Port Saint Lucie, FL 34986**

The Applicant, HD PSL Realty, LLC (hereinafter the "Applicant"), is seeking site plan approval to make site improvements to the existing Chick-Fil-A fast-food restaurant located at 1611 St. Lucie W Blvd, Port Saint Lucie, FL 34986. The 1.46-acre site is located within the jurisdiction of Port St. Lucie, zoned as General Commercial (GC). The Applicant is proposing to improve the existing drive-thru area by providing a second continuous drive-thru lane for more queuing capacity, which will trigger a decrease in 8 parking spaces from the existing conditions. The changes proposed are necessary for accommodating the high demand within the drive-in area of the current conditions.

In order to make the site improvements, the Applicant is seeking a waiver from Section 158.221(C)16 of the Port St. Lucie Code of Ordinances for the required total of 67 parking spaces (1 space per 75 SF of gross floor area). The existing conditions have been approved through a parking variance, with a total of 65 spaces provided, two spaces below the required. Because the limited area and the demand for more queuing, the necessary drive thru modification will trigger the removal of 8 spaces, which will have the restaurant at 10 below the required.

Based on the foregoing, the Applicant is requesting a non-administrative variance to deviate from the minimum parking spaces as required by Section 158.221(C)16 of the land development code and respectfully submits that the criteria in Section 158.295(B) for consideration for issuance of variances are satisfied as demonstrated below:

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

The existing site has a standard single lane drive-thru typical of older Chick-fil-A sites. Due to the popularity of the drive-thru business for existing Chick-fil-A stores and in particular due to changing customer habits since the Covid-19 pandemic, existing stores have seen a significant increase in the amount of orders placed through the drive-thru operations as opposed through traditional dine-in options. The majority of the patrons enter the drive-thru queuing areas instead of utilizing the parking spaces to dine-in, as such this can result in an excessive queue triggering congested vehicular-use areas, especially with the older drive-thru designs which only allow for queuing along a single lane. The proposed drive-thru improvements aim



to address this specific demand by providing additional queuing spaces in the second drive-thru lane, which will provide quicker turn-around time for customer service and reduce impacts on the existing drive-aisles by removing congestion and providing a continuous flow of traffic within the drive-thru. It's important to note that Chick-fil-A operations differ from other fast-food brands by providing face-to-face attendants who are physically within the drive-thru taking orders and directing the traffic through the drive-thru lanes. In order to achieve these improvements, mainly adding the second drive-thru lane, the number of existing parking spaces will be reduced by a net total of 8 spaces.

**2. Please explain if these conditions and circumstances result from actions by the applicant.**

The reduction of the total number of parking spaces available on site is triggered by the proposed expansion of the drive-thru area to provide two lanes from the entrance of the queuing area to the delivery window. The intent is to address existing customer demands and trends, which are not conditions created by the Applicant. In fact, the Applicant already implements actions meant to address the existing demands on the drive-thru, such as the use of face-to-face attendants to reduce queuing times, but due to the dimensional constraints of the site, in order to make a substantial change to the drive-thru operations, additional area is required to dimensionally fit the second queuing lane in the drive-thru, which would come at the expense of parking. It is important to note that the request is being made to address existing customer trends and not a condition created by the Applicant.

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

Since the Chick-fil-A operations are unique to this specific brand of fast-food restaurants, the reduction of parking for the purpose of increasing the drive-thru queuing area will not provide the development any special privileges. The intent is to ensure that the existing site functions in accordance with the intent of the code, by reducing congestion of traffic on the site. The variance would simply allow the applicant to meet the existing demands while alleviating the existing conditions' impact onto adjacent parcels and streets. The requested reduction in parking is justified by allowing the fast-food restaurant to meet the high-demand of fast-food orders within the drive-thru, which is the primary method for ordering for most Chick-fil-A customers as opposed to the more traditional dine-in options which are more reliant on on-site parking.

**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.**

Chick-fil-A is a clear example that while all fast-food restaurants operate the same way in theory and as understood by code, in actuality, the demands and operations of this specific restaurant differ greatly from other establishments with similar land use. Chick-fil-A operations are intended to address the drive-thru needs of its customers by providing a host of non-traditional avenues, including face-to-face attendants, which are meant to address the particular nature and unique demands for this brand. A literal interpretation

of the code would not allow for the reduction in parking. As explained, due to the less popular on-site dining options for customers, the surface parking is not as used as the drive-thru, which puts the undue hardship on the applicant to address any congestion issues on site, due to the dimensional restrictions of the parcel. The intent is to address an existing concern with traffic flow through the site and the only effective way to do this is by expanding the drive-thru to two lanes, which would come at a loss of parking.

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

The proposed improvements are designed in a manner to provide as many parking spaces as possible while also creating the necessary second lane for the drive-thru area. We have discussed several design options with city staff in order to provide as many spaces as physically possible with the available on-site area. Please refer to the provided site plans showing the proposed improvements. Short of eliminating additional existing planting area and landscape islands, the site design has been optimized to keep as much of the existing parking as possible while still addressing the queuing concerns on the existing drive-thru.

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

The design does not propose any changes to the existing site access or cross-access connections to adjacent parcels nor does it change the land use, thus keeping in harmony with adjacent developments and the intent of the code. The intent is to avoid a negative impact on the surrounding areas and the general public. In fact, the granting of the variance would prove to be beneficial to the surrounding developments and safety of the local area. The proposed increase in drive-thru queuing capacity will eliminate the existing issues with spilling of traffic off-site while improving the turn-around times for service. A reduction in parking will not pose any harm or concerns with the general welfare of the public. On the contrary, it will make the existing operations safer.

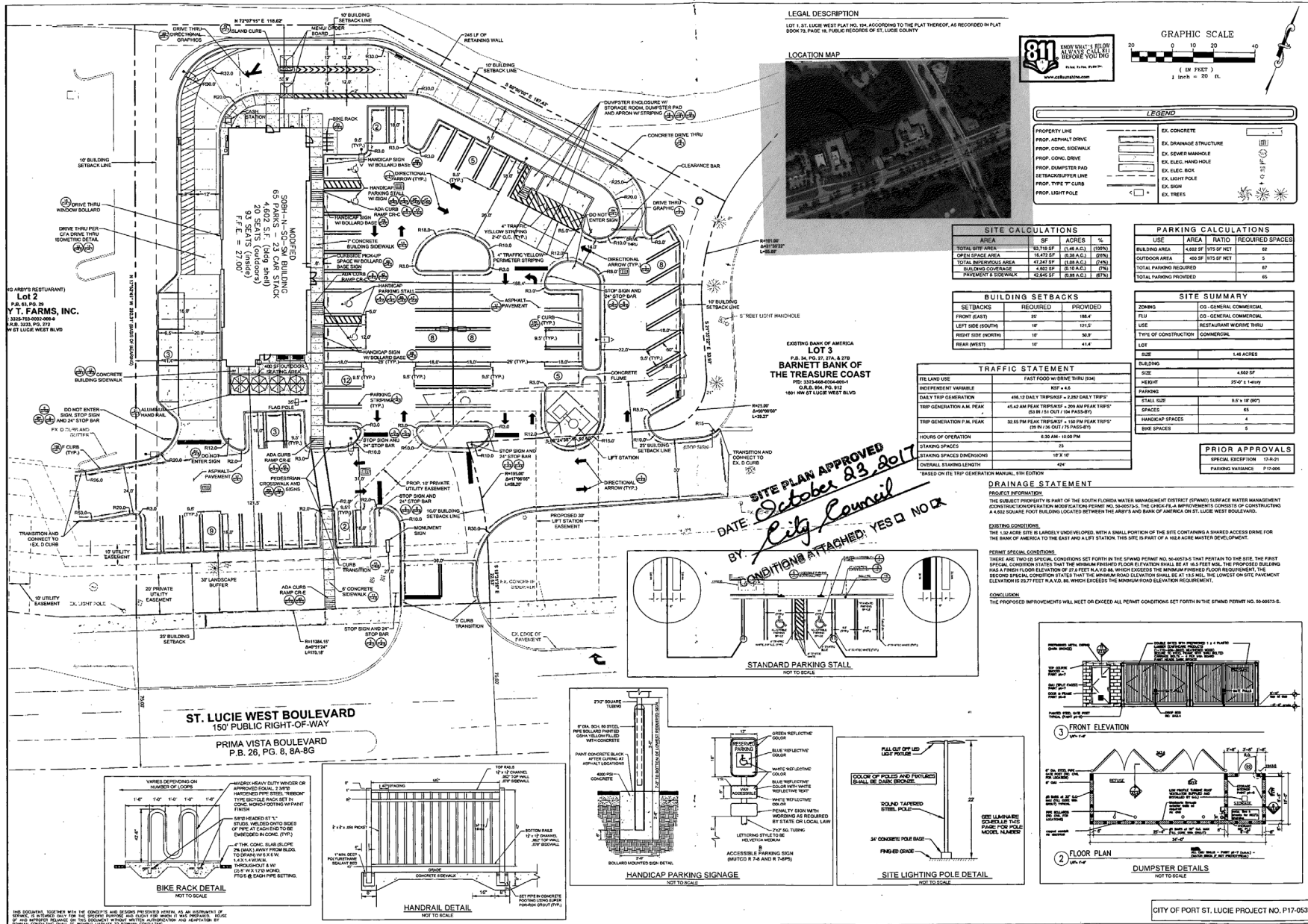
**7. Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or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

Noted. Applicant is willing to work with staff, the Planning and Zoning Board and/or the Zoning Administrator to implement any additional improvements or safeguards to enhance the proposed improvements requested as part of this variance and to mitigate the loss of parking.

  
Signature of Applicant

KRISTHIAN MORALES  
Hand Print Name

8/1/2023  
Date



5200 Burlington Rd  
Altoona, Georgia  
30349-2998

Revisions:  
Mark Date By

Mark Date By

Mark Date By

Mark Date By



**Bowman CONSULTING**  
STORE  
PORT ST. LUCIE, FL  
33413  
VERSION: V7  
ISSUE DATE: 09-2016

Job No.: 0916-01-049  
Store #: 3813  
Date: 10/13/2017  
Drawn By: JLB  
Checked By: JLB

Sheet  
C-2.0

September 25, 2023

Kristhian Morales  
Bowman  
910 SE 17<sup>th</sup> Street, Suite 300  
Fort Lauderdale, FL 33316

**RE: Chick-fil-A St Lucie West Boulevard Parking and Queueing Analysis**  
**Project No. 010014-01-201**

Dear Mr. Morales:

Bowman has completed a queueing and parking analysis associated with the proposed redevelopment of a site located at 1611 NW St Lucie West Boulevard, in the City of Port St. Lucie, Florida. The site includes an existing 4,602-square foot Chick-fil-A building with 400 square feet of outdoor area, and a drive through facility. Modifications are proposed to the site to provide additional vehicular queue stacking within the CFA drive-through area. This modification will impact parking within the CFA site. This study includes a drive-through queueing analysis and a parking evaluation. The site plan is attached in **Appendix A**. An aerial photograph of the site is shown on **Figure 1**.

**Figure 1 Site Location**



## Drive-Through Queuing Analysis

A drive-through queuing analysis was performed for the site to evaluate if the proposed stacking distance within the drive-through area would be sufficient to contain the drive-through demand.

### Current Drive-Through Available Stacking

The existing site includes a drive-through with one lane prior to the order board, two (2) lanes in the vicinity of the order board, and one (1) lane beyond the order board. The total existing vehicular queue stacking area is approximately 470 feet from the pick-up window to the end of the drive-through queuing area. This area can accommodate approximately 21 vehicles, assuming 22 feet per vehicle. Additional stacking area is also available beyond the pick-up window.

### Proposed Drive-Through Available Stacking

The proposed conditions will include two (2) lanes for the entire drive-through area. The total proposed vehicular queue stacking area is approximately 660 feet from the pick-up window to the end of the drive-through queuing area. This area can accommodate approximately 30 vehicles, assuming 22 feet per vehicle. Additional stacking area is also available beyond the pick-up window.

### Vehicular Queue Data Collection

Vehicular queue data was collected at the site. Based on coordination with CFA, the peak period generally occurs on Fridays between 12:00 and 3:00 PM; therefore, vehicular queue data was collected on Friday, September 22, 2023 from 12:00 to 3:00 PM. The maximum number of vehicles in the queue was recorded in five-minute increments. The queue data is included in **Appendix B**. Based on the collected data, the maximum queue for the site was 14 vehicles, with an average queue of 10 vehicles; therefore, the proposed drive-through stacking area will be sufficient to accommodate the anticipated drive-through demand, as summarized in **Table 1**.

**Table 1 Drive-Through Queue Summary**

Proposed Drive-Through Stacking	Max Queue	Queues Contained in Drive-Through?
30 vehicles	14 vehicles	Yes

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# Bowman

## Parking Analysis

A parking accumulation analysis was performed at the site to determine the actual parking demand for CFA.

### Parking Requirement and Proposed Parking Supply

Based on the City of Port St. Lucie Code of Ordinances, Section 158.221(C)16, free-standing restaurants with drive through facilities have a required parking of 1 space per 75 square feet of gross floor area. The existing CFA site has an intensity of 4,602 square feet of building plus 400 square feet of outdoor area, requiring 67 parking spaces. With the modifications to the drive-through facility, the proposed parking supply will be reduced to 57 parking spaces; therefore, the proposed parking supply will not meet the City of Port St. Lucie parking requirements.

### Parking Accumulation Analysis

Parking accumulation data was collected on Friday, September 22, 2023 from 12:00 to 3:00 PM and was recorded in 15-minute intervals. The parking data is included in **Appendix C**. Based on the collected data, the highest accumulation of parked vehicles for the site was 45 vehicles; therefore, the proposed parking supply will be sufficient to accommodate the parking demand, as summarized in **Table 2**.

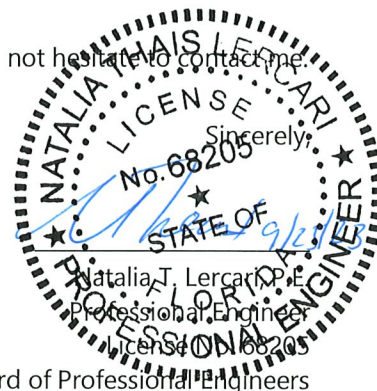
**Table 2 Parking Summary**

Parking Requirement per Code	Proposed Parking Provided	Meets Code?	Max CFA Vehicles Parked Onsite	Sufficient Onsite Parking?
67 spaces	57 spaces	No	45	Yes

## Conclusion

Based on the analysis contained herein, sufficient queue stacking area will be provided on the CFA site for the drive-through facility without impacting site circulation. In addition, sufficient parking supply will be provided to accommodate the expected parking demand.

Should you have any questions or comments regarding this analysis, please do not hesitate to contact me.



State of Florida, Board of Professional Engineers

## Appendix A

### Site Plan



**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia 30349-

2998

# Bowman

Journal of Authoritative Literature No. 2002  
 618 55 170 St, Suite 200  
 Fort Lauderdale, FL 33306  
 Phone: (954) 571-2281  
 www.journal.com

Deal

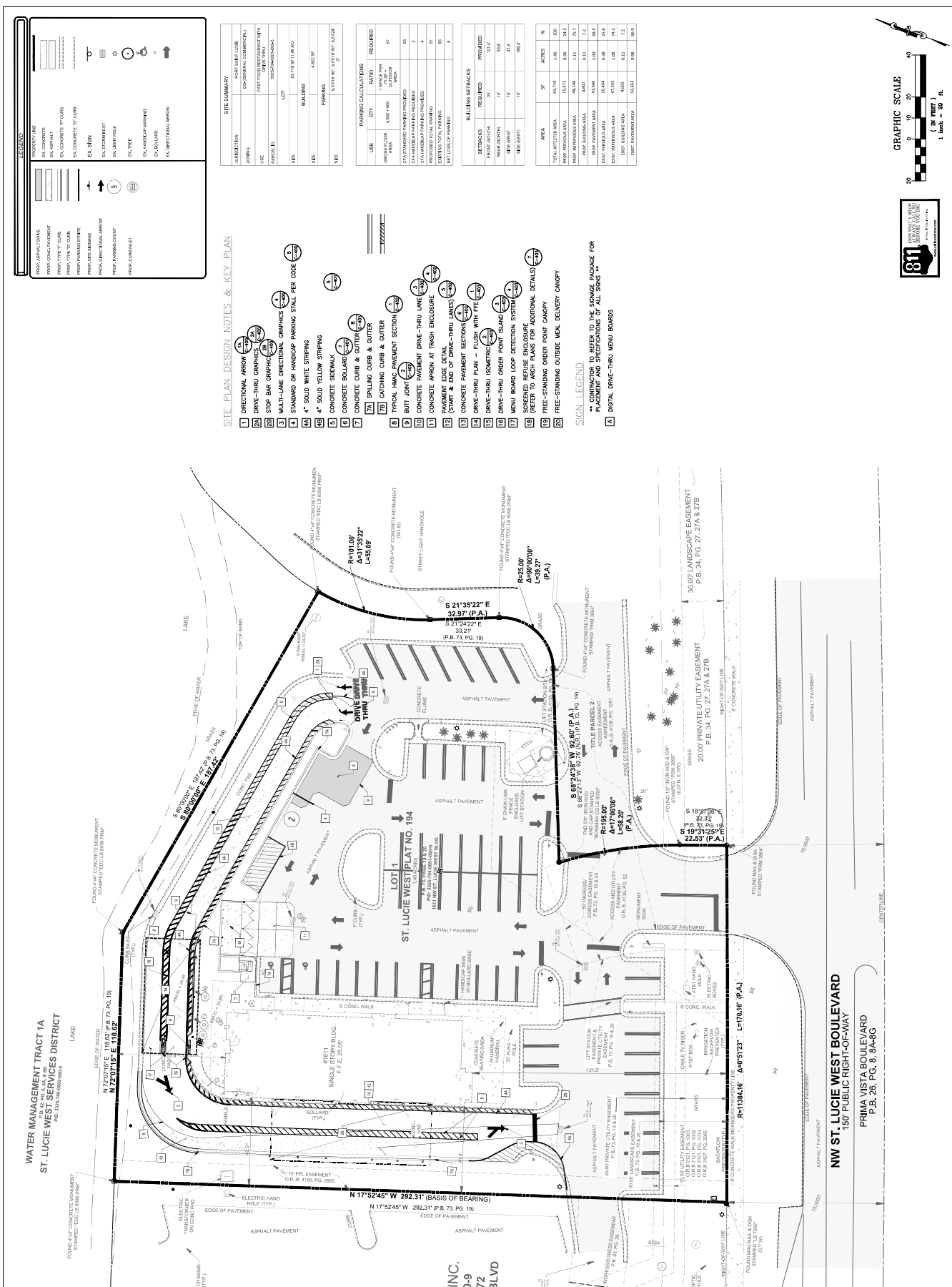
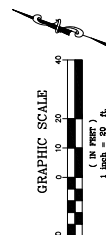
**CHICK-FIL-A**  
ST. LUCIE WEST FSU  
1611 ST. LUCIE W BLVD  
PORT SAINT LUCIE, FL 34986  
FSR#03913

REVISION SCHEDULE	
NO.	DATE DESCRIPTION

CONSULTANT PROJECT #	010014-01-201
PRINTED FOR	
DATE	7/17/2023
DRAWN BY	B.L.M.

SHEET NUMBER

## C-2.0





## Appendix B

### Queue Data

## Drive-Through Queues

Location: Chick-fil-A, 1611 NW St. Lucie Boulevard West

City: Port St. Lucie, FL

Date: 9/22/2023 (Fri)

Time	Maximum Drive-Through Queue (# of Vehicles)		
	From Pickup Window to Order Board	From Order Board to End of Queue	Total Queue
12:00 PM	5	6	11
12:05 PM	5	5	10
12:10 PM	5	8	13
12:15 PM	3	10	13
12:20 PM	4	10	14
12:25 PM	4	6	10
12:30 PM	3	5	8
12:35 PM	2	7	9
12:40 PM	4	8	12
12:45 PM	3	10	13
12:50 PM	4	9	13
12:55 PM	3	7	10
1:00 PM	6	8	14
1:05 PM	4	9	13
1:10 PM	2	10	12
1:15 PM	3	8	11
1:20 PM	5	4	9
1:25 PM	3	3	6
1:30 PM	3	6	9
1:35 PM	3	7	10
1:40 PM	3	3	6
1:45 PM	4	7	11
1:50 PM	4	7	11
1:55 PM	2	6	8
2:00 PM	4	7	11
2:05 PM	3	4	7
2:10 PM	3	4	7
2:15 PM	3	4	7
2:20 PM	3	7	10
2:25 PM	3	4	7
2:30 PM	2	8	10
2:35 PM	4	7	11
2:40 PM	5	7	12
2:45 PM	5	4	9
2:50 PM	5	2	7
2:55 PM	3	4	7
Totals	130	231	361

## Appendix C

### Parking Data

## Parking Study

**Location:** CFA -1611 NW St Lucie West Blvd

**City:** Port St. Lucie, FL

**Date:** 9/22/2023

**Day:** Friday

TIME	Maximum Parking Demand					
Space Type	Regular	Handicap	Curbside	Catering and Carry Out	Drive Through Pickup	All spaces
12:00 PM	38	1	4	1	1	45
12:15 PM	37	1	4	1	0	43
12:30 PM	33	1	2	0	1	37
12:45 PM	35	1	3	0	0	39
1:00 PM	38	1	2	1	0	42
1:15 PM	36	2	2	0	2	42
1:30 PM	35	1	1	0	1	38
1:45 PM	37	2	2	1	0	42
2:00 PM	38	1	3	0	0	42
2:15 PM	39	2	3	0	1	45
2:30 PM	38	2	2	1	0	43
2:45 PM	40	3	1	0	1	45

Prepared by:

Adam J Reiss, Esq.  
Ross Realty Investments, Inc.  
3325 S University Drive Suite 210  
Davie FL 33328

Saint Lucie County Property Tax ID# 3325-704-0001-000-5

**SPECIAL WARRANTY DEED**

THIS INDENTURE, (the terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates), made this 24 day of September, 2018, between RG SLW LLC, a Florida limited liability company with a mailing address of 3325 S University Drive Suite 210 Davie FL 33328 (the "Grantor"), and HD PSL Realty, LLC, a Florida limited liability company, with a mailing address of 265 S. Federal Highway, Suite 164, Deerfield Beach, Fl. 33441 (the "Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs, successors, and assigns forever, the following described land in Broward County, Florida, to wit:

Lot 1, St. Lucie West Plat No. 194, as recorded in Plat Book 73, Page 19, Public Records of St. Lucie County, Florida, being a replat of Open Space Tracts 1A, 1B, and 2A as shown on ST. LUCIE WEST PLAT NO. 168, COMMERCIAL SITES PHASE 9, recorded in Plat Book 42, Pages 28 and 28A, of the Public Records of St. Lucie County, Florida, lying in Section 25, Township 36 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida

This conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2018 and subsequent years not yet due or payable.

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 Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this 21 day of September, 2018.

2 Witnesses:

RG SLW LLC  
a Florida limited liability company

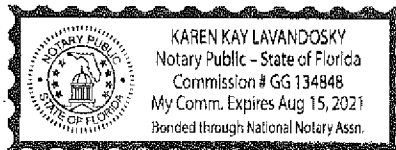
HAL COHEN  
Print Name & Sign

TAM KAE  
Print Name & Sign

By: Adam J Reiss  
Adam J Reiss, Manager

STATE OF FLORIDA           )  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 21 day of September, 2018 by Adam J Reiss, as Manager of the Grantor, who is personally known to me and did not take an oath and who executed same for the purposes set forth herein. Given under my hand and official seal this 21 day of September, 2018.



Karen Kay Lavandosky  
Notary Public

# **Chick-Fil-A @ SLW**

HD PSL Realty, LLC

Variance

Project No. P23-130

Planning and Zoning Board Meeting

Cody Sisk, Planner II

November 7, 2023

CityofPSL.com



# Request Summary

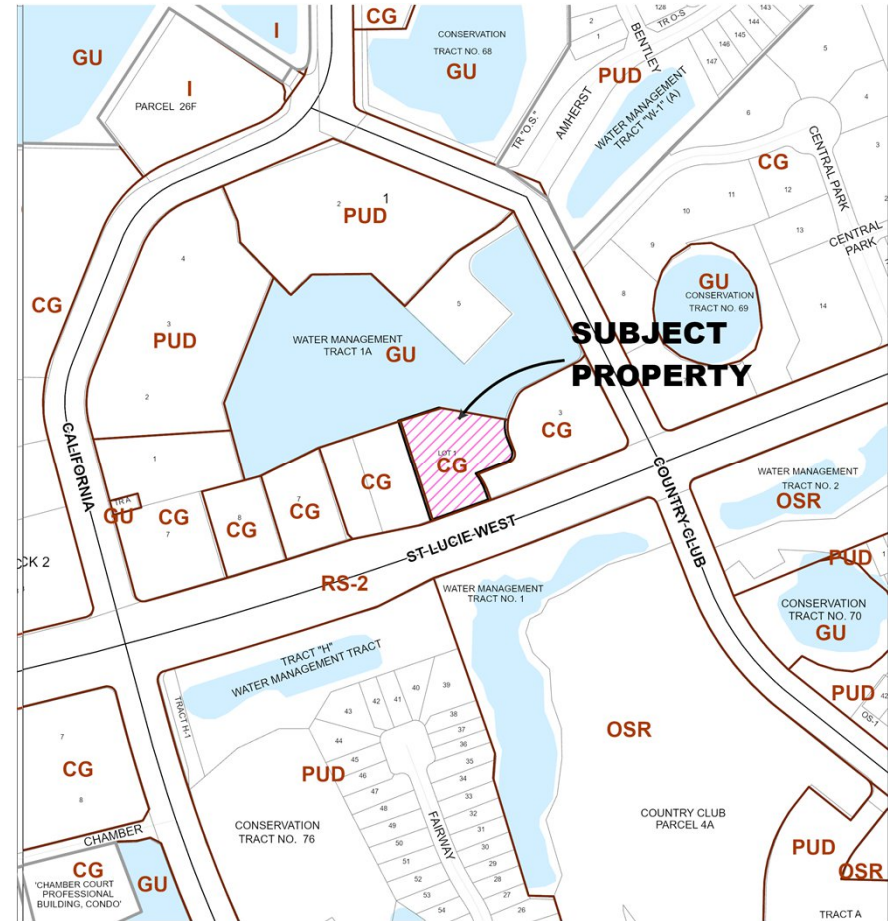
- Owner/Applicant: HD PSL Realty, LLC
- Location: 1611 NW Saint Lucie West Blvd
- Request: A Variance to the Chick-Fil-A Restaurant use for a reduction in parking for purposes to allow for a larger drive through lane.





## Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Water Management Tract	CG/I	GU
South	Golf Course	OSR	OSR
East	Commercial Use	CG/I	CG
West	Commercial Use	CG/I	CG



## Staff Findings & Recommendation

- The Applicant has applied for the Variance because the proposed additional drive through lane will need to remove required parking for the existing Commercial Use.
- This site has a previous approval for a Variance for a reduction of 2 parking spaces, so this use is already under parked. The variance, if granted, would result in a greater parking deficit which could impact adjacent businesses.
- Section 158.221 states that Restaurants free standing and outparcels: One (1) space per seventy-five (75) square feet of gross floor area.
- The Variance proposed is not the minimum Variance necessary for the owner to be able to use the existing commercial use. The existing commercial use is in operation now. The applicant wishes to modify the configuration of the drive through.
- The findings from the parking and queuing analysis show that the existing on-site conditions have more than the minimum required queuing spaces needed.

Staff Recommendation: Staff does not support this request for an additional parking variance (8 space parking reduction) and recommends that the Planning and Zoning Board deny the request.





## Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table



## **MEMORANDUM**

**TO:** Planning and Zoning Board Members

**FROM:** Cody Sisk, Planner II

**DATE:** November 6, 2023

**RE:** Variance – SLW-Chick-Fil-A (HD PSL Realty, LLC)  
Request to Table Application (P23-130)

---

- The applicant is requesting to **table this application to the December 5, 2023, Planning and Zoning Board meeting.**
- The Planning and Zoning Department advertised this application for the November 7, 2023, Planning & Zoning Board hearing.
- This application will be heard at the December 5, 2023, board hearing.



## **MEMORANDUM**

**TO:** Planning and Zoning Board Members

**FROM:** Cody Sisk, Planner II

**DATE:** November 22, 2023

**RE:** Variance – SLW-Chick-Fil-A (HD PSL Realty, LLC)  
Request to Table Application (P23-130)

---

- The applicant is requesting to **table this application to the February 6, 2024, Planning and Zoning Board meeting.**
- The Planning and Zoning Department advertised this application for the November 7, 2023, Planning & Zoning Board hearing.
- This application will be heard at the February 6, 2024, board hearing.

## Cody Sisk

---

**From:** Kristhian Morales <kmorales@bowman.com>  
**Sent:** Friday, January 19, 2024 8:52 AM  
**To:** Cody Sisk  
**Cc:** Jose De Bourg; Lorraine Prussing; Diana Spriggs; Jenny Baez; Anne Cox; Natalia Lercari; Mary Savage-Dunham; Andres Mizrahi  
**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Cody,

Just heard back from the team and we'll like to withdraw this application for now. We will be in contact if we decide to re-open the application for the variance at a later time.

Thanks,

### KRISTHIAN MORALES

Branch Manager | **BOWMAN**

910 SE 17th St, Suite 300, Fort Lauderdale, FL 33316

D: (954) 686-1562 | M: (650) 799-5791

[kmorales@bowman.com](mailto:kmorales@bowman.com) | [bowman.com](http://bowman.com)



---

**From:** Kristhian Morales  
**Sent:** Wednesday, November 22, 2023 11:33 AM  
**To:** 'Cody Sisk' <codysis@cityofpsl.com>  
**Cc:** Jose De Bourg <jdebourg@bowman.com>; 'Lorraine Prussing' <LorraineP@cityofpsl.com>; 'Diana Spriggs' <DSpriggs@cityofpsl.com>; Jenny Baez <jbaez@bowman.com>; 'Anne Cox' <AnneC@cityofpsl.com>; Natalia Lercari <nlercari@bowman.com>; 'Mary Savage-Dunham' <mdunham@cityofpsl.com>  
**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Cody,

As per our discussion, we'll be tabling this item until February. Thanks for accommodating the request and have a great Thanksgiving!

### KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

D: (954) 686-1562 | M: (650) 799-5791

[kmorales@bowman.com](mailto:kmorales@bowman.com) | [bowman.com](http://bowman.com)

---

**From:** Kristhian Morales  
**Sent:** Tuesday, November 7, 2023 12:57 PM  
**To:** 'Cody Sisk' <[codysis@cityofpsl.com](mailto:codysis@cityofpsl.com)>; Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>  
**Cc:** Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Lorraine Prussing <[LorraineP@cityofpsl.com](mailto:LorraineP@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Natalia Lercari <[nlercari@bowman.com](mailto:nlercari@bowman.com)>  
**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Thank you for sending Cody.

## KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

D: (954) 686-1562 | M: (650) 799-5791

[kmorales@bowman.com](mailto:kmorales@bowman.com) | [bowman.com](http://bowman.com)

---

**From:** Cody Sisk <[cody@sisk.com](mailto:cody@sisk.com)>

**Sent:** Tuesday, November 7, 2023 12:53 PM

**To:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>; Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>

**Cc:** Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Lorraine Prussing <[LorraineP@cityofpsl.com](mailto:LorraineP@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Natalia Lercari <[nlercari@bowman.com](mailto:nlercari@bowman.com)>

**Subject:** [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

Here is the link for today's meeting -

<https://us02web.zoom.us/j/91811576000>

The memo was uploaded to table this application to the next month Planning and Zoning Board. The reason for the link listed above is to be able to listen to the hearing and interact with the board for any reason.

Thank you



### Cody Sisk

*Planner II*

**City of Port St. Lucie**

**PLANNING & ZONING DEPT.**

121 S.W. Port St. Lucie Blvd

Building B – 2<sup>nd</sup> Floor

Port St. Lucie, Florida 34984-5099

772-871-5281 office |

[cody@sisk.com](mailto:cody@sisk.com)

---

**From:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>

**Sent:** Monday, November 6, 2023 2:33 PM

**To:** Cody Sisk <[cody@sisk.com](mailto:cody@sisk.com)>; Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>

**Cc:** Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Lorraine Prussing <[LorraineP@cityofpsl.com](mailto:LorraineP@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Natalia Lercari <[nlercari@bowman.com](mailto:nlercari@bowman.com)>

**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Thank you Cody.

## KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

D: (954) 686-1562 | M: (650) 799-5791

[kmorales@bowman.com](mailto:kmorales@bowman.com) | [bowman.com](http://bowman.com)

---

**From:** Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>

**Sent:** Monday, November 6, 2023 2:29 PM

**To:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>; Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>

**Cc:** Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Lorraine Prussing <[LorraineP@cityofpsl.com](mailto:LorraineP@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Natalia Lercari <[nlercari@bowman.com](mailto:nlercari@bowman.com)>

**Subject:** [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

I will send the information over to staff for this application to be Tabled to the next Planning and Zoning Board which will be on December 5, 2023.

Thank you!



## Cody Sisk

*Planner II*

**City of Port St. Lucie  
PLANNING & ZONING DEPT.**

121 S.W. Port St. Lucie Blvd

Building B – 2<sup>nd</sup> Floor

Port St. Lucie, Florida 34984-5099

772-871-5281 office |

[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)

---

**From:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>

**Sent:** Monday, November 6, 2023 11:30 AM

**To:** Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>; Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>

**Cc:** Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Lorraine Prussing <[LorraineP@cityofpsl.com](mailto:LorraineP@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Natalia Lercari <[nlercari@bowman.com](mailto:nlercari@bowman.com)>

**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Mary and Cody,

Hope you had a good weekend. Just wanted to request that we table the variance item until next month so that the team can re-assess here before going in front of the P&Z board for the variance request. Can you confirm that we can table the item until next month? We will reach back out to staff shortly with an update once we've had a chance to reconvene.

Thank you,

## KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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---

**From:** Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>  
**Sent:** Wednesday, November 1, 2023 7:27 PM  
**To:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>  
**Cc:** Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Lorraine Prussing <[LorraineP@cityofpsl.com](mailto:LorraineP@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>; Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>  
**Subject:** [EXTERNAL] Re: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

I sincerely apologize for any oversight in communicating staff's recommendation regarding the pending request.

If you would like to have a conversation regarding this application I would be happy to ask my colleague Lorraine (copied here) to set up a 30 minute teams call. Just let us know.

Respectfully,

Mary F. Savage-Dunham, AICP, CFM  
Planning & Zoning Director  
City of Port St. Lucie  
Phone: 772-873-6350  
Cell: 772-259-1515  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

---

**From:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>  
**Sent:** Wednesday, November 1, 2023 5:11:29 PM  
**To:** Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>; Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>  
**Cc:** Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>  
**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi [@Diana Spriggs](#) and [@Cody Sisk](#),

When the queueing/stacking analysis was submitted and reviewed, we received the following notification through Fusion stating that staff had no further comments with the queueing analysis. The original application for the variance was submitted without a stacking analysis and now we're being told that it wasn't needed to begin with.



Hi there,

Project # P23-130 new comment.

Project Name: SLW-Chick-Fil-A (HD PSL Realty, LLC)

Comment: Public Works has reviewed the submitted Stacking Analysis and has no further comments.

When: 10/09/2023 12:10:00 PM

Who: Diana Spriggs - Public Works

Can you all elaborate on what specific concerns staff has with the variance request so that we can address staff's concerns prior to Tuesday's hearing? This application has now been in review since August and it is very disheartening to hear just days before the hearing, after nearly 3 months of review, that staff is not in support when there were no previous concerns voiced during the review process. The proposed stacking/queuing analysis also provided a parking accumulation analysis to demonstrate that the reduction in parking would be able to accommodate the parking demand on site.

Please advise ASAP on what specific items in the justification provided are of concern to staff.

Thanks,

**KRISTHIAN MORALES**

Senior Civil Engineer | **BOWMAN**

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---

**From:** Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>  
**Sent:** Wednesday, November 1, 2023 5:02 PM  
**To:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>  
**Cc:** Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>  
**Subject:** [EXTERNAL] Re: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

Per our conversation, staff will not be recommending approval of the variance application.

The Traffic statement provided does not indicate a need for the variance application. The traffic statement shows the current queuing spaces provided as well as what is needed and it does not appear to warrant the variance application.

Thank you



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## **Cody Sisk**

*Planner II*

City of Port St. Lucie

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Port St. Lucie, Florida 34984-5099

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[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)

---

**From:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>  
**Sent:** Wednesday, November 1, 2023 4:19 PM  
**To:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>; Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>

**Cc:** Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>

**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Mary

We cannot get a hold of Cody here. We need confirmation we are still on the agenda. Can you please advise?

## JENNY BAEZ

Principal – Florida Operations Manager | **BOWMAN**

O: (954) 314-8481 | D: (954) 314-8468 | M: (954) 682-9014

[jbaez@bowman.com](mailto:jbaez@bowman.com)

---

**From:** Krithian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>

**Sent:** Wednesday, November 1, 2023 4:12 PM

**To:** Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>

**Cc:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>

**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Cody,

I tried you again this afternoon but could not get past voicemail. Is there anything else you need from us?

Thanks,

## KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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---

**From:** Kristhian Morales  
**Sent:** Tuesday, October 31, 2023 3:29 PM  
**To:** 'Cody Sisk' <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>; 'Diana Spriggs' <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; 'Anne Cox' <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>  
**Cc:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>  
**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Cody,

I just received your message about the parking variance scheduled for next Tuesday. Tried giving you a call back but went to voicemail. Please let me know if there's anything you need from us and I can get it to you ASAP. I'm available through phone or email this afternoon.

Thanks,

## KRISTHIAN MORALES

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---

**From:** Kristhian Morales  
**Sent:** Thursday, October 12, 2023 5:13 PM  
**To:** 'Cody Sisk' <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>  
**Cc:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>  
**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Thank you for confirming Cody.

## KRISTHIAN MORALES

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---

**From:** Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>  
**Sent:** Thursday, October 12, 2023 2:37 PM  
**To:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>  
**Cc:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>  
**Subject:** [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

This will be going to the November 7, 2023 Planning Board meeting.

Thank you!



*"A City for All Ages"*

**Cody Sisk**

*Planner II*

**City of Port St. Lucie**

**PLANNING & ZONING DEPT.**

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Port St. Lucie, Florida 34984-5099

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[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)

---

**From:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>

**Sent:** Monday, October 9, 2023 12:21 PM

**To:** Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>  
**Cc:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>; Andres Mizrahi <[amizrahi@bowman.com](mailto:amizrahi@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>  
**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Cody,

We received notification that Public Works has reviewed the stacking analysis and has no further comments (see attached). Can you confirm we're set for the November 7<sup>th</sup> meeting? Also, when can we expect to receive the agenda and the staff report?

Thanks,

## KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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---

**From:** Krithian Morales  
**Sent:** Wednesday, October 4, 2023 3:05 PM  
**To:** 'Cody Sisk' <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>  
**Cc:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>  
**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Thank you Cody, please keep us posted as I need to confirm the date for the hearing with the team so they can make travel arrangements. Some folks will be coming from out of town.

## KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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---

**From:** Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>  
**Sent:** Wednesday, October 4, 2023 2:51 PM  
**To:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>; Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>  
**Cc:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>  
**Subject:** [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

I will talk with staff to verify the status of the traffic study.

If the traffic study is satisfied, then this should still be on the November hearing.

Thank you!



*"A City for All Ages"*

## **Cody Sisk**

*Planner II*

**City of Port St. Lucie**

### **PLANNING & ZONING DEPT.**

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---

**From:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>  
**Sent:** Wednesday, October 4, 2023 2:48 PM  
**To:** Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox



<[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>

**Cc:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>

**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

PSL team,

Can someone provide an update on this?

Thank you,

## KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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---

**From:** Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>

**Sent:** Tuesday, October 3, 2023 11:16 AM

**To:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>; Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>

**Cc:** Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>

**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good morning Diana,

Following up again regarding the traffic study review for the CFA St. Lucie West Parking Variance. Could you please confirm that you have received everything you need from us?

[@Anne Cox](#)/[@Cody Sisk](#) Can you please confirm if we're still on track for the November 7<sup>th</sup> public hearing?

**JOSE DE BOURG**

Engineer | | **BOWMAN**

910 SE 17<sup>th</sup> St, STE 300, Ft. Lauderdale, FL 33316

O: (954) 314-8481 | D: (954) 884-5254

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---

**From:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>  
**Sent:** Friday, September 29, 2023 3:54 PM  
**To:** Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Cody Sisk <[codysisk@cityofpsl.com](mailto:codysisk@cityofpsl.com)>  
**Cc:** Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>; Jenny Baez <[jbaez@bowman.com](mailto:jbaez@bowman.com)>  
**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon Diana,

Can you please advise on the status of the review for the traffic study associated with the parking variance P23-130?

[@Anne Cox](#)/[@Cody Sisk](#) Can you confirm if we're still on track for the November 7<sup>th</sup> public hearing?

Thanks,

## KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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---

**From:** Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>  
**Sent:** Monday, September 25, 2023 2:24 PM  
**To:** Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>; Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>

**Cc:** Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>

**Subject:** RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon Diana,

I've attached the requested traffic study and impact analysis, and uploaded it to the fusion portal. Please let us know when you've had a chance to review and if you have any questions or concerns. Do you need anything else from our end?

[@Anne Cox](#), do you know if any additional requests from reviewing departments anticipated prior to the November meeting?

Thank you in advance,

## JOSE DE BOURG

Engineer I | **BOWMAN**

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---

**From:** Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>

**Sent:** Friday, September 15, 2023 3:04 PM

**To:** Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>

**Cc:** Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>

**Subject:** [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

I am not aware of an official meeting date that this project is going forward to but I will need this data to review as soon as possible before I can write my traffic memo to include in the meeting reports.

Thank you,

**Diana Spriggs, P.E.**

**Regulatory Division Director**

**City of Port St. Lucie, Public Works Dept.**

121 S.W. Port St. Lucie Blvd, Building B

Port St. Lucie, FL 34984

**(772) 871-7644**

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**From:** Jose De Bourg <[jdebourg@bowman.com](mailto:jdebourg@bowman.com)>

**Sent:** Friday, September 15, 2023 1:55 PM

**To:** Diana Spriggs <[DSpriggs@cityofpsl.com](mailto:DSpriggs@cityofpsl.com)>

**Cc:** Anne Cox <[AnneC@cityofpsl.com](mailto:AnneC@cityofpsl.com)>; Kristhian Morales <[kmorales@bowman.com](mailto:kmorales@bowman.com)>

**Subject:** Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon Diana,

Just wanted to reach out regarding your recent review comment for our Variance submittal associated with application number **P23-130**, requesting that we provide a stacking analysis and parking study. Just wanted to follow up with you and see how soon you need this information, considering we have the Planning and Zoning Board Meeting scheduled for October 3<sup>rd</sup>.

Hope to hear from you soon, thank you in advance!

**JOSE DE BOURG**

Engineer I | **BOWMAN**

910 SE 17<sup>th</sup> St, STE 300, Ft. Lauderdale, FL 33316

O: (954) 314-8481 | D: (954) 884-5254

[jdebourg@bowman.com](mailto:jdebourg@bowman.com) | [bowman.com](http://bowman.com)





## Agenda Summary

2024-112

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**Agenda Date:** 2/6/2024

**Agenda Item No.:** 8.b

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

**P23-176 - Economy Self Storage, Inc. - Variance**

Location: 1915 SW Hayworth Avenue

Legal Description: Port St Lucie Section 31, Block 1705, Lot 14

This is a request to grant a variance for a reduction in minimum frontage to allow an 80 -foot wide road frontage.

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

Executive Summary: The owner is requesting a variance of 80 feet to allow a road frontage of 80 feet, so that the lot can be rezoned. Per the Land Use Conversion Manual of the City's Zoning Code, Conversion Area Number 23 requires a minimum frontage of 160 feet and 20,000 square feet of land area.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to recommend approval, recommend approval with conditions, or recommend denial the variance request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 1915 SW Hayworth Avenue

**Attachments:**

1. Staff Report
2. Applicants Response to Variance Criteria
3. Approved Site Plan
4. Survey
5. Warranty Deed
6. Staff Presentation

## MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Cody Sisk, Planner II

SUBJECT: Variance – Economy Self Storage  
Request to Table Application (P23-176)

DATE: January 30, 2024

- The applicant is requesting to table this application to the March 5, 2024, Planning and Zoning Board meeting.
- The Planning and Zoning Department advertised this application for the January 25, 2024, Planning & Zoning Board hearing.
- This application will be heard at the March 5, 2024, board hearing.

Thank you



## Agenda Summary

2023-1150

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**Agenda Date:** 2/6/2024

**Agenda Item No.:** 8.c

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

**P23-196 Bush, Kevin D. & Nicole M. - Variance**

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.

Legal Description: Port St Lucie Section 31, Block 1706, Lot 15.

This is a request for a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story building.

Submitted By: Bianca Lee, Planning & Zoning Department, Planner II

Executive Summary: The applicant is requesting a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story CBS building. The property is zoned CS (Service Commercial). Per Section 158.126(J) Setback Requirements and Landscaping, a rear setback of twenty-five (25) feet shall be required when a building abuts a residential future land use category or public right-of-way. The building encroaches into the 20 foot utility & drainage easement.

Presentation Information: N/A

Staff Recommendation: N/A

Background: See attached memo to table.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: 2756 SW Casella St.

Attachments: 1. Memo to table





## **MEMORANDUM**

**TO:** Planning and Zoning Board Members

**FROM:** Bianca Lee, Planner II

**DATE:** November 28, 2023

**RE:** Variance – Bush, Kevin D. & Nicole M.  
Request to Table Application (P23-196)

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- The applicant is requesting to **table this application to the February 6, 2024, Planning and Zoning Board meeting.**
- The Planning and Zoning Department advertised this application for the December 5, 2023, Planning & Zoning Board hearing.
- This application will be heard at the February 6, 2024, board hearing.

## MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Bianca Lee, Planner II *BL*

SUBJECT: Variance – Bush, Kevin D. & Nicole M.  
Request to Table Application (P23-196)

DATE: January 24, 2024

- The Planning & Zoning Department is requesting to **table this application to a date uncertain.**
- The application was tabled to February 6, 2024, at the December 5, 2023, Planning & Zoning Board meeting.
- This application is contingent on an abandonment of easement which is currently being processed by the Public Works Department. The abandonment of easement must also be reviewed by the City Attorney's office and receive City Council approval prior to the Planning & Zoning Board hearing for this variance.

Thank you



## Agenda Summary

2024-111

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**Agenda Date:** 2/6/2024

**Agenda Item No.:** 8.d

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

### P24-004 St. Lucie Lands - Florida Coastal Surgical Hospital - Landscape Modification

Location: The south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.

Legal Description: Veranda Plat No. 8, Tract 1

This is a request to provide landscaping in lieu of an architectural buffer wall on the south and southeastern sides of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: The applicant is proposing a landscape modification to provide landscaping in lieu of a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the south and southeastern sides of the site.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the request and vote to approve, approve with conditions or deny the landscape modification.

Background: See attached staff report.

Issues/Analysis: See the attached staff report.

Special Consideration: N/A

Location of Project: 300 SE Veranda Falls Way, The south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.

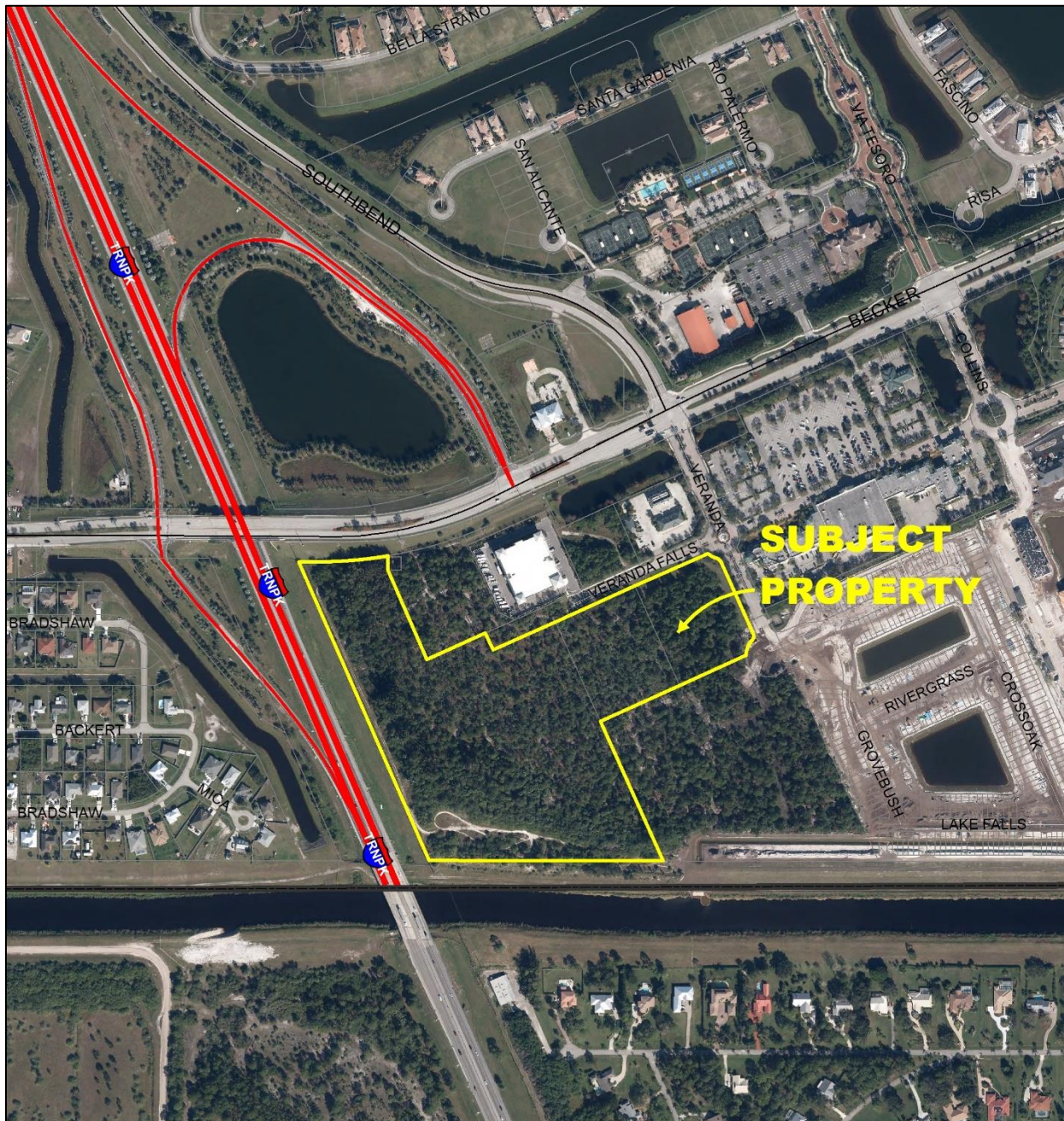
#### Attachments:

1. Staff Report
2. Project Narrative
3. Landscape Plan
4. Agent Authorization





St. Lucie Lands – Florida Coastal Surgical Hospital  
Landscape Modification  
Project No. P24-004



**SUMMARY**

Applicant's Request:	To provide landscaping in lieu of an architectural buffer wall on the south and southeastern sides of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Dennis Murphy, Culpepper & Terpening, Inc.
Property Owner:	Florida Coast Medical and Surgical Center, Inc.
Location:	The south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Bethany Grubbs, Planner III

**Project Description**

The applicant is requesting to provide landscaping in lieu of a wall as per Section 154.12 of the Landscape and Land Clearing Code. A wall is required in a landscape buffer strip where institutional or office uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code. To the south of the property is a strip of land abutting the C-23 canal, which has an Open Space Conservation future land use designation. To the east of the property is a vacant parcel with a site plan approval to construct a multi-family residential development. The property has a future land use designation of Residential Golf Course.

The subject property is located on the south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange. The subject property, approximately 19.03 acres in size, currently has an approved major site plan (P22-127-A1) for the construction of a hospital and medical office building. The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the south and southeastern sides of the site. The applicant proposes the use of landscaping in lieu of the wall requirement.

The objective of the amendment is to provide for an alternative landscaping plan along the east and south perimeters of the site reflective of the intent to provide a visually integrated development in the Veranda Falls community.

**Review Criteria**

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. Pursuant to Section 154.12(F)1, the exemption or modification to landscape buffer wall requirement is exempted from City Council review.

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in section 154.12(B)-(E) shall be utilized for such hearings. 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.

**Public Notice Requirements (Section 158.298 (B))**

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

**Location and Site Information**

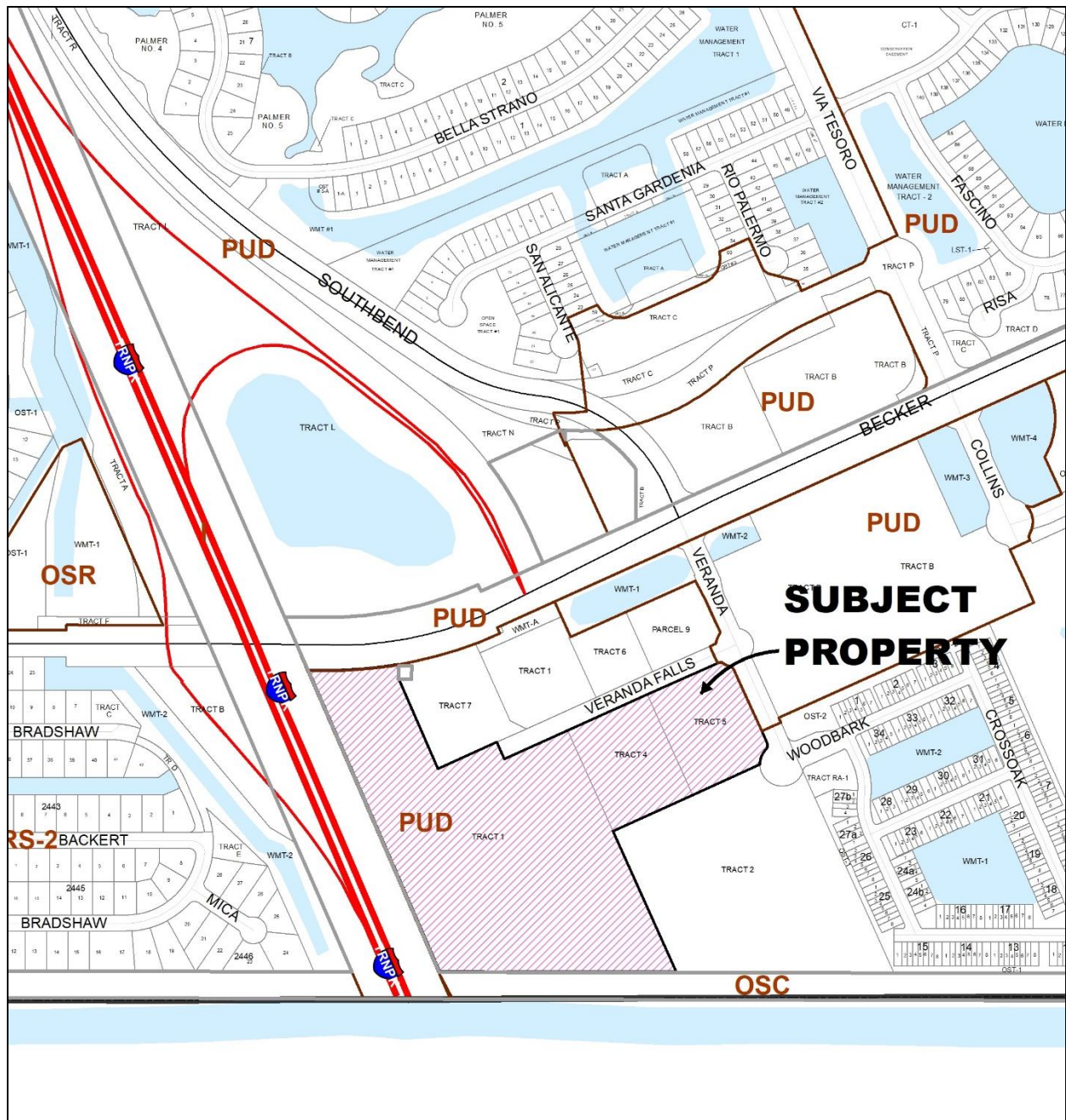
Parcel Number:	4434-704-0001-000-3
Property Size:	19.032 acres
Legal Description:	Veranda Plat No. 8 Tract 1
Address:	300 SE Veranda Falls Way
Future Land Use:	CS/ROI/, CH/CG/ROI, CG/CS/ROI
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant

**Surrounding Uses**

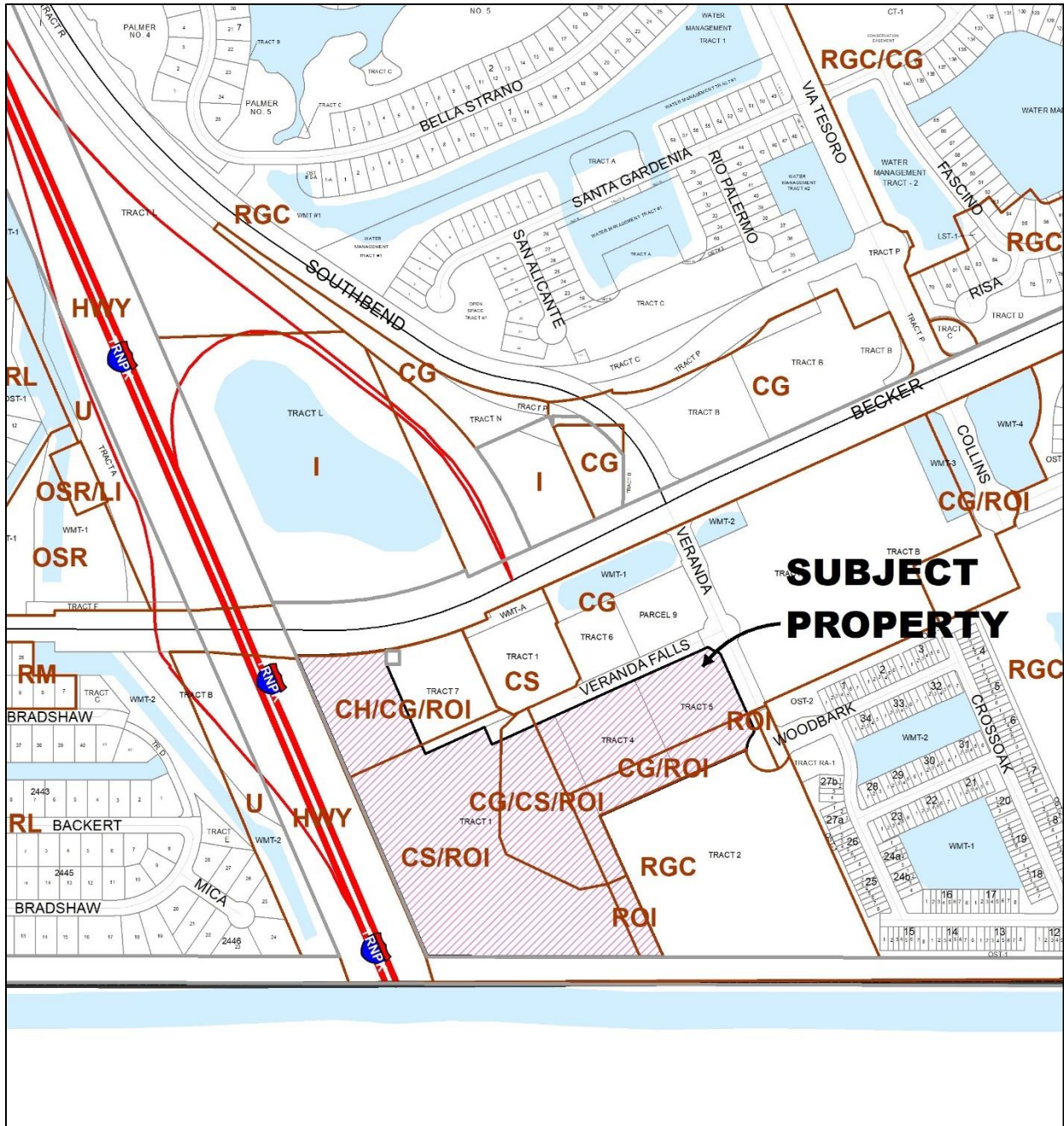
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	RGC	OSC	SFWMD C-23 Canal
East	RGC, PUD	PUD	Veranda Volaris Multifamily
West	N/A	N/A	Florida Turnpike

RGC-Residential Golf Course, PUD-Planned Unit Development, OSC-Open Space Conservation





Zoning Map



Future Land Use Map



## IMPACTS AND FINDINGS

Section 154.12 (B) of the Landscape and Land Clearing Code establishes the duties of the Planning and Zoning Board in authorizing a landscape modification. The Planning and Zoning Board may authorize a landscape modification from the provisions of the Landscape and Land Clearing Code. Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses. The Planning and Zoning Board should consider the criteria listed under Section 154.12 (B) of the Landscape and Clearing Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

### **Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).**

- 1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.
  - *Staff Findings: The total area dedicated to a buffer will exceed what is required by the code.*
- 2) Outside activities and hours of operation for the proposed use(s).
  - *Staff Findings: The immediate adjacent uses to the south and east are a drainage canal and a vacant parcel approved for multi-family development. The proposed hospital and medical office uses do not involve outdoor activities with the exception of the helicopter pad, which is intentionally located on the opposite side of the property. This design minimizes potential impacts by aligning with the intent of the buffer.*
- 3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.
  - *Staff Findings: Natural and manmade features that provide separation from neighboring uses are a drainage canal and a berm on the south side and a stormwater retention area on a portion of the east side. This site is unique because the open space area that requires buffering to the south is not a park. The open space tract is owned by the South Florida water Management District. It contains a berm and is adjacent to the C-23 canal, which is approximately 250 feet wide. Furthermore, the future multifamily residential site is designed so that a parking lot is located between the closest residential buildings and the parking lot of the hospital/medical office building.*
- 4) Other factors that may be important to a decision.
  - *Staff Findings: The proposed landscape plan (see the landscape plan attached) will provide for hedges along the southern and southeastern perimeters that will be a minimum of 4 feet in height at planting. The buffer will also contain the code required trees. Hedges shall be maintained at 6 feet high, and the landscaping shall be irrigated. The perimeter landscaping and the spatial separation should be sufficient in lieu of the wall. Staff emphasizes the importance of maintaining the appropriate site landscaping to screen the project from neighboring uses.*

## PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve.

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

***(NOTE TO APPLICANTS: Any request 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).***

## **NARRATIVE**

(Florida Coast Surgical Hospital)

(January 27, 2024)

One of the fundamental planning principles in the development of the Veranda Fall (St. Lucie Land) PUD was our intention to provide for integration of land uses and activities. This mixed-use community provides both residential/ commercial office/institutional opportunity, where it is possible for someone to live and work in this same community. Critical to the success of this development concept is the ability to support unfettered access between the different land uses located throughout the community by a combination of visual and physical adjustments to the typical forms used in segregating land uses. In short, what we are seeking is to minimize the presence of visually restrictive barrier walls between the various land use categories in the community, while encouraging enhanced landscaping and non-motorized movement options.

In the case of the Florida Coast Surgical Hospital Project Site, we are proposing to provide for enhanced landscape plantings along the east and south property lines in lieu of a standard six-foot barrier wall. The south property line adjoins the SFWMD Canal C-23, whose protective berm is actually several feet above the finished grades on which a typical wall would be located. The top of the wall is below the top of the canal berm. The existing canal berm effectively screens the few properties on the south side of the canal that align with the hospital project site. The installation of an enhanced vegetative buffer will, over time, permit the growth of tall plants and trees that will serve to more effectively screen the buildings from the south side sight lines.

In the case of the east property line, the Arcadia Apartment Residences will likely be a site where a portion of those who work in this health care facility may live. Reducing hard physical barriers between these uses allows for the installation of vegetative landscape barriers that will provide for a more livable environment for both work and residence use. At the time of plantings, all perimeter landscaping has been bumped to a minimum of 4ft height at time of planting. It is expected these hedging plants/ trees will reach a minimum of six to eight feet within two years, and as the plants mature, additional height will be achieved. These taller trees will provide both visual blockage and shade through the sites.

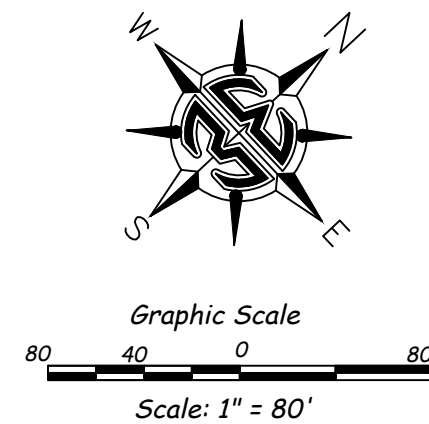


LD-02

Landscape Data: Perimeter Buffers														
		Buffer Type	Trees: 1/30 LF							Shrubs: 2' o.c.				
			Required	LI (2:1)	LI2(2:1)	Provided	QV	RR	BB	TD	IC (2:1)	Total	Required	Provided
Buffer	Length	Buffer Type												
North	1470	Perimeter	49	16		22	3	4	12			49	735	328
West	685	Perimeter	23		2						43	23	343	343
South	887	Roadway	30			20				10		30	444	444
East	1186	Perimeter	40			24	3	4	9			40	593	307
Total PERIMETER Trees Required			142			66	6	4		22		142	2114	635
Total PERIMETER Trees Provided			142											787

Landscape Data: Interior																	
		Façade (LF)	Façade: 1 tree per 30 LF					Shrubs: 2' o.c.									
			Required	RR	SP	SP1	Total	Required	CHR	DUR	HAM	MUH	NEP	PSY	TRI	VIB	ZAM
		1149	38	14	21	9	44	575	282	36	65	94	114	37	47	232	85
Total																	
992																	
Parking Islands																	
		No Spaces	Provided														
			AR	BB	IA	LI (2:1)	LI1 (2:1)	LI2 (2:1)	QV	Total							
		90															
		90	10	27	14	12	4	12	25	90							

FOR GOVERNMENT  
SUBMITTAL ONLY  
NOT FOR BIDDING  
PURPOSES



Total Interior Trees Req.	38	
Total Interior Trees Prov.	134	
Overall Trees Req.	270	
Overall Trees Prov.	276	
Overall Shrubs Req.	2689	
Overall Shrubs Prov.	4034	
Type of Plant	Total	%
Flowering Trees	78	29
Native	241	89
Evergreen in parking lot	65	72
Drought Tolerant	2837	106

Landscape Legend:

Qty	Symb	WU	Name
Trees:			
10	AR		Red Maple (Native)
42	BB		Acer rubrum 'Florida Flame', FG, 14' Ht, 2.5" cal
2	CH		Hong Kong Orchid Tree
14	IA		Bauhinia x blakeana, FG, 14' Ht, 2.5" cal
43	IC		European Fan Palm
46	LI		Chamaerops humilis, FG, 8' Ht, Multi
4	LI1		East Palatka Holly
4	LI2		Ilex attenuata 'East Palatka', FG, 12' Ht, 5' Spr, 2.5" cal
93	QV		Dahoon Holly
24	RR		Ilex cassine, FG, 12' ht, 5' spr, 2.5" cal
9	SP1		Crape Myrtle, Lavender
26	SP		Lagerstromia indica 'Muskogee', FG, 12' Ht, 2.5" cal total, multi
31	TD		Crape Myrtle, White
22	ASP		Lagerstromia indica 'Natchez', FG, 12' Ht, 2.5" cal total, multi
321	CHR		Crape Myrtle, Red
12	CRI		Lagerstromia indica 'Red Rocket', FG, 8' Ht, 2.5" cal total , multi
66	DIA		Live Oak (Native)
121	DUR		Quercus virginiana, FG, 12' Ht, 6' Spr, 2.5" cal
19	GAL		Royal Palm (Native)
710	HAM		Roystonea regia, FG, 12' GW
114	NEP		Sabal Palm (Native)
202	MUH		Sabal palmetto, FG, 30' OA HT
313	MYR		Sabal Palm (Native)
1065	MYR1		Sabal palmetto, FG, 18'-24' OA HT
54	PSY		Bald Cypress (Native)
88	SPA		Taxodium distichum, FG, 12' Ht, 5' Spr., 2.5" cal
68	TRI		Variegated Cast Iron Plant
246	VIB		Aspidistra elatior 'Variegata', 3 gal, 18" ht, 24" o.c.
489	VIO		Red Tip Cocoplum (Native)
219	ZAM		Chrysobalanus icaco 'Red Tip', 3 gal, 18"x18", 24" oc
328	ARA		Giant Crinum Lily
36	FIC		Crinum asiaticum, 7 gal, 36", o.c
28	LAN		Variegated Flax Lily
258	LIR		Dianella tasmanica variegata, 3 gal, 18" ht, 24" o.c.
145	PEN		Duranta 'Gold Mound'
	SOD		Duranta erecta 'Gold Mound', 3 gal, 12"x12", 24" oc
			Thryallis
			Galphimia gracilis, 3 gal, 18"x18", 36" o.c.
			Dwarf Firebush (Native)
			Hamelia patens 'Compacta', 24"x18", 24" o.c.
			Macho Fern
			Nephrolepis biserrata, 3 gal, 18" ht, 36" o.c.
			Muhly Grass (Native)
			Muhlenbergia capillaris, 3 gal, 18" ht, 36" o.c.
			Wax Myrtle (Native)
			Myrica cerifera, 3 gal, 24"x18", 36" o.c.
			Wax Myrtle
			Myrica cerifera, 7 gal, 48" ht, 36" o.c.
			Wild Coffee (Native)
			Psychotryia nervosa, 3 gal, 18"x18", 24" oc
			Sand Cordgrass (Native)
			Spartina bakeri, 3 gal, 18" ht, 24" o.c.
			Fakahatchee Grass (Native)
			Tripsacum dactyloides, 3 gal, 18" ht, 36" o.c.
			Dwarf Walters Viburnum (Native)
			Viburnum obovatum 'Mrs Schiller', 3 gal, 18"x18", 24" o.c.
			Dwarf Walters Viburnum (Native)
			Viburnum obovatum 'Select', 3 gal, 24"x18", 24" o.c.
			Coontie (Native)
			Zamia floridana, 3 gal, 18" ht, 36" o.c.
			Perennial Peanut
			Arachis glabrata, 1 gal, 4"x6", 24" o.c.
			Green Island Ficus
			Ficus microcarpa, 1 gal, 24" o.c.
			Pineland Lantana (Native)
			Lantana depressa, 1 gal, 8"x8", 36" o.c.
			Liriope
			Liriope muscari 'Super Blue', 1 gal, 18" o.c.
			Pentas
			Pentas 'New Look', White, Red and Pink, 4" pot, 12" o.c.
			St. Augustine 'Bitter Blue'

General Notes:

- All landscape material to be Florida No.1
- All landscaping meets FDOT clearzone and sight distance criteria.
- All trees installed within 4' of a hard surface such as sidewalk, curb or building to be installed with root barrier per detail on sheet LD-08.
- Quantities are given for contractor convenience only. In case of discrepancy between tags and plant list, the plant list shall prevail.
- All sod to be St. Augustine 'Bitter Blue', weed free and laid tight, unless otherwise noted.

PSLUSD Notes:

- No landscaping shall be planted in a manner that would adversely affect utility easements.
- Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

City of Port St. Lucie Project No: P22-127-A1  
PSLUSD File No: 11-824-13C

Landscape Design Associates  
25110 NW 182nd Ave  
High Springs, FL 32643  
352-210-5765 ph, www.landscapeda.com

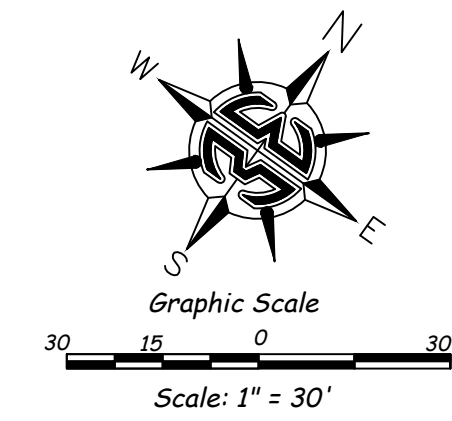
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Drawn by: CA  
Checked by: SM  
CADD No.: 22-044  
Date: 11.18.22

Revisions  
Date  
Comments  
2.28.23 per staff comments  
5.10.23 per staff comments  
6.5.23 per FPL comments  
11.17.23 revised utilities

Florida Coast Surgical Hospital  
City of Port St. Lucie  
Overall Landscape Plan

1.25.24  
LD-01





Future Parking  
Area, 25' Buffer of  
existing Vegetation  
to remain

## —Heli Flight Path

Match Line LD-03

11.17.23  
LD-02

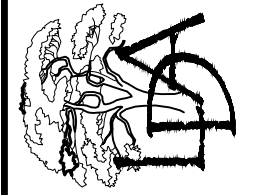
# Florida Coast Surgical Hospital

City of Port St. Lucie

## Landscape Plan

<p>© 2004 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF LANDS OF OREGON AND ARE NOT TO BE REPRODUCED OR DISCLOSED IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.</p>	Revisions	
	Date	Comments
	2.28.23	per staff comments
	5.10.23	per staff comments
	6.5.23	per staff comments
	6.8.23	per FPL comments
	11.17.23	revised utilities

Scale:	1"=30'
Drawn by:	CA
Checked by:	SM
CADD No.:	22-044
Date:	5.4.22



Landscape Design Associates

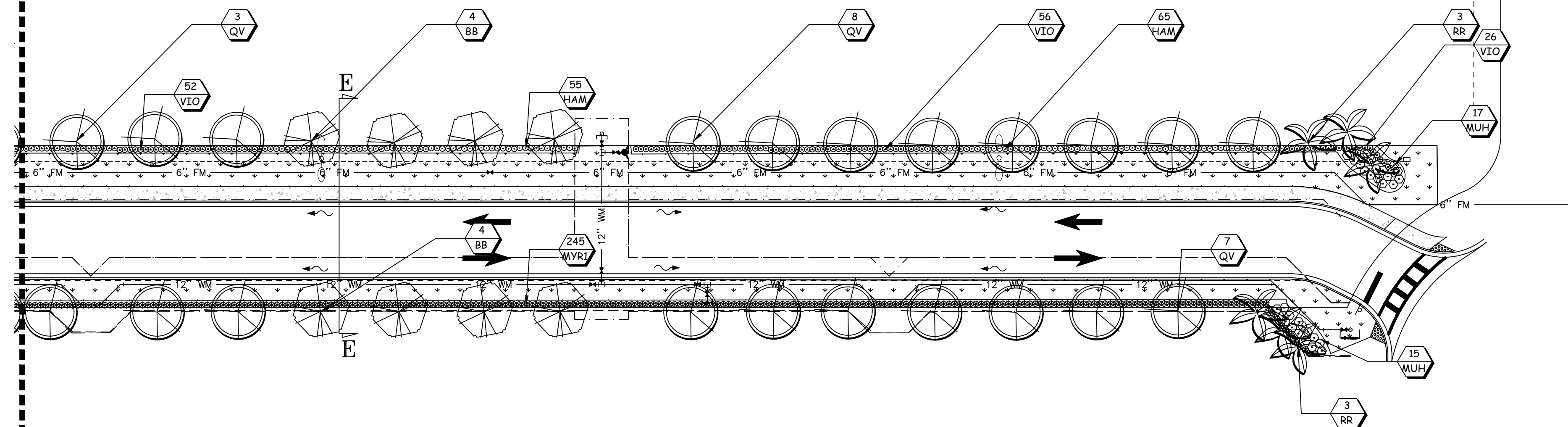
25110 NW 182nd Ave  
High Springs, FL 32643  
352-210-5765 ph, [www.landscapeda.com](http://www.landscapeda.com)



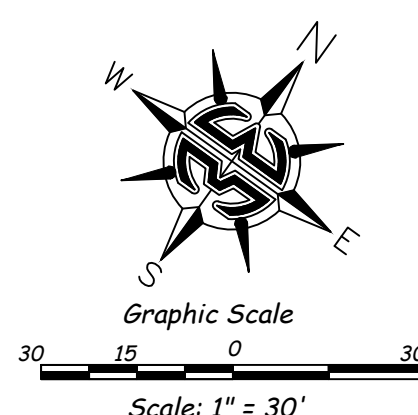




Match Line LD-03



FOR GOVERNMENT  
SUBMITTAL ONLY  
NOT FOR BIDDING  
PURPOSES



City of Port St. Lucie Project No: P22-127-A1  
PSLUSD File No: 11-824-13C

Florida Coast Surgical Hospital  
City of Port St. Lucie  
Landscape Plan

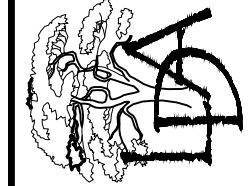


11.17.23  
LD-04

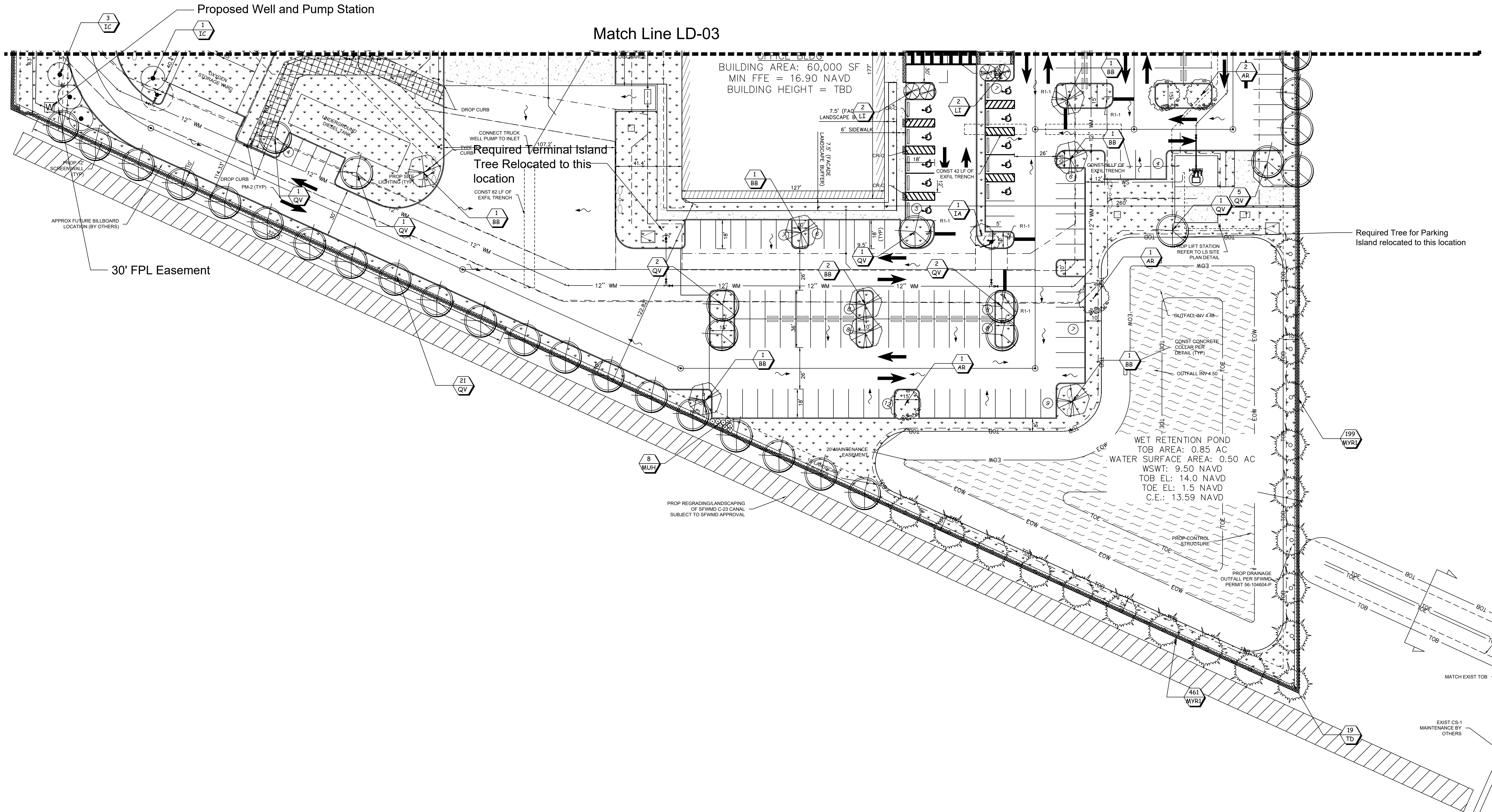
Revisions	Scale: 1"=30'
Date	Drawn by: CA
Comments	Checked by: SM
2.28.23 per staff comments	CADD No.: 22-044
6.5.23 per staff comments	Date: 11.18.22
6.8.23 per FPL comments	
11.17.23 revised utilities	

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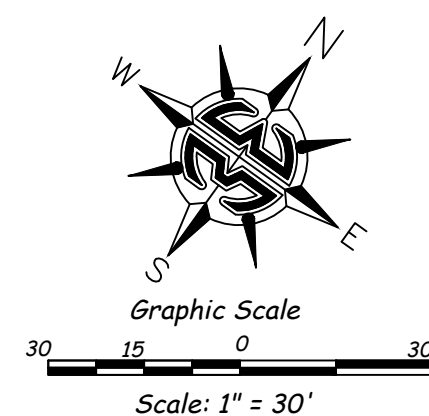
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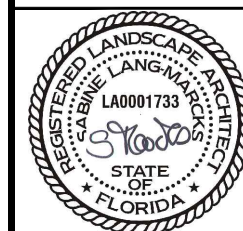


City of Port St. Lucie Project No: P22-127-A1  
PSLUSD File No: 11-824-13C

# Florida Coast Surgical Hospital

City of Port St. Lucie

## Landscape Plan



1.25.24  
LD-05

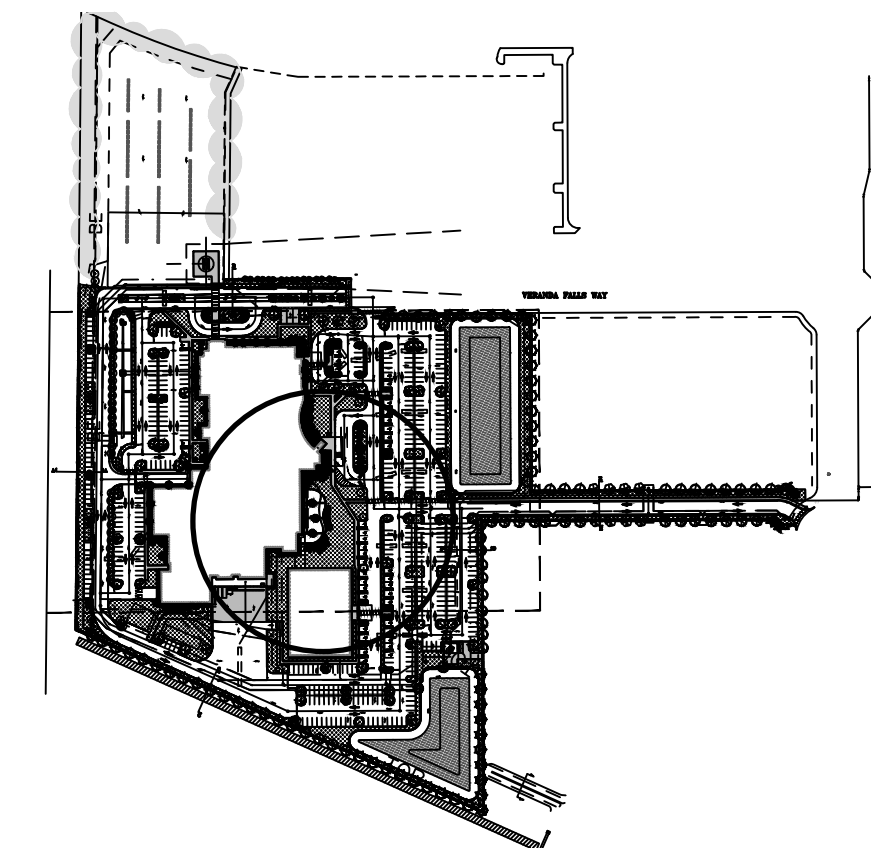
REVISIONS	
Date	Comments
2.28.23	per staff comments
5.10.23	per staff comments
6.5.23	per staff comments
6.8.23	per FPL comments
11.17.23	revised utilities

Scale: 1"=30'  
Drawn by: CA  
Checked by: SM  
CADD No.: 22-044  
Date: 5.4.22

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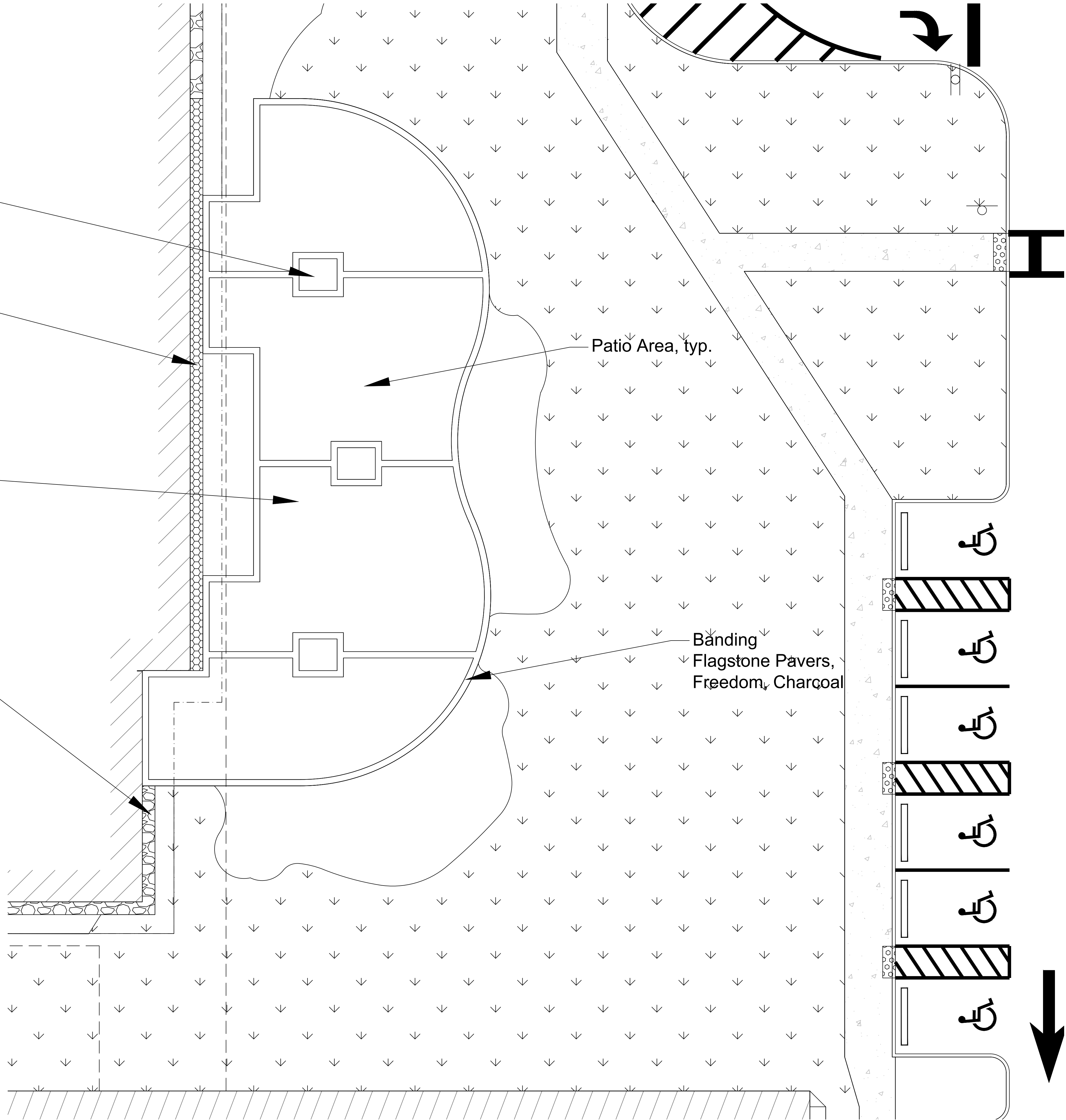


Recycled Concrete, 57  
Rock, Typ.

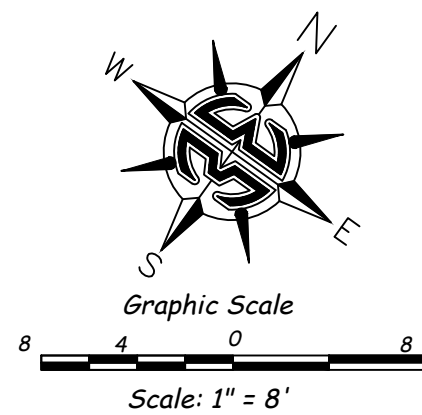
Flagstone Pavers,  
Victory, White/Grey

Mexican Beach  
Pebbles, Typ.

Tree Wells, Typ.

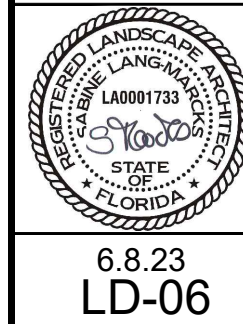


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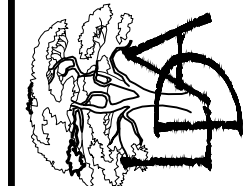
City of Port St. Lucie Project No: P22-127-A1  
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Florida Coast Surgical Hospital  
City of Port St. Lucie  
Hardscape Detail



Scale: 1"=8'  
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Checked by: SM  
CADD No.: 22-044  
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PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUND COVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RECYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROM HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:  
MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL:

ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITTS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITTS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

PLANT MATERIALS

TREES, PALMS, SHRUBS, GROUND COVERS:

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

SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

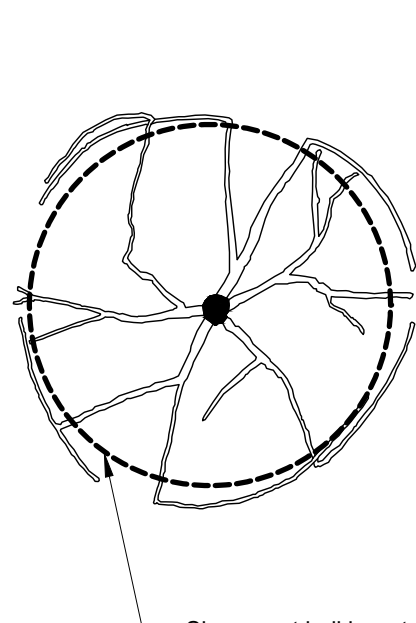
ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

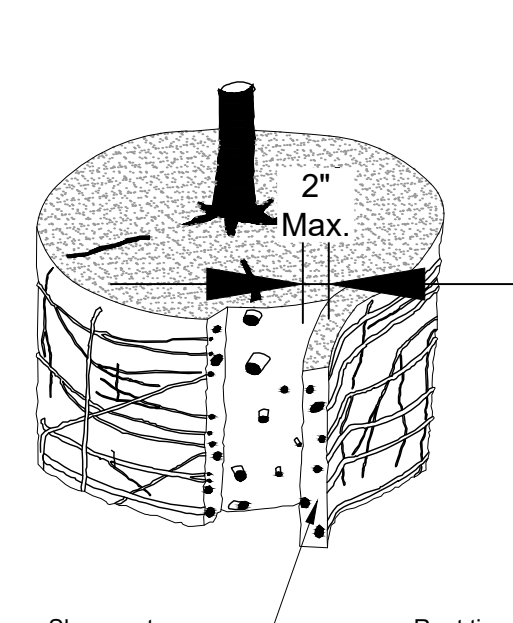
GENERAL NOTES:

1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES.
11. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
12. DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
13. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
14. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
15. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
16. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
17. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
18. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
19. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
20. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
21. ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
22. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).

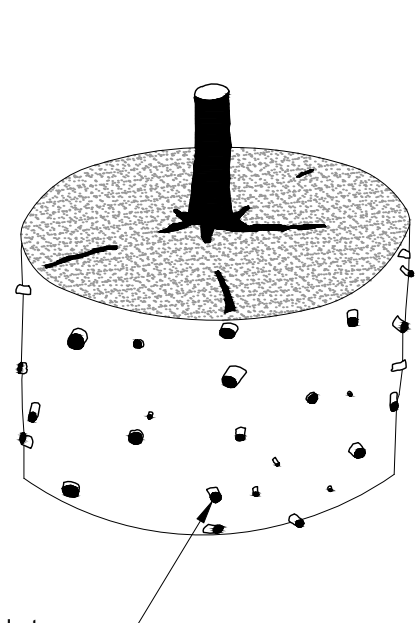
BEFORE SHAVING



SHAVING PROCESS



SHAVING COMPLETE

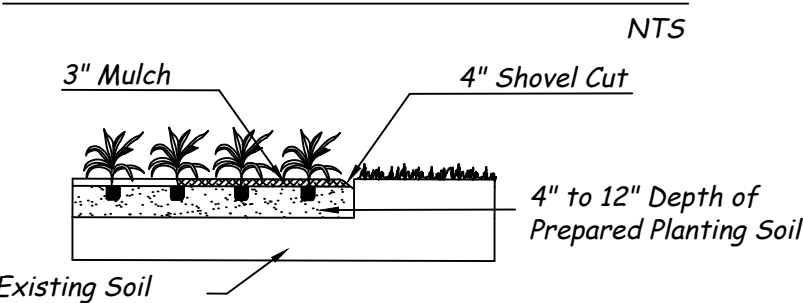


- Notes:
- 1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.
  - 2- Shaving can be performed just prior to planting or after placing in the hole.

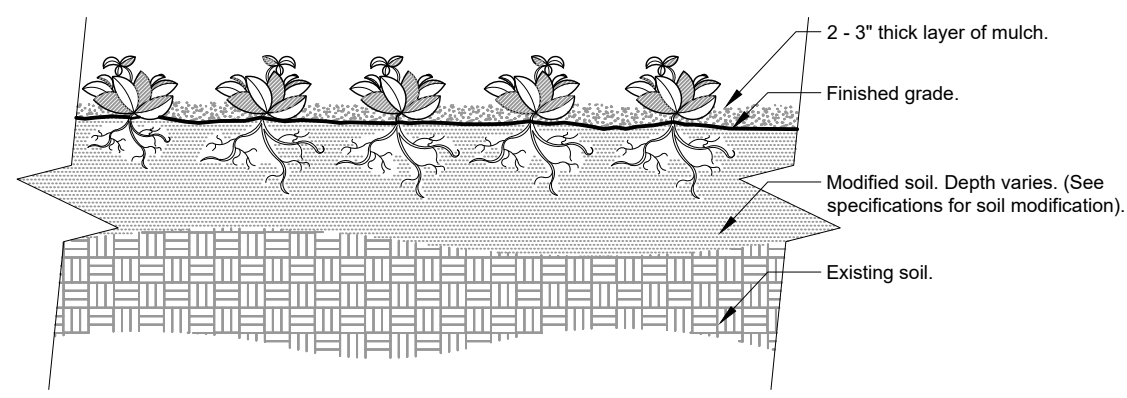
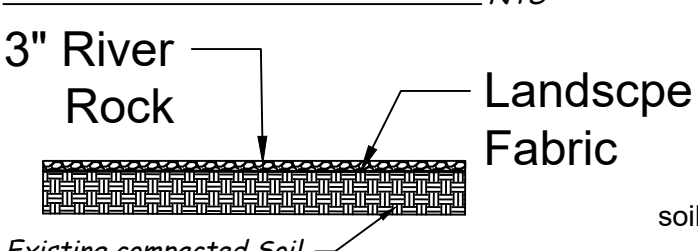
ROOT BALL SHAVING CONTAINER DETAIL

Watering Schedule			
Item	Water	Month	No. of Applications
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			45

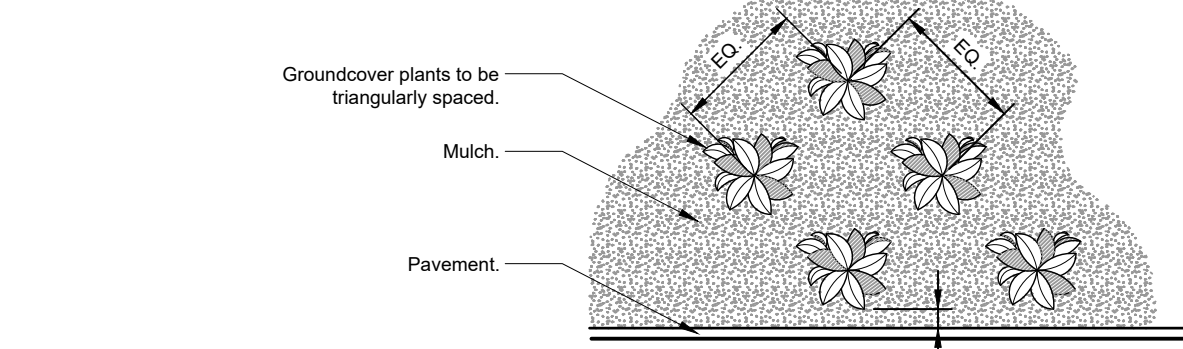
Planting Edge at Sod Detail



Gravel Strip Detail



SECTION VIEW

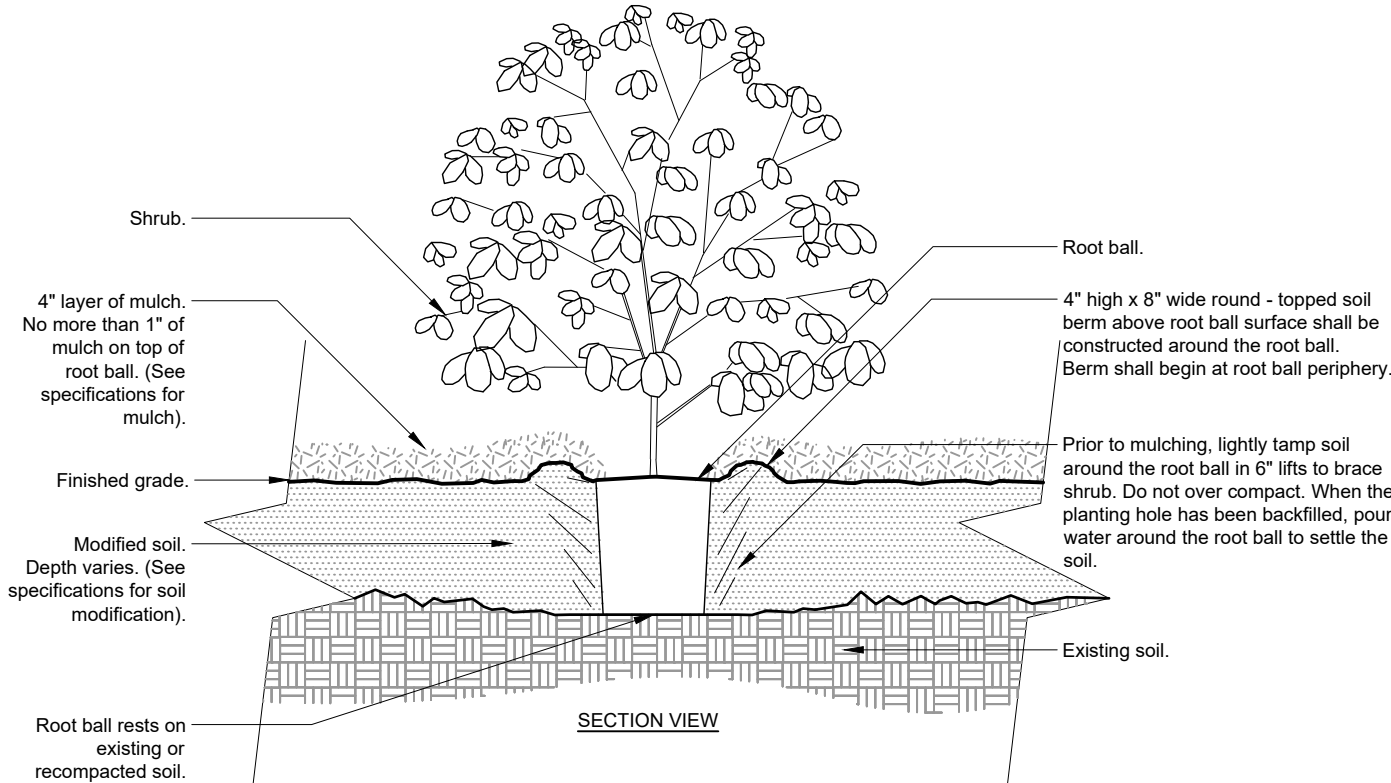


PLAN

- Notes:
- 1- See planting legend for groundcover species, size, and spacing dimension.
  - 2- Small roots (1/2" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
  - 3- Settle soil around root ball of each groundcover prior to mulching.

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GROUND COVER



SECTION VIEW

- Notes:
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
  - 2- See specifications for further requirements related to this detail.

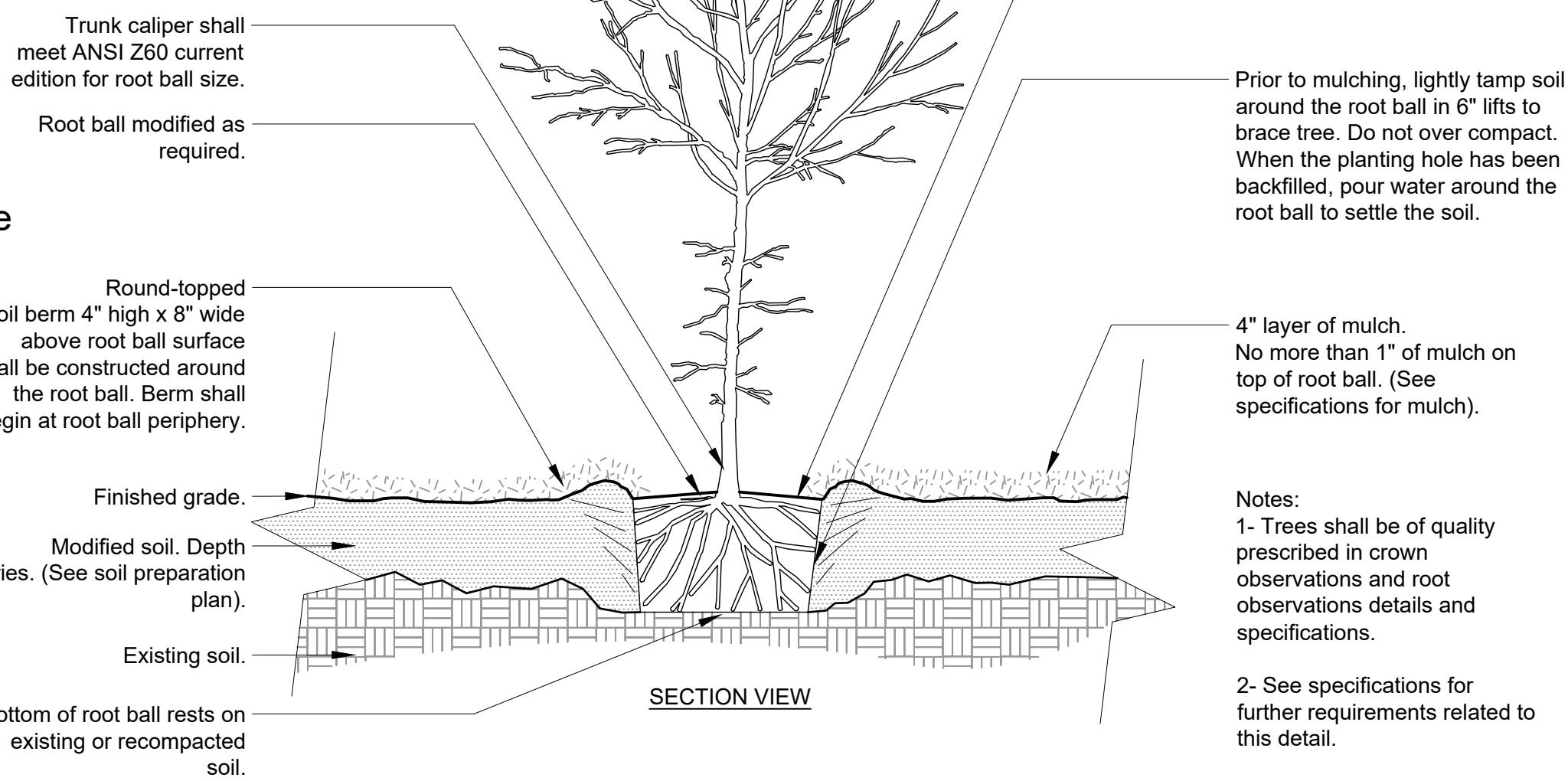
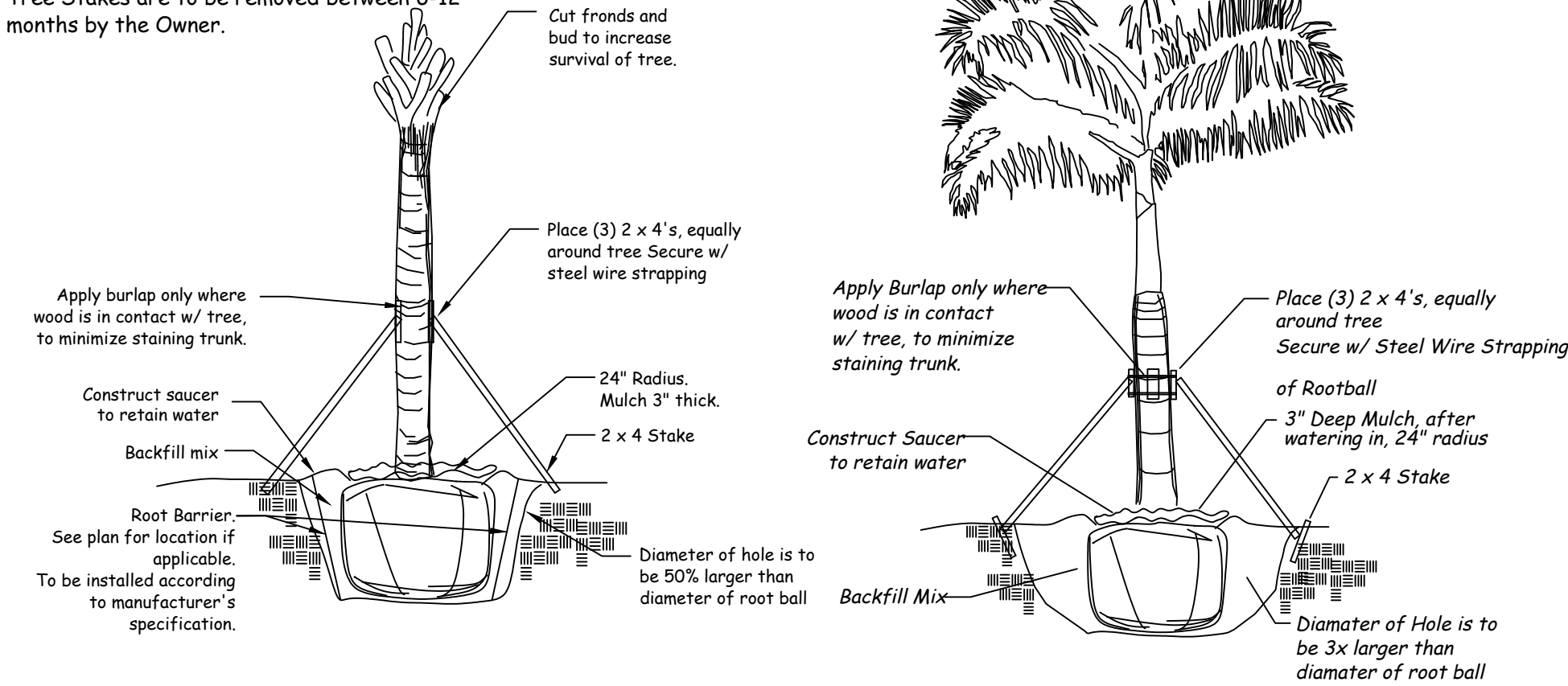
SHRUB - MODIFIED SOIL

ABBREVIATIONS:

C.T. - CLEAR TRUNK  
Ht. - HEIGHT  
O.C. - ON CENTER  
Spr. - SPREAD

Palm Planting Detail

Tree Stakes are to be removed between 6-12 months by the Owner.

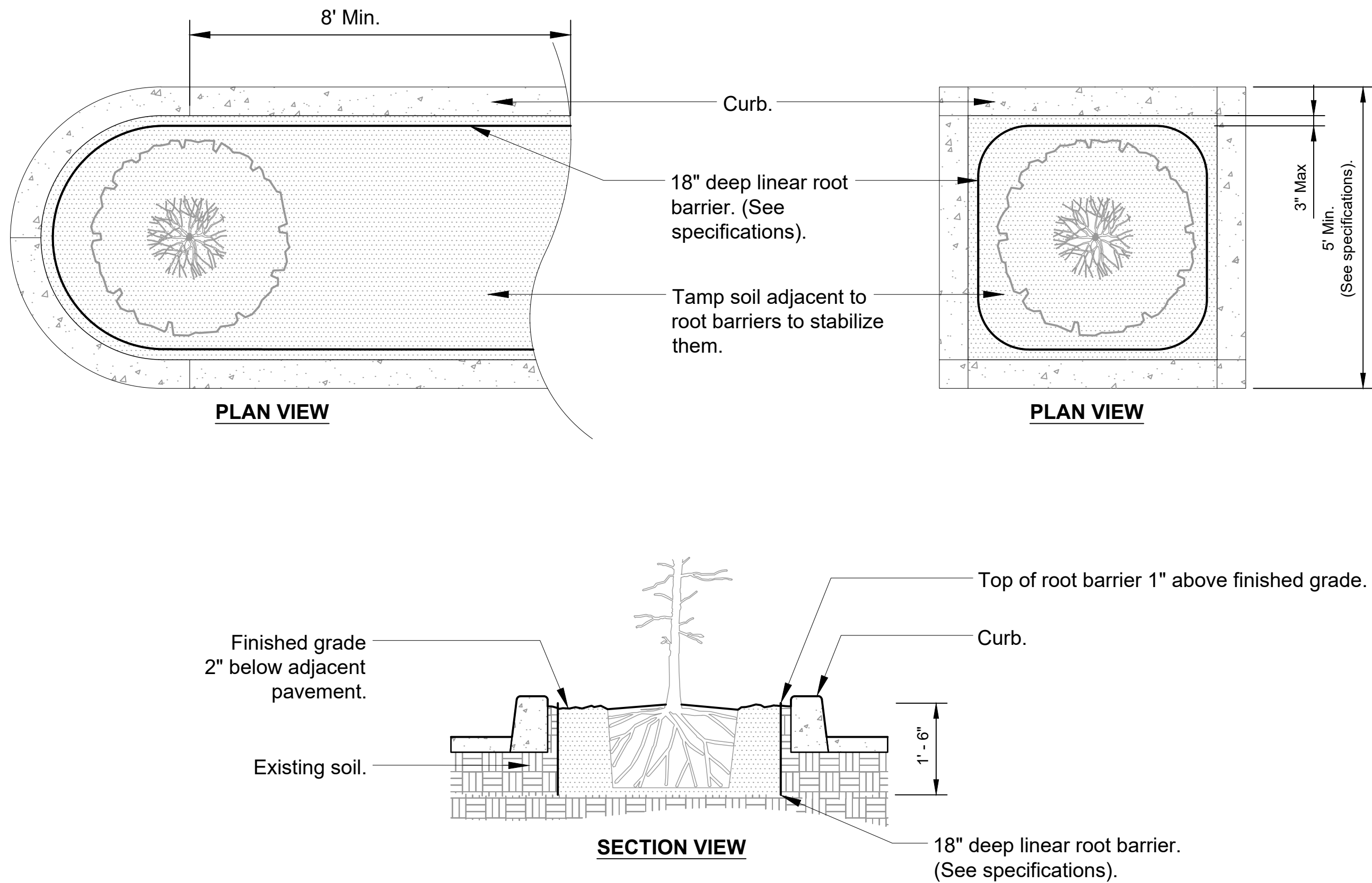
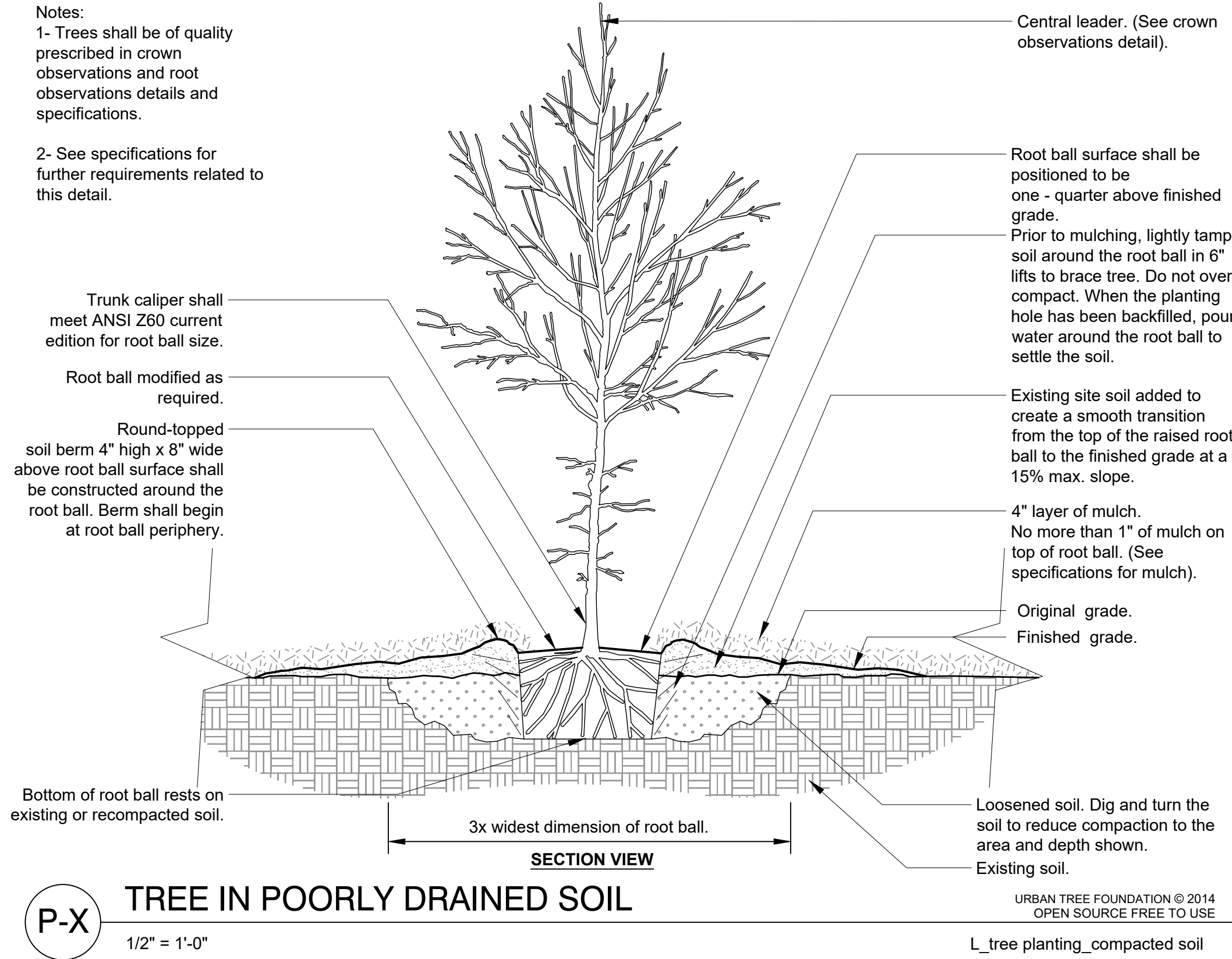


- Notes:
- 1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
  - 2- See specifications for further requirements related to this detail.

TREE w/ BERM (EXISTING SOIL MODIFIED)

City of Port St. Lucie Project No: P22-127-A1  
PSLUSD File No: 11-824-13C



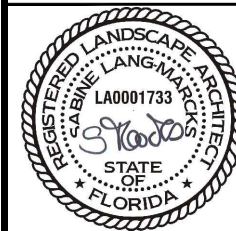


- Notes:
- 1- Root barriers shall be installed per manufacturer's specifications and recommendations.
- 2- Root barriers shall be installed when root ball is located within 6' of pavement.

## ROOT BARRIERS - PARKING LOT ISLANDS

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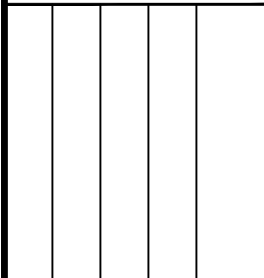
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City of Port St. Lucie Project No: P22-127-A1

Florida Coast Surgical Hospital  
City of Port St. Lucie  
Hardscape Detail

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Revisions	Date	Comments
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6.8.23  
LD-08



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# Veranda - A Community of Caring Hospital

## Landscape Modification

### (P24-004)

Planning and Zoning Board – February 6, 2024  
Bethany Grubbs, Planner III

## General Information

Applicant's Request:	To provide landscaping in lieu of an architectural buffer wall on the south and southeastern sides of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Dennis Murphy, Culpepper & Terpening, Inc.
Property Owner:	Florida Coast Medical and Surgical Center, Inc.
Location:	The south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.

## Project Summary

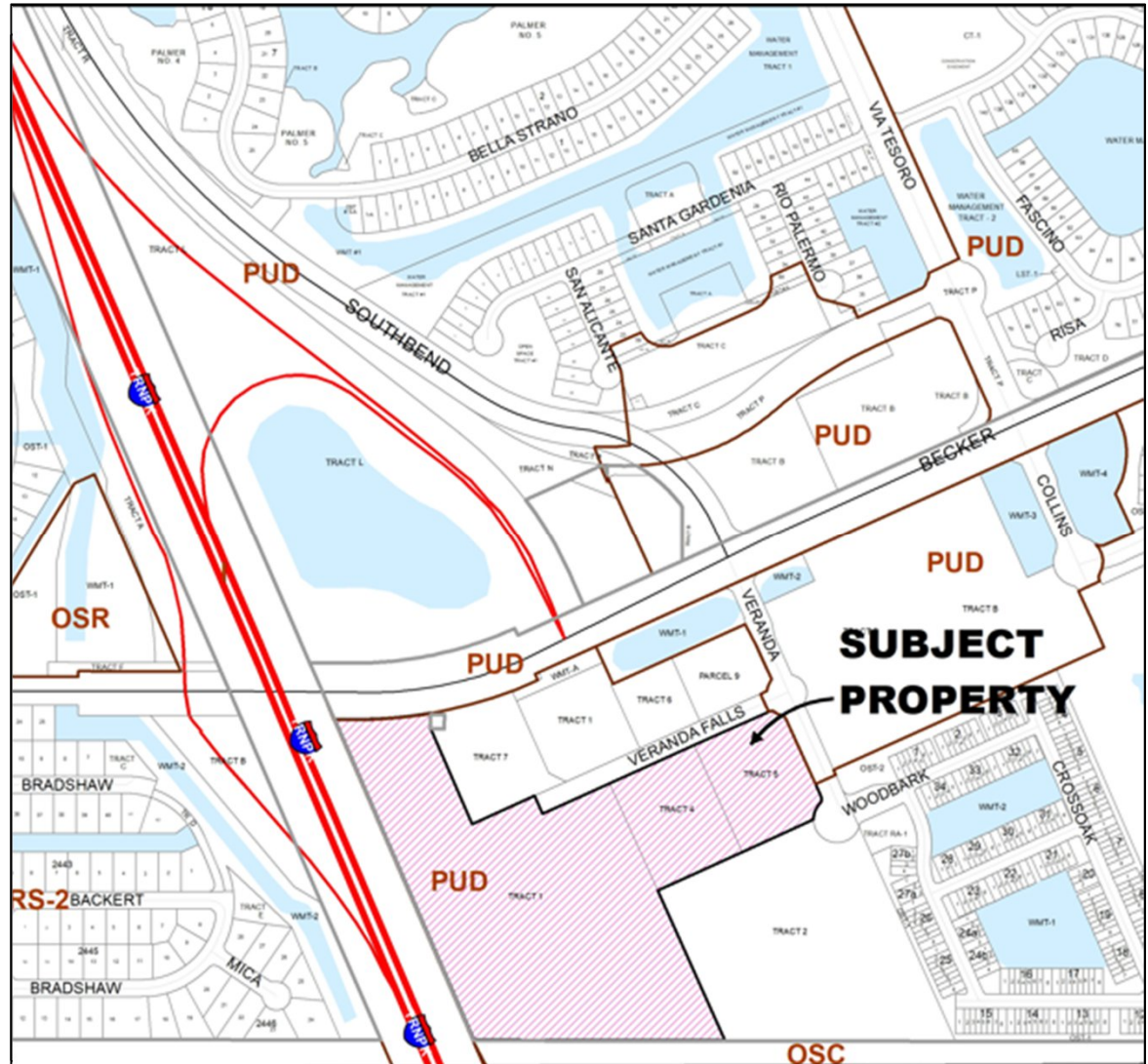
- The site is approximately acres in size, a related project for a major site plan (P22-127-A1) has been approved to construct a 181,925 gross square foot hospital and a 60,000 square foot medical office building.
- The development abuts open space property along the south side and residential property along the southeastern side.
- A wall is required in a landscape buffer strip where open space and residential uses abut institutional and office uses to the side or rear per Section 154.03(C)5 of the Landscape and Clearing Code.

## Modification Request

- The applicant is requesting to provide landscaping in lieu of a wall as per Section 154.12 of the Landscape and Land Clearing Code.
- A wall is required in a landscape buffer strip where institutional or office uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code.

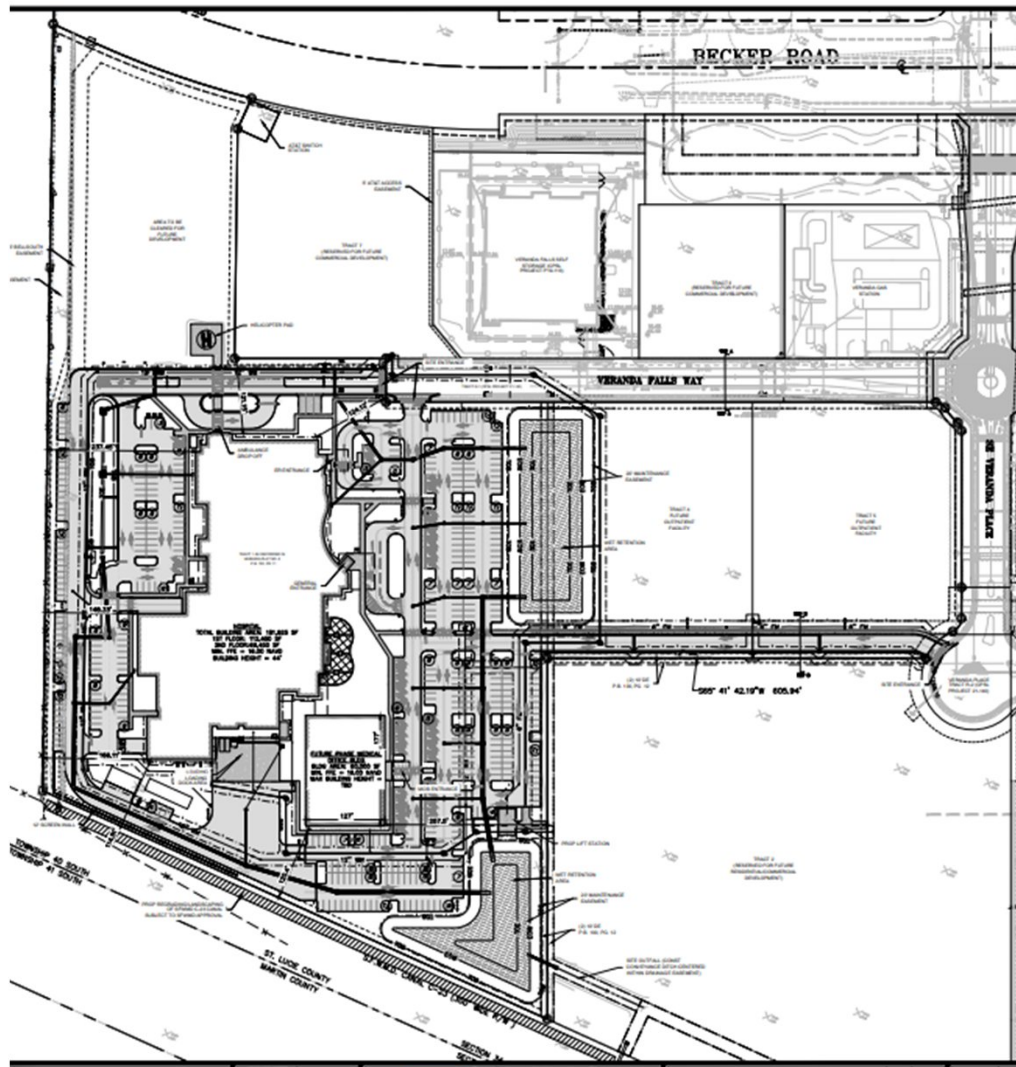


# Location Map

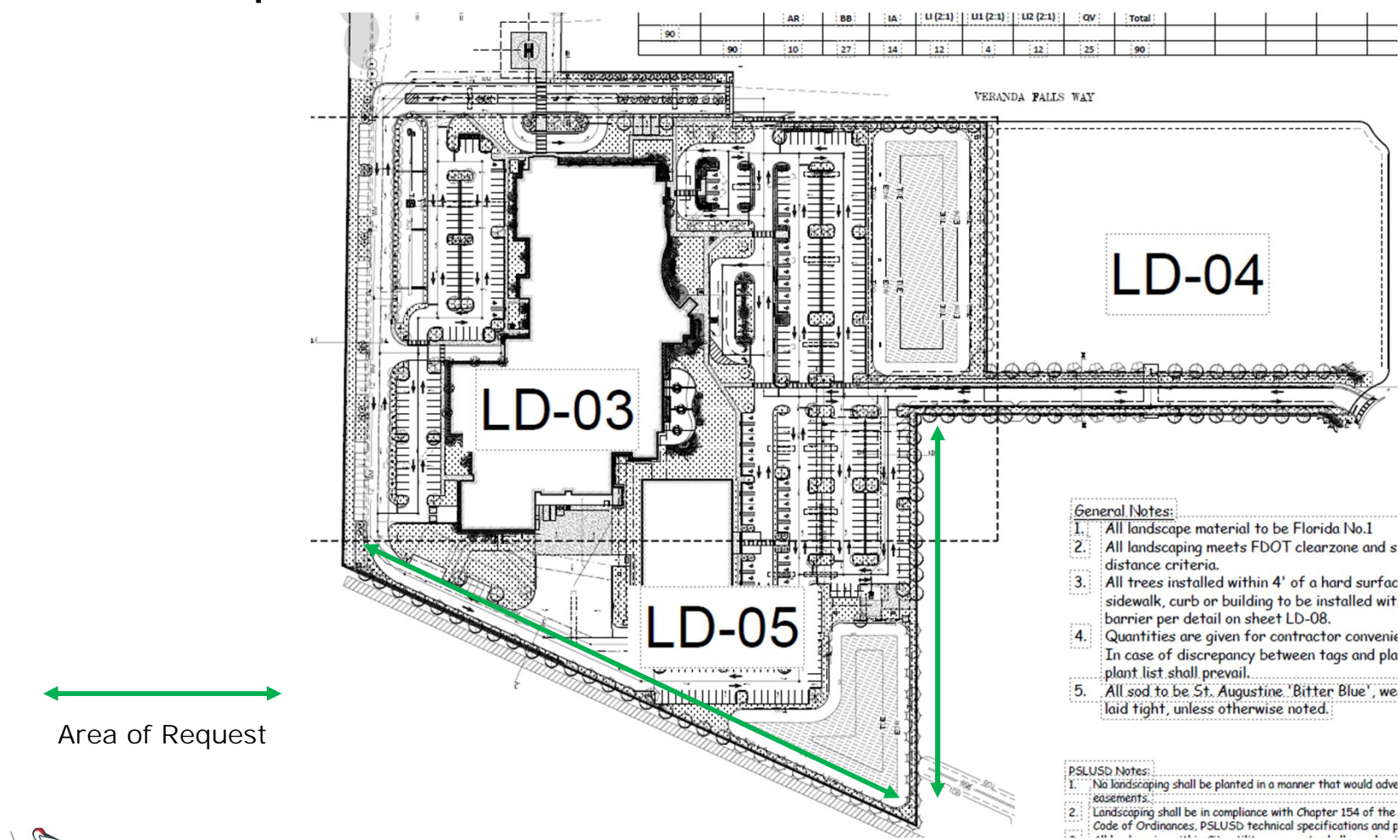




# Site Plan



# Landscape Plan



## Planning & Zoning Staff Recommendation

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting



## Agenda Summary

2024-096

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**Agenda Date:** 2/6/2024

**Agenda Item No.:** 9.a

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Placement: New Business

Action Requested: Discussion

### Review of Sunshine Law

The Legal Department will discuss Sunshine Law Provisions

Submitted By: Mary Savage Dunham, Planning and Zoning Department

Executive Summary: The Legal Department will lead a discussion on the Sunshine Law and answer questions from the Planning and Zoning Board on the same.

Presentation Information: Staff may provide a presentation.

Background: The Board was provided with training materials in December 2023 for their review. The purpose of this agenda item is to provide an opportunity for the Board to ask any clarifying questions that they may have of the Legal staff.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: N/A



## Agenda Summary

2024-109

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**Agenda Date:** 2/6/2024

**Agenda Item No.:** 9.b

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Placement: New Business

Action Requested: Motion / Vote

### Selection of Site Plan Review Committee Member

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

Executive Summary: Section 158.236(A) of the City's Zoning Code establishes the membership of the Site Plan Review Committee. A member of the Planning and Zoning Board is a voting member. The position needs to be filled.

Presentation Information: N/A

Staff Recommendation: Move that the Board select a member to sit on the Site Plan Review Committee.

Background: The Site Plan Review Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of the month at 1:30 pm.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: N/A