

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 8A and 8D

Wednesday, October 2, 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

Jim Norton, At-Large, 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

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

1. Meeting Called to Order**2. Roll Call****3. Determination of a Quorum****4. Pledge of Allegiance****5. Approval of Minutes****6. Consent Agenda****7. Public Hearings - Non Quasi-Judicial****7.a P24-135 Decorative Concrete Specialists of South Florida -
Future Land Use Amendment.**[2024-927](#)

Location: 2134 NW Commerce Lakes Drive

Legal Description: Go Team Industrial Park-Unit Three- Block B, Lot 14
(PB 26, PG 2)

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

8. Public Hearing - Quasi-Judicial**8.a P24-108 Joho Properties, LLC - Variance**[2024-851](#)

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

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

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

**8.b P24-136 Decorative Concrete Specialists of South Florida
Rezoning Application.**[2024-943](#)

Location: 2134 NW Commerce Lakes Drive

Legal Description: Go Team Industrial Park-Unit Three-Block B Lot 14 (PB
26, PG 2).

This is a request to rezone a 1.86-acre parcel from Service Commercial
(CS) to Industrial (IN).

- 8.c** P24-137 Legacy Park North at Southern Grove Master [2024-968](#)
Planned Unit Development (MPUD) Amendment No. 2
Location: The subject property is generally located west of Interstate 95,
east of south SW Village Parkway, and between Marshall Parkway and
Hegener Drive.
Legal Description: Southern Grove Plat No. 45
This is a request to rezone approximately 10 acres of property and
amend the MPUD document and concept plan for Legacy Park North at
Southern Grove MPUD.
- 8.d** P24-142 City of PSL - Intermodal Transit Facility - Landscape [2024-994](#)
Modification
Location: West side of SE Belvedere Street between Deacon and
Thanksgiving Avenues.
Legal Description: Port St. Lucie Section 18, Tract D
This is a request to provide landscaping in lieu of an architectural buffer
wall on the northern portion of the property per Section 154.12 of the
City of Port St. Lucie Code of Ordinances.

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

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

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

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



Agenda Summary

2024-927

Agenda Date: 10/2/2024

Agenda Item No.: 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P24-135 Decorative Concrete Specialists of South Florida - Future Land Use Amendment.

Location: 2134 NW Commerce Lakes Drive

Legal Description: Go Team Industrial Park-Unit Three- Block B, Lot 14 (PB 26, PG 2)

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

Submitted By: Daniel Robinson, Planner III

Executive Summary: The applicant is requesting to change the future land use designation from Service Commercial (CS) to Heavy Industrial for this 1.86-acre parcel that is currently developed. The purpose is to expand the existing business by adding a concrete plant to the site which already has the existing use of warehouse and open storage yard.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the Future Land Use Amendment to the City Council.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval with conditions.
2. Move that the Board not recommend approval and provide an explanation of the recommendation to City Council.

Background: In 2019, the property was rezoned to Service Commercial to be compatible with the existing Land Use of Service Commercial. The rezoning was requested to develop a warehouse building with open storage for a concrete fencing business. The business owner now would like to further expand his business to include a concrete plant. As this is a heavy industrial use the Future Land Use and Zoning is required to be updated appropriately to accommodate the desired use.

Issues/Analysis: The Heavy Industrial Land Use provides the ability for special exception uses to be reviewed and approved by City Council for properties with an Industrial Zoning Designation. The proposed use of concrete plant is a heavy industrial use and to establish that use on this site the property is required to have a Heavy Industrial Land Use, Industrial Zoning, and a Special Exception Use must be approved.

Special Consideration: N/A

Location of Project: 2134 NW Commerce Lakes Drive

Attachments:

- Staff report
- Cover letter
- Deed
- Application
- Staff presentation

City of Port St. Lucie
Small-Scale Comprehensive Plan Amendment
P24-135 Decorative Concrete Specialists of South Florida



SUMMARY

Applicant's Request:	This is a request to amend the Future Land Use from Service Commercial (CS) to Heavy Industrial (HI).
Applicant/Owner:	Jorge Mercado
Location:	The property is located at 2134 NW Commerce Lakes Drive.
Project Planner:	Daniel Robinson, Planner III

Project Description

The applicant requests a future land use designation of Heavy Industrial for a 1.86 acre parcel that is currently developed. The existing use of warehouse and open storage yard is proposed to be used for a concrete plant to expand the existing business.

Background In 2019 The property was rezoned to Service Commercial to bring the property into compatibility with the existing Land Use of Service Commercial. The rezoning was requested to develop a warehouse building with open storage for a concrete fencing business. The business owner now wants to expand his business into a concrete plant. As this is a heavy industrial use the Future Land Use and Zoning is required to be updated appropriately.

The Heavy Industrial Land Use provides the ability for special exception uses to be reviewed and approved by City Council for properties with an Industrial Zoning Designation. The proposed use of concrete plant is a heavy industrial use and requires Heavy Industrial Land Use, Industrial Zoning, and a Special Exception Use approved.

Public Notice Requirements

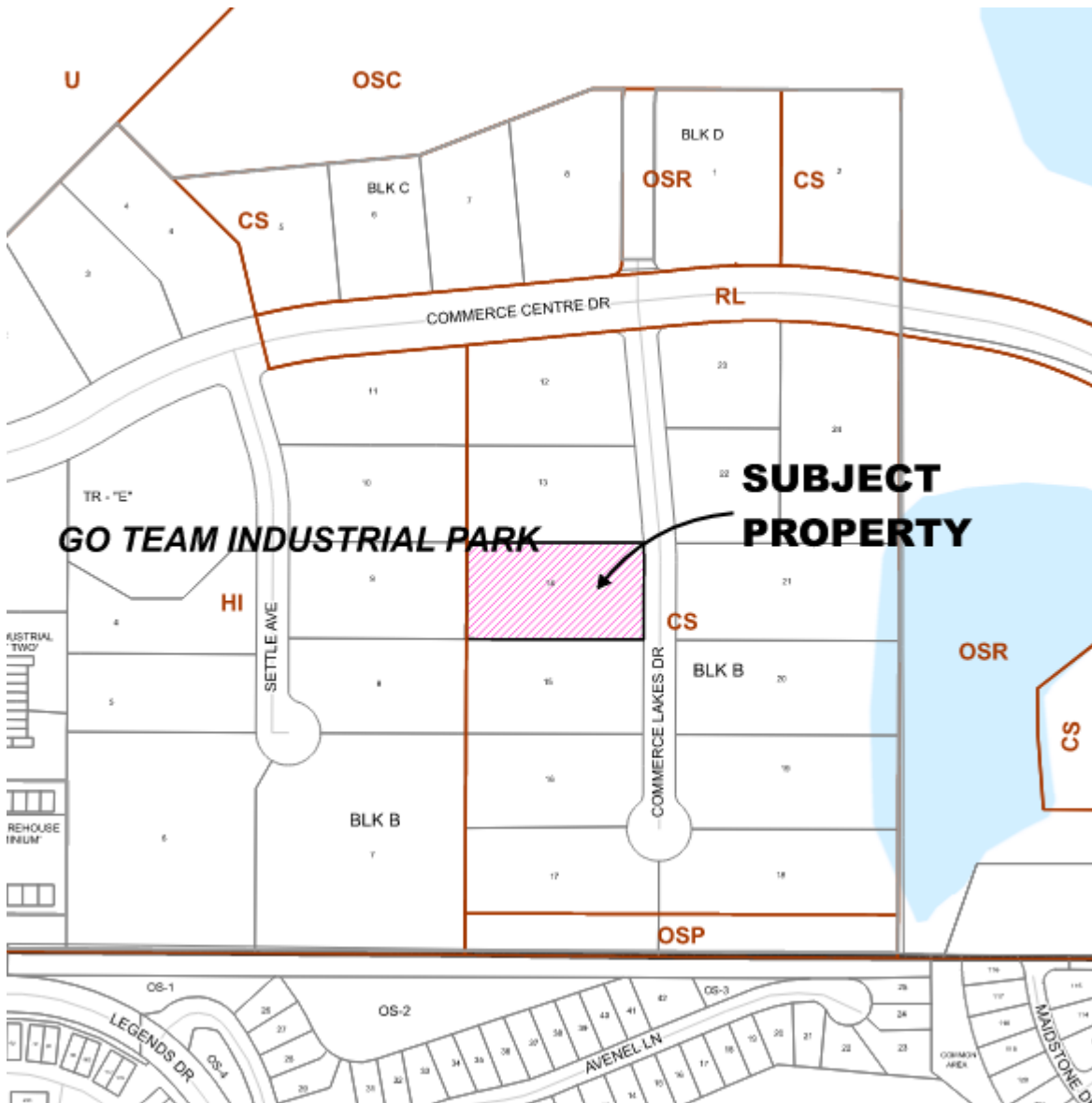
Public notice was sent to owners within 750 feet.

Location and Site Information

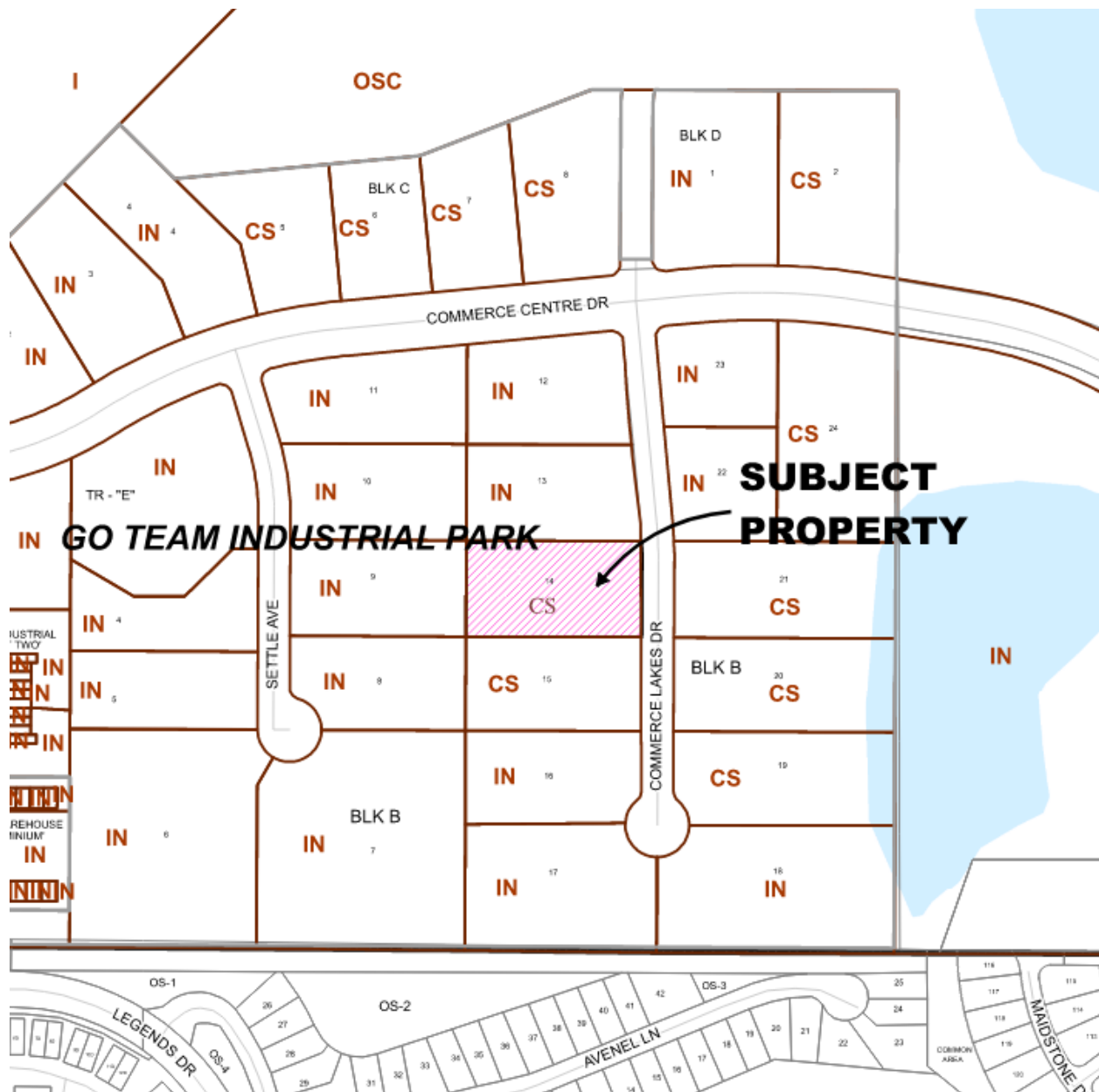
Parcel Number:	3315-703-0003-0005
Property Size:	1.86 Acres (80,586 square feet)
Legal Description:	Go Team Industrial Park-Unit Three-Block B Lot 14
Current "Future Land Use:"	Service Commercial (CS)
Existing Zoning:	Service Commercial (CS)
Existing Use:	Warehouse and storage yard
Requested "Future Land Use:"	Heavy Industrial (HI)
Requested Zoning:	Industrial (IN)
Proposed Use:	Concrete plant

Surrounding Uses

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



Existing Land Use



Existing Zoning

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The small-scale future land use amendment is proposed to develop a concrete plant.

Land Use Consistency (Objective 1.1.4.4): This application is consistent with Objective 1.1.4.3 which states that the City shall provide the following designation for industrial land uses:

- a. Light Industrial (LI). Primarily for light manufacturing and assembling warehousing and storage. Excludes the more intensive industrial uses as defined in the zoning code.
- b. Heavy Industrial (HI). Uses with access to major transportation corridors and allows for traditionally more intensive industrial uses, as well as those within the LI designation. Large scale manufacturing and assembling, citrus processing and other intensive uses as defined by the zoning code. Standards shall be included in the zoning code to prohibit harmful materials and wastes. Both land use categories shall be controlled through appropriate zoning regulations which address concerns such as buffering and limitations on uses considered hazardous or a nuisance. City of Port St. Lucie 1-28 Adopted Comprehensive Plan: 2020-2040 October 26, 2020
- c. Planned Industrial Park (PIP). Economic activity center primarily designed to accommodate the City's targeted industries list and economic development directives. Uses include manufacturing, research, development, other value-added activities and support uses. Uses such as hotels, offices, commercial and institutional that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be permitted, along with accessory uses.

Staff Analysis: The proposed future land use map amendment is Heavy Industrial which supports the intended development of the concrete plant and is consistent with the character of nearby land uses.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

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

RELATED PROJECTS

P19-067 Decorative Concrete Specialists Site Plan

P19-197 Decorative Concrete Specialists of South Florida Rezoning

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

P24-136 Decorative Concrete Specialists of South Florida Rezoning

STAFF RECOMMENDATION

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

Planning and Zoning Board Action Options:

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

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

Dear City of Port St. Lucie,

I am writing to formally request the rezoning of my property located at 2134 NW Commerce Lakes Dr., Port St. Lucie, FL 34986, from its current commercial zoning designation to a heavy industrial designation. I intend to develop this property into a concrete plant, which I believe will be beneficial to the local economy and align with the area's industrial development goals.

Proposed Concrete Plant Details:

The planned concrete plant will consist of the following components:

1. **Concrete Production:** The plant will include state-of-the-art equipment for batching and mixing concrete. This will enable us to produce a variety of concrete products, including ready-mix concrete, concrete blocks and precast elements for residential and commercial applications.
2. **Concrete Storage and Distribution:** We will establish dedicated storage areas for raw materials such as sand, gravel, and cement. Additionally, there will be storage facilities for finished products and a fleet of delivery trucks to distribute concrete to local construction sites.
3. **Concrete Fence Manufacturing:** We plan to incorporate facilities for the production of concrete fencing solutions. This will serve both residential and commercial projects, enhancing security and aesthetic options for properties in the area.
4. **Operational Infrastructure:** The site will be equipped with necessary operational infrastructure, including a quality control lab, maintenance facilities, and administrative offices.

Rationale for Rezoning:

1. **Economic Benefits:** The establishment of this concrete plant will create many jobs in the local area, contributing positively to the local economy. By providing a local source of concrete, we will support infrastructure projects, reduce transportation costs, and decrease the environmental impacts associated with long-distance material transport.
2. **Compatibility with Surrounding Uses:** The site location is near other heavy industrial zones, highways, and infrastructure. makes it ideal for heavy industrial use. The proposed rezoning aligns with the existing and future land use patterns in the area, supporting industrial development goals.

3. **Compliance with Local Plans:** This development aligns with local or regional plans and, industrial development strategies in the area, which support industrial growth and infrastructure development.
4. **Environmental Considerations:** We are committed to operating the concrete plant with the highest standards of environmental responsibility. We will implement measures such as dust control systems, noise reduction technologies, and water management practices to minimize impacts on the surrounding community and environment.

I have attached all required documentation, including site plans, environmental assessments, and any other supporting materials necessary for your review. I am also prepared to provide any additional information or attend any hearings or meetings required to further discuss this rezoning request.

Thank you for considering my application. I am confident that this rezoning will bring significant benefits to our community, and I look forward to working with you and the City of Port St. Lucie to make this project a success.

Sincerely,

Jorge Mercado

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

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

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

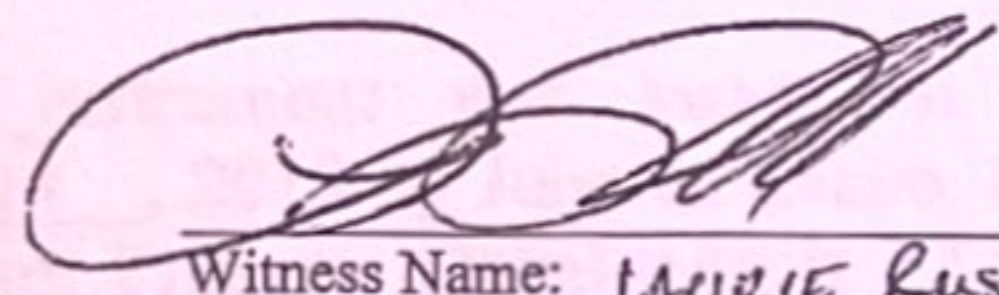
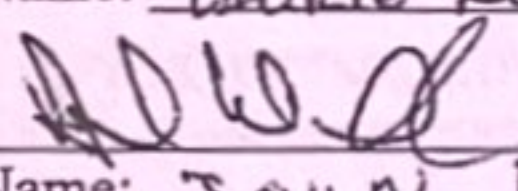
Subject to the use restrictions set forth on Exhibit "A" attached hereto and incorporated herein by reference.

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

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

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

Signed, sealed and delivered in our presence:


Witness Name: LAURIE RUSK SEWELL

Witness Name: JOHN H. AULD

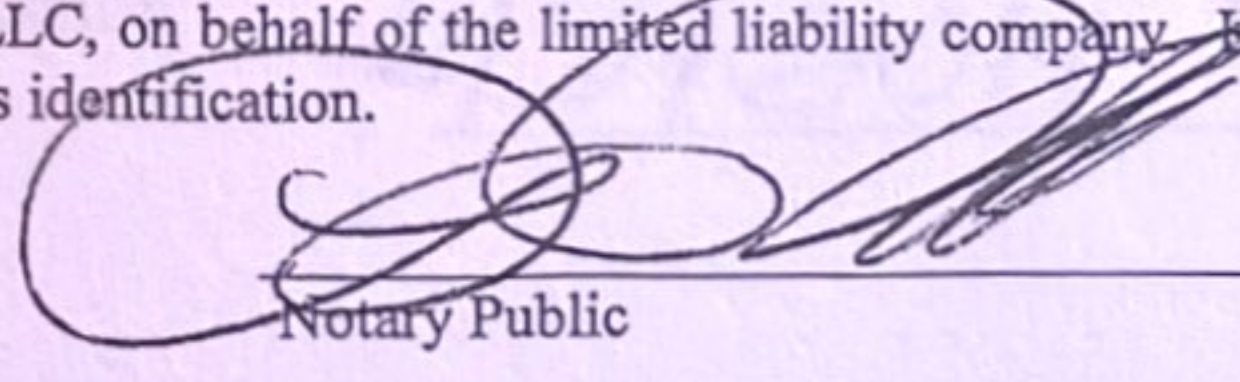
Bruckner Dev Co. LLC

By: V. Amato
Vincent Amato, Vice President/Managing Member

State of Florida
County of Martin

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

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____



TYPE	STATUS	BUILDING TYPE	
CP	P&Z MEETING SCHEDULED		
ASSIGNED TO			
Daniel Robinson			
ADDRESS			
2134 NW Commerce Lakes Dr			
SECTION	BLOCK	LOT	
Unit 3	B, GoTmIndPk	14	
LEGAL DESCRIPTION			
section GO TEAM INDUSTRIAL PARK-UNIT 3, Block B and lot 14-			
SITE LOCATION			
2134 NW COMMERCE LAKES DR Port St. Lucie			
PARCEL #			
3315-703-0003-000-5			
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
CS	HI	IN	IN
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
1.86			
NO. OF LOTS OR TRACTS		NO. OF SHEETS IN PLAT	
0		0	
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
Need to change my lot from service commercial to HI (Heavy Industrial zoning).			
Primary Contact Email			
JORGEPAINING1@HOTMAIL.COM			
AGENT/APPLICANT			
FIRST NAME		LAST NAME	
JORGE		MERCADO	
Business Name			
DECORATIVE CONCRETE SPECIALIS OF SOUTH FLORIDA, LL			
ADDRESS			
1652 SW SCHLEICHER LN			
CITY	STATE	ZIP	
PORT ST LUCIE	FL	34984	
EMAIL		PHONE	
JORGEPAINING1@HOTMAIL.COM		7725285409	
AUTHORIZED SIGNATORY OF CORPORATION			
FIRST NAME		LAST NAME	
JORGE		MERCADO	
ADDRESS			
1652 SW SCHLEICHER LN			
CITY	STATE	ZIP	

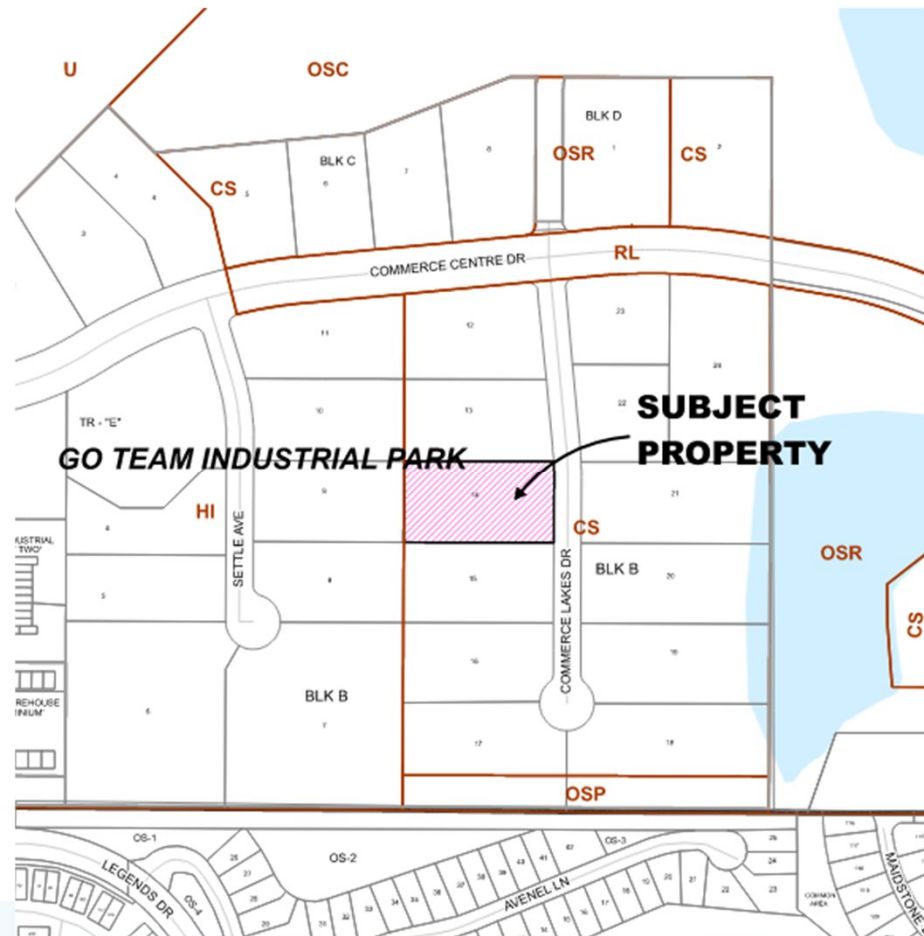


Decorative Concrete Specialists of South Florida
Small-Scale Comprehensive Plan Amendment
Planning & Zoning Board Meeting
October 2, 2024

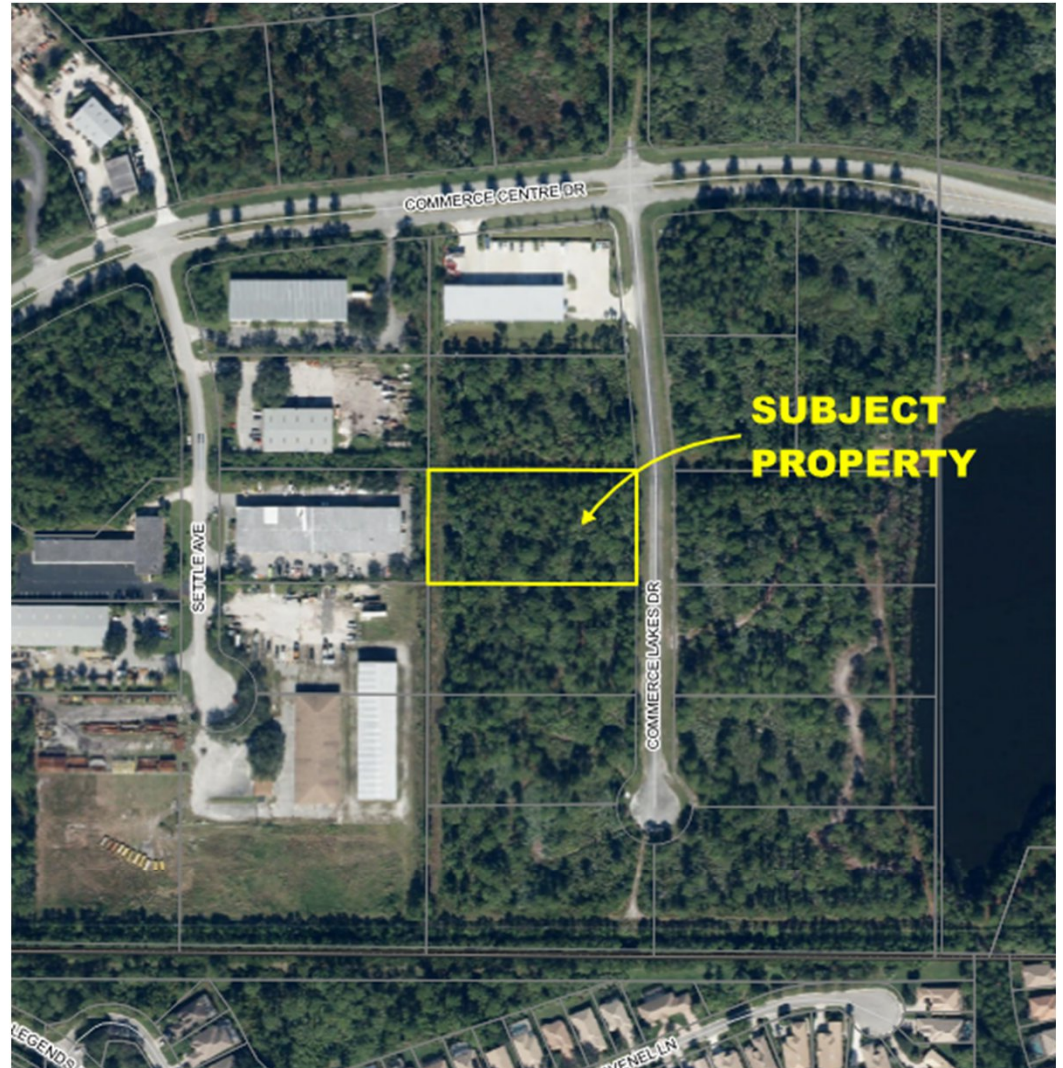
Request Summary

Applicant's Request:	The applicant requests a future land use designation of Heavy Industrial for a 1.86 acre parcel that is currently developed. The existing use of warehouse and open storage yard is proposed to be used for a concrete plant to expand the existing business.
Applicant/Property Owner:	Jorge Mercado
Location:	The property is located at 2134 NW Commerce Lakes Drive.

Existing Land Use Designation



Site Location



Surrounding FLU & Zoning

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

Background

In 2019, the property was rezoned to Service Commercial to be compatible with the existing Land Use of Service Commercial. The rezoning was requested to develop a warehouse building with open storage for a concrete fencing business. The business owner now wants to expand his business to include a concrete plant. As this is a heavy industrial use the Future Land Use and Zoning is required to be updated appropriately.

The Heavy Industrial Land Use provides the ability for special exception uses to be reviewed and approved by City Council for properties with an Industrial Zoning Designation. The proposed use of concrete plant is a heavy industrial use and requires Heavy Industrial Land Use, Industrial Zoning, and a Special Exception Use approved.

Comprehensive Plan Analysis

Land Use Consistency (Objective 1.1.4.4): This application is consistent with Objective 1.1.4.3 which states that the City shall provide the following designation for industrial land uses:

- Light Industrial (LI). Primarily for light manufacturing and assembling warehousing and storage. Excludes the more intensive industrial uses as defined in the zoning code.
- Heavy Industrial (HI). Uses with access to major transportation corridors and allows for traditionally more intensive industrial uses, as well as those within the LI designation. Large scale manufacturing and assembling, citrus processing and other intensive uses as defined by the zoning code. Standards shall be included in the zoning code to prohibit harmful materials and wastes. Both land use categories shall be controlled through appropriate zoning regulations which address concerns such as buffering and limitations on uses considered hazardous or a nuisance. City of Port St. Lucie 1-28 Adopted Comprehensive Plan: 2020-2040 October 26, 2020
- Planned Industrial Park (PIP). Economic activity center primarily designed to accommodate the City's targeted industries list and economic development directives. Uses include manufacturing, research, development, other value-added activities and support uses. Uses such as hotels, offices, commercial and institutional that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be permitted, along with accessory uses.

Staff Analysis: The proposed future land use map amendment is Heavy Industrial which supports the intended development of the concrete plant and is consistent with the character of nearby land uses.

Staff Recommendation

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

Planning and Zoning Board Action Options:

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

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



Agenda Summary

2024-851

Agenda Date: 10/2/2024

Agenda Item No.: 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-108 Joho Properties, LLC - Variance

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

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

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

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

Executive Summary: The City of Port St. Lucie has received a request from Jeff Laughren, on behalf of the property owner, Joho Properties, LLC., to grant a variance from Section 158.060(E) of the Zoning Code to allow for the development of the property for a permitted or special exception use, excluding a single family residential use, with a lot size of 10,018.8 square feet in a General Use Zoning District. The subject property is located on the west side of U.S. 1, south of Crosstown Parkway and adjacent to the portion of Savannas Preserve State Park that is along the North Fork of the St. Lucie River in Port St. Lucie. The subject property's lot dimensions are 80 feet by 126 feet, more or less. Section 158.060(E)(2) of the Zoning Code requires a minimum lot size of 20,000 SF and a minimum lot width of 100 feet for all permitted and special exception uses in a General Use Zoning District.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: That the Board review the variance application and vote to approve, approve with condition, or deny the variance request a noted below:

- Move to approve the variance to allow for a minimum lot size of 10,018.8 square feet where a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet is required in a General Use Zoning District for development of a permitted or special exception use, with the exclusion of a single-family residential use.
- Move to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Move to deny

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

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

Background: See attached Staff Report

Issues/Analysis: See attached Staff Report

Special Consideration: N/A

Location of Project: 8979 S US Highway 1

Attachments: 1. Staff Report, 2. Survey, 3. Response to Variance Criteria, 4. Deed, 5. Application, 6. Letter of Authorization, 7. Applicant Analysis, 8. Staff Presentation.



Joho Properties, LLC Variance
Project No. P24-108



SUMMARY

Applicant's Request:	A variance request from Section 158.060(E) of the Zoning Code to allow for the development of a property with a lot size of 10,018.8 square feet in a General Use Zoning District for property located on the west side of U.S. 1, south of Crosstown Parkway. and adjacent to the portion of Savannas Preserve State Park that is along the North Fork of the St. Lucie River in Port St. Lucie. Section 158.060(E)(2) of the Zoning Code requires a minimum lot size of 20,000 SF and a minimum lot width of 100 feet for all permitted and special exception uses in a General Use Zoning District (GU).
Application Type:	Variance, Quasi-Judicial
Applicant:	Jeff Laughren
Property Owner:	Joho Properties, LLC
Location:	8979 S US Highway 1
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City of Port St. Lucie has received a request from Jeff Laughren, on behalf of the property owner, Joho Properties, LLC., to grant a variance to the minimum lot size requirements for permitted and special exception uses in a General Use Zoning District. Section 158.060(E)(2) of the Zoning Code requires a minimum lot size of 20,000 SF with a minimum lot width of 100 feet for all permitted and special exception uses in a General Use Zoning District not including a Single Family Residential Dwelling. The subject property is approximately 10,018.8 square feet or .23 acres. The lot dimensions are 80 feet by 126 feet, more or less. The request is to allow for the subject property to be development as a 10,018.8 square foot lot in a GU zoning district. The request would result in a variance of 9,981.20 sq ft to the minimum lot size requirement. The applicant has stated that the proposed use is a camping facility.

The subject project is located on the west side of U.S. Highway 1, south of Crosstown Parkway, north of an FPL substation (Parcel ID: 3435-133-0001-000-1) and surrounded by land that located within the Savannas Preserve State Park (3435-132-0001-000-8). The property is legally described as St Lucie Gardens 35 36 40 Block 1, part of Lot 10. (Full legal description included in attachments).

Background

The subject property was formerly used and owned by American Telephone and Telegraph Company (AT&T). The building onsite housed their equipment. An AT&T easement occupies the western portion of the property. Per information available on the Property Appraiser's website, in 1990, the ownership of the property was transferred to Mr. Luke Ayoub. In 2013, ownership was transferred to Leo Cueto in a Tax Deed sale. The current property owner, Joho Properties, Inc., acquired the property in 2019.

The lot is located in and surrounded by Savannas Preserve State Park. South Florida Water Management District is shown as the current owner of the surrounding park property. An Assessment Map from the 1970's shows the park as being owned by General Development Corporation (GDC). The deed and attached survey indicate a 40- foot- wide access road easement from South US Highway 1 to the property.

Review Criteria

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

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet on August 22, 2024, and the file was included in the ad for the Planning & Zoning Board's agenda.

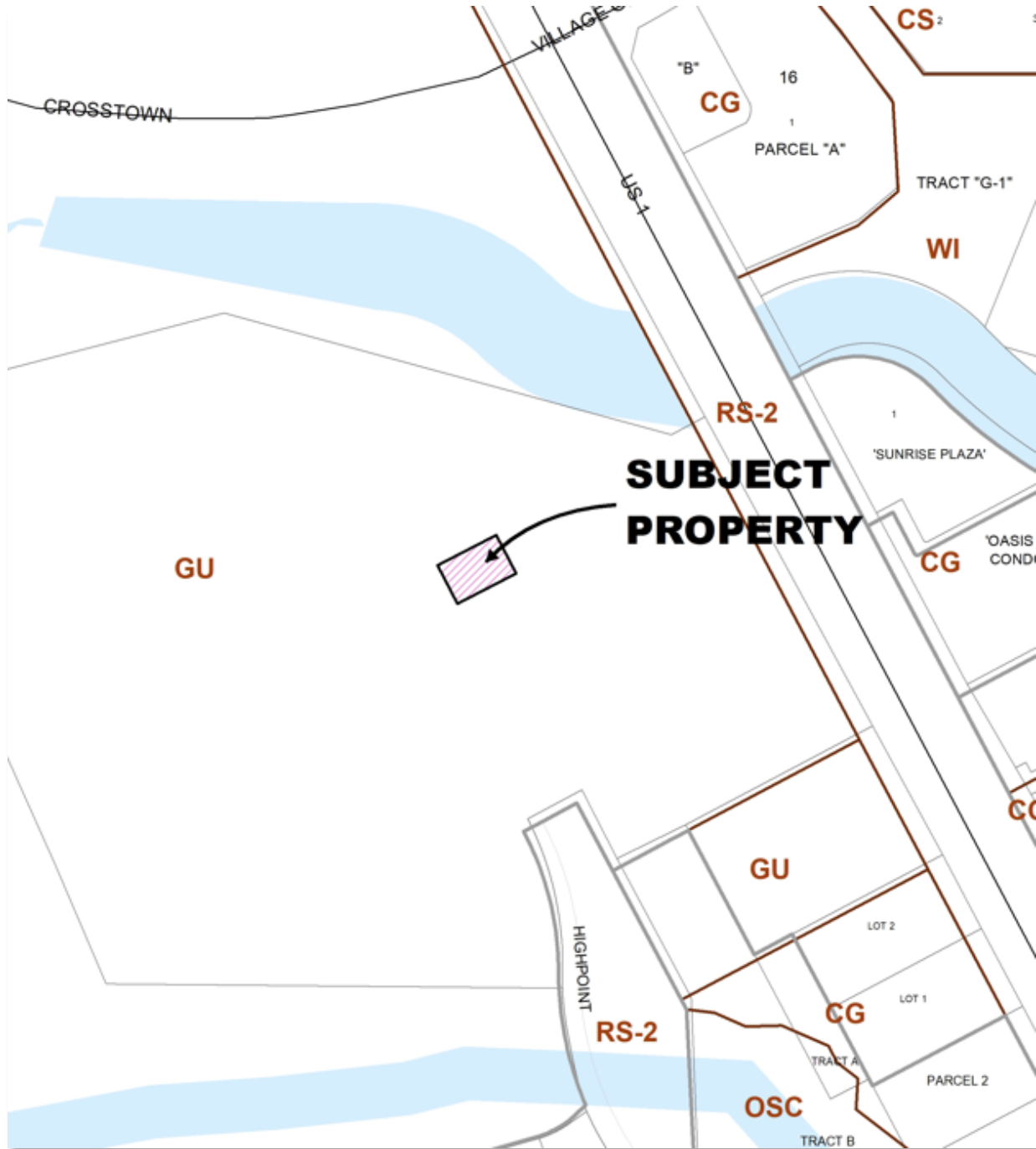
Location and Site Information

Parcel Number:	3414-501-2110-250-3
Property Size:	0.23 acres (10,018 SF)
Legal Description:	St Lucie Gardens 35 36 40 Block 1, Part of Lot 10
Address:	8979 S US Highway 1
Future Land Use:	OSC
Existing Zoning:	GU (General Use)
Existing Use:	Developed

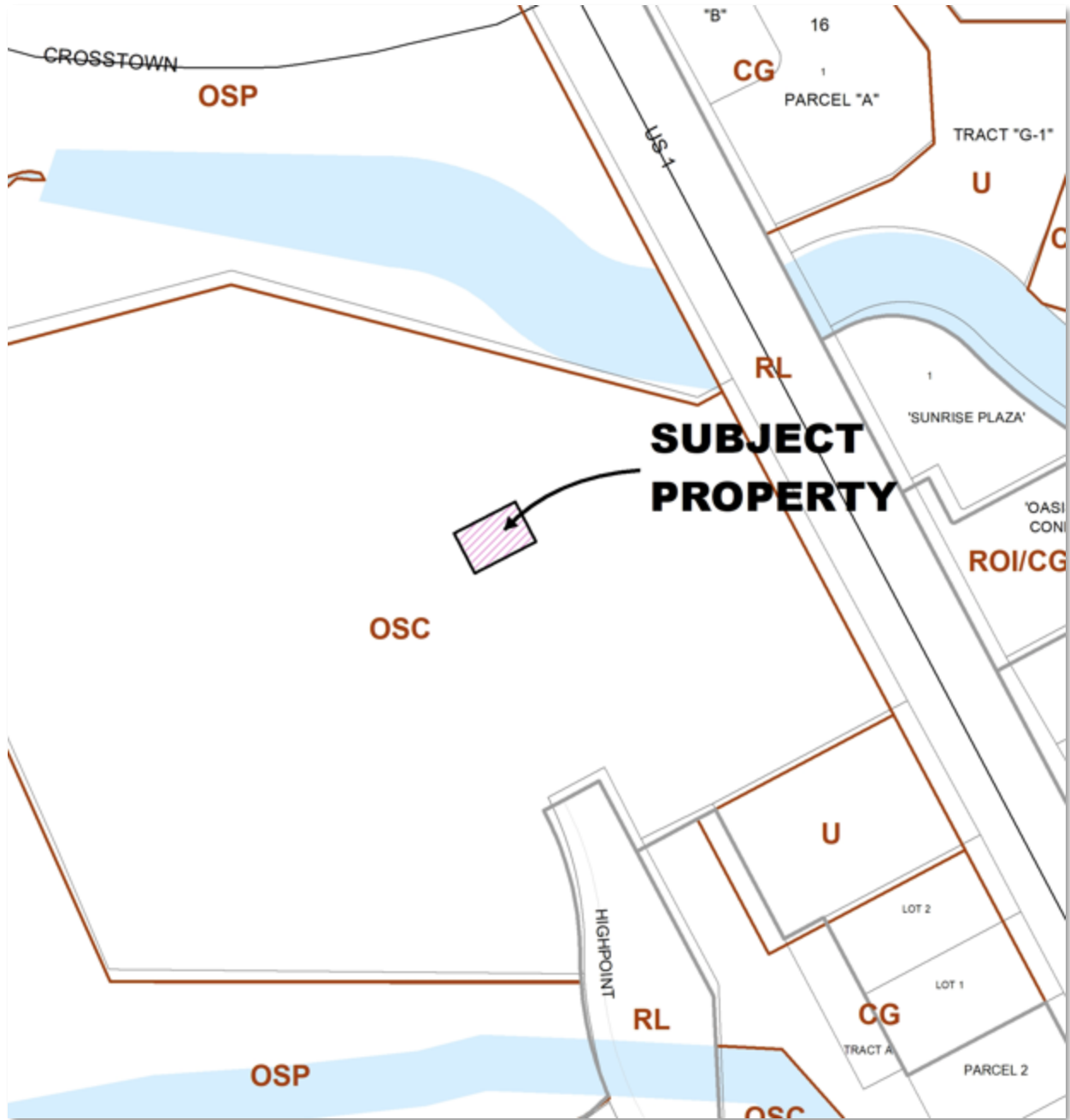
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	GU	Vacant Land
South	OSC	GU	Vacant Land
East	OSC	GU	Vacant Land
West	OSC	GU	Vacant Land

OSC-Open Space Conservation



Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

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

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

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Applicant's Response: Property was originally developed for single family home prior to the incorporation of the City of PSL, and prior to the land surrounding this parcel becoming a park. Existing con structure on property exists. Property was redesignated to GU later.*
 - *Staff Findings: A zoning map from 1977 shows the property, along with the surrounding area, being zoned Planned Unit Development (PUD), however, a PUD could not be located in the City records. For reasons unknown by City staff, the property was not acquired when the Savannas Preserve State Park was created in 1977. The City of Port St. Lucie changed its zoning classifications in 1984 and the park, including the lot that is the subject of this variance, was reclassified as GU (General Use). The GU zoning district allows parks and other public recreation uses but it sets a minimum lot size of 20,000 square feet and a minimum width of 100 feet for all permitted and special exception uses in a General Use Zoning District. The subject property is approximately 10,018.8 square feet or .23 acres and does not meet the development standards of the General Use (GU) zoning district for a permitted or special exception use, excluding single-family dwelling. The lot dimensions are 80 feet by 126 feet, more or less.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Applicant's Response: Land has been privately owned since the City of PSL incorporated. Existing owners are burdened by the current land use.*
 - *Staff Findings: The lot was previously owned by American Telephone and Telegraph Company (AT&T) and the small building on the property housed their equipment. The Savannas Preserve State Park was created in 1977 and surrounds the privately-owned lot. An AT&T easement exists on the western portion of the property. The City of Port St. Lucie changed its zoning classifications in 1984 and the park, including the lot that is the subject of this variance, was reclassified as GU (General Use). Per information available on the Property Appraiser's website, in 1990, the ownership of the property was transferred to Mr. Luke Ayoub. In 2013, ownership was transferred to Leo Cueto in a Tax Deed sale. The current property owner, Joho Properties, LLC, acquired the property in 2019.*
- 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: Property was redesignated from a planned single family lot to GU. Making this lot unable to develop due to the min acreage requirements of GU. Request is to grant property relief from this acreage requirement.
 - Staff Findings: The General Use zoning district (GU) is intended to apply to those areas of the City which are presently undeveloped and where the future use is either uncertain, or which the arrangement or boundaries of future uses cannot be clearly defined, and for which any other zoning would be premature or unreasonable. The General Use (GU) district allows the following permitted uses: agriculture; park or playground, or other public recreation; publicly owned or operated building or use; a Single-family dwelling (with a minimum lot size of 10 acres); camping area (public or non-profit); and stable and horse-riding academy. Typical uses of existing GU parcels in the City include water retention ponds, parks, public schools and open space.
 - A variance is needed for this property to be development at its current size and under the property's General Use zoning designation. The subject property is 10,018.8 square feet or .23 acres. The lot dimensions are 80 feet by 126 feet, more or less. The General Use zoning district requires a minimum lot size of 20,000 square feet and a minimum width of 100 feet for permitted and special exception use, excluding single-family residential.
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
- Applicant's Response: The land was made non-conforming by the City when it was rezoned. An existing building is on the property. No other buildings are allowed on this property without the variance, making property unusable.
 - Staff Findings: Other properties in the GU zoning district are subject to the minimum lot size 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: Please refer to the attached feasibility studies for camping areas. Relief of the 20,000 SF lot size requirement will allow property to be developed.
 - Staff Findings: The granting of this request is the minimum that will allow use of the parcel as it does not meet the minimum lot size requirement for development in GU zoning district. A minimum lot size of 20,000 SF is required for all permitted or special exception uses. The applicant proposes a non-profit camping use. (See applicant analysis).
- 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 proposed use of the property will compliment the park-this will

be a natural camp setting with cabins and will allow campers to more freely use the canoe launch.

- Staff Findings: *Any development on the property would require connection to water and sewer per Policy 1.1.3.5 of the Future Land Use Element of the City's Comprehensive Plan.*

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: *We agree to be compliant with conditions set forth.*
- Staff Findings: *Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may make a:

- Motion to approve the variance to allow a minimum lot size of 10,018.8 square feet where a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet is required for permitted or special exception uses in a General Use Zoning District, with the exclusion of a single-family residential use.
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

- Motion to deny

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

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

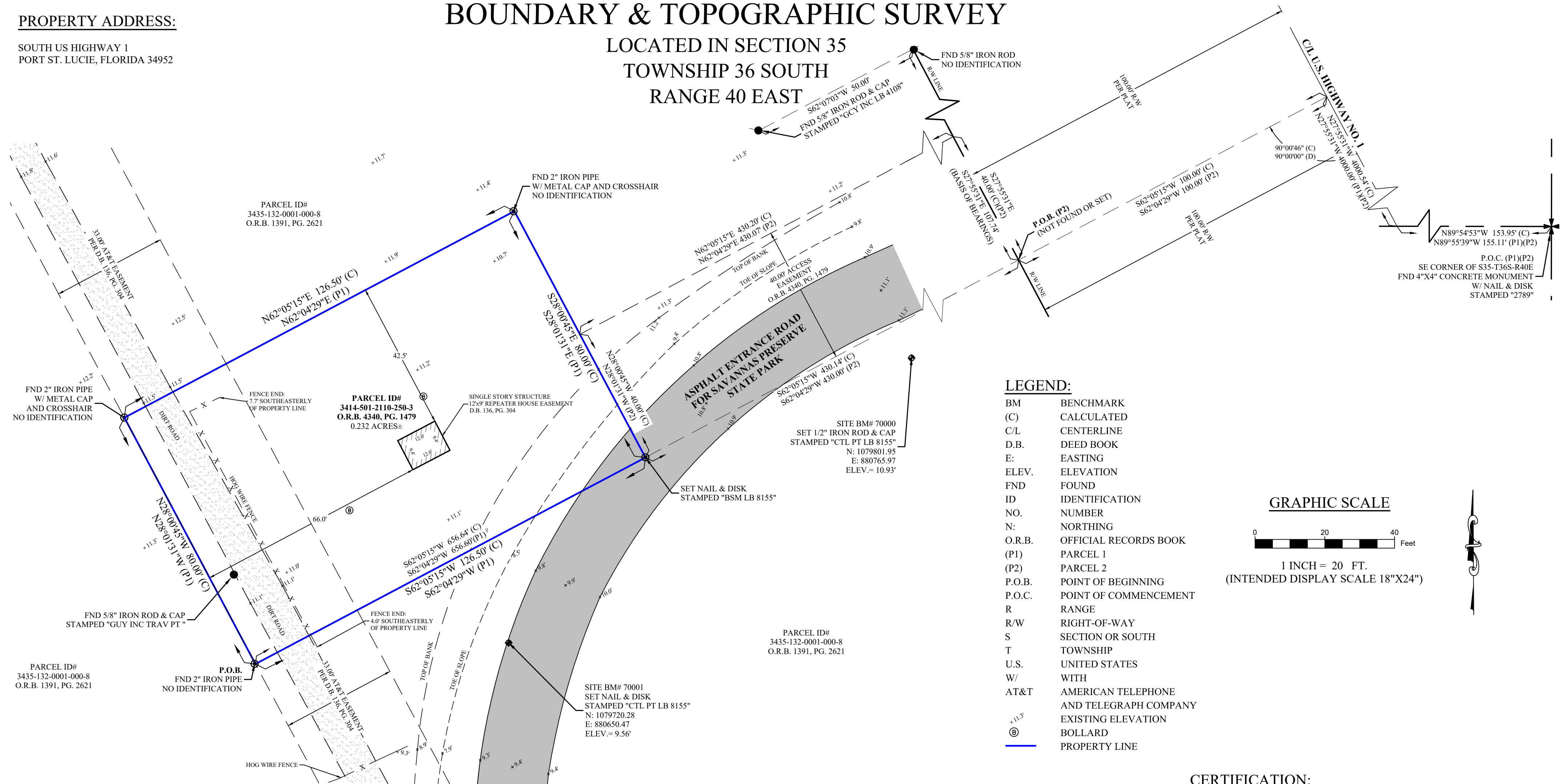
(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

PROPERTY ADDRESS:

SOUTH US HIGHWAY 1
PORT ST. LUCIE, FLORIDA 34952

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 35
TOWNSHIP 36 SOUTH
RANGE 40 EAST

SURVEYOR'S NOTES:

- THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1'.
- THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, SAID LINE BEARS SOUTH 27°55'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS BASED ON A REVIEW OF A TITLE COMMITMENT BY GULSTREAM TITLE SERVICES, INC. FILE NUMBER 24-2462, EFFECTIVE DATE: MAY 8, 2024 AT 5:00 P.M.
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST. LUCIE COUNTY PROPERTY APPRAISER OFFICE.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12111C, PANEL NUMBER 0291K, WITH AN EFFECTIVE DATE OF 02/19/20.

LEGAL DESCRIPTION:

(O.R.B. 4340, PG. 1479)

PARCEL 1

A PARCEL OF LAND LYING IN A PORTION OF LOT 10, BLOCK 1, SECTION 35, TOWNSHIP 36 SOUTH, RANGE 40 EAST, OF PLAT NO. ONE, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1 AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 35, RUN N 89°55'39" W ALONG THE SOUTH LINE OF SAID SECTION 35 FOR 155.11 FEET TO THE CENTER LINE OF U. S. HIGHWAY NO. 1; THENCE N 27°55'31" W ALONG SAID CENTER LINE FOR 4,000 FEET; THENCE SOUTH 62°04'29" W AND PERPENDICULAR TO SAID CENTER LINE FOR 656.50 FEET TO A POINT ON THE WESTERLY EASEMENT LINE OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS RECORDED IN DEED BOOK 136, PAGES 304 AND 305 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE N 28°01'31" W ALONG SAID WESTERLY EASEMENT LINE OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY FOR 80 FEET; THENCE N 62°04'29" E 126.5 FEET; THENCE S. 28°01'31" E AND PARALLEL WITH SAID WESTERLY EASEMENT LINE OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY FOR 80 FEET; THENCE S 62°04'29" W FOR 126.5 FEET TO THE **POINT OF BEGINNING** SITUATED IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2

TOGETHER WITH A 40-FOOT ACCESS ROAD EASEMENT FOR INGRESS AND EGRESS PURPOSES TO THE ABOVE PROPERTY LYING IN A PORTION OF LOTS 9 AND 10, BLOCK 1, SECTION 35, TOWNSHIP 36 SOUTH, RANGE 40 EAST, OF PLAT NO. 1, ST, LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 35, RUN N 89°55'39" W ALONG THE SOUTH LINE OF SAID SECTION 35 FOR 155.11 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 1; THENCE N 27°55'31" W ALONG THE SAID CENTER LINE FOR 4,000 FEET; THENCE SOUTH 62°04'29" W AND PERPENDICULAR TO SAID CENTER LINE FOR 100 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1, AND THE **POINT OF BEGINNING**. THENCE CONTINUE S 62°04'29" W FOR 430 FEET; THENCE N 28°01'31" W 40 FEET; THENCE N 62°04'29" E 430.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1; THENCE S 27°55'31" E 40 FEET TO THE **POINT OF BEGINNING** SITUATED IN ST. LUCIE COUNTY, FLORIDA.

LEGEND:

BM	BENCHMARK
(C)	CALCULATED
C/L	CENTERLINE
D.B.	DEED BOOK
E.	EASTING
ELEV.	ELEVATION
FND	FOUND
ID	IDENTIFICATION
NO.	NUMBER
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
(P1)	PARCEL 1
(P2)	PARCEL 2
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RANGE
R/W	RIGHT-OF-WAY
S	SECTION OR SOUTH
T	TOWNSHIP
U.S.	UNITED STATES
W/	WITH
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
+11.3'	EXISTING ELEVATION
⊗	BOLLARD
—	PROPERTY LINE

GRAPHIC SCALE

0 20 40 Feet
1 INCH = 20 FT.
(INTENDED DISPLAY SCALE 18"X24")

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- JEFF LAUGHREN
- GULFSTREAM TITLE SERVICES INC.
- COMMON WEALTH LAND TITLE INSURANCE COMAPNY
- AMERICAN LAND TITLE ASSOCIATION

SIGNED: _____ DATE: _____
RICHARD E. BARNES III, PROFESSIONAL SURVEYOR AND MAPPER # 7074

FIELD WORK DATE	05/20/24
REVISION DATE	
SHEET	1 OF 1
DRAWN BY:	EGB
CHECKED BY:	REB
JOB #:	24-201

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER:

Name: Joho Properties LLC
Address: 2400 S. OCEAN DRIVE, PH 4200 D, FORT PIERCE, FL 34949
Telephone No. (772) 971-7424

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

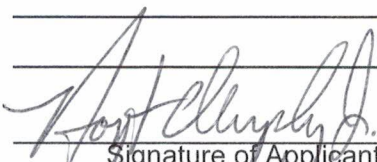
Name: _____
Address: _____
Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
Parcel I.D. Number: 3414-501-2110-250-3
Address: 8955 S US Highway 1
Current Zoning Classification GU - GENERAL USE

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

PLEASE SEE ATTACHED


Signature of Applicant
Hoyt C. Murphy Jr
Hand Print Name
7/18/24
Date
Joho Properties LLC
managing member

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

03/02/20

VARIANCES

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

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

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

VARIANCES

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

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

PROPERTY ORIGINALLY DEVELOPED FOR SINGLE FAMILY HOME PRIOR TO THE INCORPORATION
OF THE CITY OF PSL, AND PRIOR TO THE LAND SURROUNDING THIS PARCEL BECOMING A PARK
EXISTING CONC STRUCTURE ON PROPERTY EXISTS. PROPERTY WAS REDESIGNATED TO GU LATER

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

LAND HAS BEEN PRIVATELY OWNED SINCE BEFORE THE CITY OF PSL INCORPORATED
EXISTING OWNERS ARE BURDENED BY THE CURRENT LAND USE.

(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;

PROPERTY WAS REDESIGNATED FROM A PLANNED SINGLE FAMILY LOT TO GU. MAKING
THIS LOT UNABLE TO DEVELOP DUE TO THE MIN ACREAGE REQUIREMENT OF GU. REQUEST
IS TO GRANT PROPERTY RELIEF FROM THIS ACREAGE REQUIREMENT.

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

THE LAND WAS MADE NON-CONFORMING BY THE CITY WHEN IT WAS REZONED. AN EXIST
BUILDING IS ON THE PROPERTY. NO OTHER BUILDINGS ARE ALLOWED ON THIS PROPERTY
WITHOUT THE VARIANCE. MAKING PROPERTY UNUSABLE.

(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;

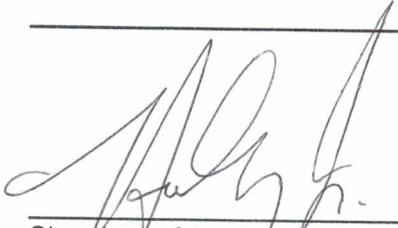
PLEASE REFER TO THE ATTACHED FEASIBILITY STUDIES FOR CAMPING AREAS
RELIEF OF THE 20,000 SF LOT SIZE REQUIREMENT WILL ALLOW PROPERTY TO BE DEVELOPED

(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 PROPOSED USE OF THE PROPERTY WILL COMPLIMENT THE PARK - THIS WILL BE A
NATURAL CAMP SETTTING WITH CABINS AND WILL ALLOW CAMPERS TO MORE FREELY
USE THE CANOE LAUNCH

(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.

WE AGREE TO BE COMPLIANT WITH CONDITIONS SET FORTH



Signature of Applicant

Hoyt C. Murphy Jr

Hand Print Name

7-18-21

Date

managing member
JOH Properties LLC

This instrument prepared by
and return to:

Edward W. Becht, P.A.
321 S. Second Street
Fort Pierce, FL 34950

Property Tax I.D. No: 3414-501-2110-250/3
Purchase Price: \$250.00

_____[Space Above This Line For Recording Data]_____

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, made this 30 day of October, 2019, between
SHEILA E. CUETO, a single adult, whose mailing address is 3167 SW Bessey Creek Trail, Palm City,
FL 34990, Grantor, and JOHO PROPERTIES, LLC, a Florida limited liability company, whose mailing
address is 2400 South Ocean Drive, # 4200 D, Fort Pierce, FL 34949, Grantee:

(Whenever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal
representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context
so admits or requires.)

WITNESSETH, that the said grantor, for and in consideration of the sum TEN AND NO/100
DOLLARS (\$10.00), in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does
hereby remise, release and quit-claim unto the said grantee forever, all the right, title, interest, claim and
demand which the said grantor has in and to the following described lot, piece or parcel of land, situate,
lying and being in the County of St. Lucie, State of Florida, to-wit:

See attached Exhibit "A".

Grantor hereby covenants, represents, and affirms that the above-described property
is not now, nor has it ever been, her residence or homestead and is not contiguous to
her residence or homestead. Grantor resides at 3167 SW Bessey Creek Trail, Palm
City, FL 34990.

The Subject Property is vacant land.

Title to subject property not examined by scrivener. Legal Description provided by
Buyer without the benefit of title insurance or survey.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim
whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said
grantee forever.

IN WITNESS WHEREOF, The said grantor has signed and sealed these presents the day and
year first above written.

Signature and notary on following page.

Signed, sealed and delivered in
the presence of:

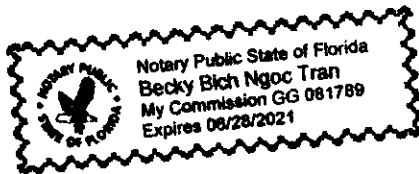
[Signature]
Print: SHERRY ANN

[Signature]
Print: BECKY BICH NGOC TRAN

[Signature]
SHEILA E. CUETO, Grantor

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing instrument was acknowledged before me this 30 day of October,
2019, by SHEILA E. CUETO, who is ☐ personally known to me, or who has ☒ produced
FL. DR. LIC. as identification and who ☐ did / ☐ did not take an oath.



[Signature]
Print: BECKY BICH NGOC TRAN
Title: Notary Public, State of Florida
My Commission expires: 6.28.21

Exhibit A

A parcel of land lying in a portion of Lot 10, Block 1, Section 35, Township 36 South, Range 40 East, of Plat No. One, St. Lucie Gardens, as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 35, run N 89°55'39" W along the South line of said Section 35 for 155.11 feet to the center line of U. S. Highway No. 1; thence N 27°55'31" W along said center line for 4,000 feet; thence South 62°04'29" W and perpendicular to said center line for 656.50 feet to a point on the Westerly easement line of the American Telephone and Telegraph Company easement as recorded in Deed Book 136, Pages 304 and 305 of the Public Records of St. Lucie County, Florida, said point being the point of beginning; thence N 28°01'31" W along said Westerly easement line of the American Telephone and Telegraph Company for 80 feet; thence N 62°04'29" E 126.5 feet; thence S. 28°01'31" E and parallel with said Westerly easement line of the American Telephone and Telegraph Company for 80 feet; thence S 62°04'29" W for 126.5 feet to the point of beginning situated in St. Lucie County, Florida.

TOGETHER WITH a 40-foot access road easement for ingress and egress purposes to the above property lying in a portion of Lots 9 and 10, Block 1, Section 35, Township 36 South, Range 40 East, of Plat No. 1, St. Lucie Gardens, as recorded in Plat Book 1, Page 35, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 35, run N 89°55'39" W along the South line of said Section 35 for 155.11 feet to the center line of U. S. Highway No. 1; thence N 27°55'31" W along the said center line for 4,000 feet; thence South 62°04'29" W and perpendicular to said center line for 100 feet to the Westerly right of way line of U. S. Highway No. 1, and the point of beginning. Thence continue S 62°04'29" W for 430 feet; thence N 28°01'31" W 40 feet; thence N 62°04'29" E 430.07 feet to the Westerly right of way line of U. S. Highway No. 1; thence S 27°55'31" E 40 feet to the point of beginning situated in St. Lucie County, Florida.

ADMINISTRATIVE VARIANCE APPLICATION

CITY OF PORT ST. LUCIE

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER:

Name: Joho Properties LLC
Address: 2400 S. OCEAN DRIVE, PH 4200 D, FORT PIERCE, FL 34949
Telephone No. (772) 971-7424

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

Name: _____
Address: _____
Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
Parcel I.D. Number: 3414-501-2110-250-3
Address: 8955 S US Highway 1
Current Zoning Classification GU - GENERAL USE

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

PLEASE SEE ATTACHED

Joho Properties LLC
by [Signature] managing member
Signature of Applicant _____ Hand Print Name Howie C. Murphy JR managing member Date 7/5/24

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

(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 PROPOSED USE OF THE PROPERTY WILL COMPLIMENT THE PARK - THIS WILL BE A
NATURAL CAMP SETTTING WITH CABINS AND WILL ALLOW CAMPERS TO MORE FREELY
USE THE CANOE LAUNCH

(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.

WE AGREE TO BE COMPLIANT WITH CONDITIONS SET FORTH

Soto Properties LLC
by Hortely
Signature of Applicant
managing member

Soto Properties LLC
by Hoyt C. Murphy Sr
Hand Print Name
managing member

7/2/24
Date

To:

Marissa Da Breo-Latchman
City of Port St. Lucie
8955 S US Highway 1
Port St. Lucie, FL

From:

Joho Properties, LLC
2400 S. Ocean Drive, PH 4200 D
Fort Pierce, FL 34949

Dear Marissa Da Breo-Latchman,

This letter serves as formal authorization for **Jeffrey Laughren** to act as an authorized representative of **Joho Properties, LLC** in all matters related to the variance application referenced below. This authorization grants Mr. Laughren the ability to submit documents, attend meetings, make decisions, and otherwise represent Joho Properties, LLC regarding the application process.

Variance Application Information:

- **Application Number:** P24-108
- **Type:** VAR
- **Assigned To:** Joho Properties, LLC
- **Status:** P&Z Meeting Scheduled
- **Building Type:** Commercial (COMM)
- **Lot:** 10, Block 1

Property Description:

- **Address:** 8955 S US Highway 1
- **Section Block:** 35, St. Lucie Gardens
- **Legal Description:**

- **Parcel 1:**

A parcel of land lying in a portion of Lot 10, Block 1, Section 35, Township 36 South, Range 40 East, of Plat No. One, St. Lucie Gardens, as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Commencing at the southeast corner of said Section 35, run N 89°55'39" W along the south line of said Section 35 for 155.11 feet to the center line of U.S. Highway

No. 1; thence N 27°55'31" W along said center line for 4,000 feet; thence S 62°04'29" W and perpendicular to said center line for 656.50 feet to a point on the westerly easement line of the American Telephone and Telegraph Company easement as recorded in Deed Book 136, Pages 304 and 305 of the Public Records of St. Lucie County, Florida, said point being the point of beginning; thence N 28°01'31" W along said westerly easement line of the American Telephone and Telegraph Company for 80 feet; thence N 62°04'29" E 126.5 feet; thence S 28°01'31" E and parallel with said westerly easement line of the American Telephone and Telegraph Company for 80 feet; thence S 62°04'29" W for 126.5 feet to the point of beginning situated in St. Lucie County, Florida.

- **Parcel 2:**

Together with a 40-foot access road easement for ingress and egress purposes to the above property lying in a portion of Lots 9 and 10, Block 1, Section 35, Township 36 South, Range 40 East, of Plat No. 1, St. Lucie Gardens, as recorded in Plat Book 1, Page 35, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Commencing at the southeast corner of said Section 35, run N 89°55'39" W along the south line of said Section 35 for 155.11 feet to the center line of U.S. Highway No. 1; thence N 27°55'31" W along said center line for 4,000 feet; thence S 62°04'29" W and perpendicular to said center line for 100 feet to the westerly right of way line of U.S. Highway No. 1, and the point of beginning. Thence continue S 62°04'29" W for 430 feet; thence N 28°01'31" W 40 feet; thence N 62°04'29" E 430.07 feet to the westerly right of way line of U.S. Highway No. 1; thence S 27°55'31" E 40 feet to the point of beginning situated in St. Lucie County, Florida.

- **Parcel Number:** 3414-501-2110-250-3
- **Current Land Use:** GU
- **Acreage:** 0.232
- **Number of Lots/Tracts:** 1
- **Proposed Land Use:** Existing Commercial Property with Existing Building
- **Current Zoning:** GU
- **Proposed Zoning:** Request for Administrative Variance

- **Deviation Requested:** Waiver of Minimum Lot Size Requirement
- **Project Location:** South of Crosstown off of US Hwy 1, West Side of Road, Surrounded by State Park Preserve Areas.

Authorized Representative Information:


- **Name:** Jeffrey Laughren
- **Business Address:** 1924 NW Federal Hwy Apt 2105 Stuart, FL 34994
- **Email:** jefflaughren@gmail.com
- **Phone:** 772-872-1760

Property Owner Information:

- **Business Name:** Joho Properties, LLC
- **Address:** 2400 S. Ocean Drive, PH 4200 D, Fort Pierce, FL 34949
- **Email:** hoytmurphy@hotmail.com
- **Phone:** 772-971-9424

This document authorizes Jeffrey Laughren to represent Joho Properties, LLC in all matters concerning the variance application, including submission of necessary documents, attending meetings, and making decisions relevant to the application.

Sincerely,


 JOHN SIGLER
 Authorized Signatory
 Joho Properties, LLC
 Date: 8/23/24



Notarization:

State of WASHINGTON
 County of Pacific

The foregoing instrument was acknowledged before me this 23rd day of August, 2024, by JOHN SIGLER, who is personally known to me or has produced Florida Drivers Licence as identification.

#S246-473-64-301-0



Notary Public

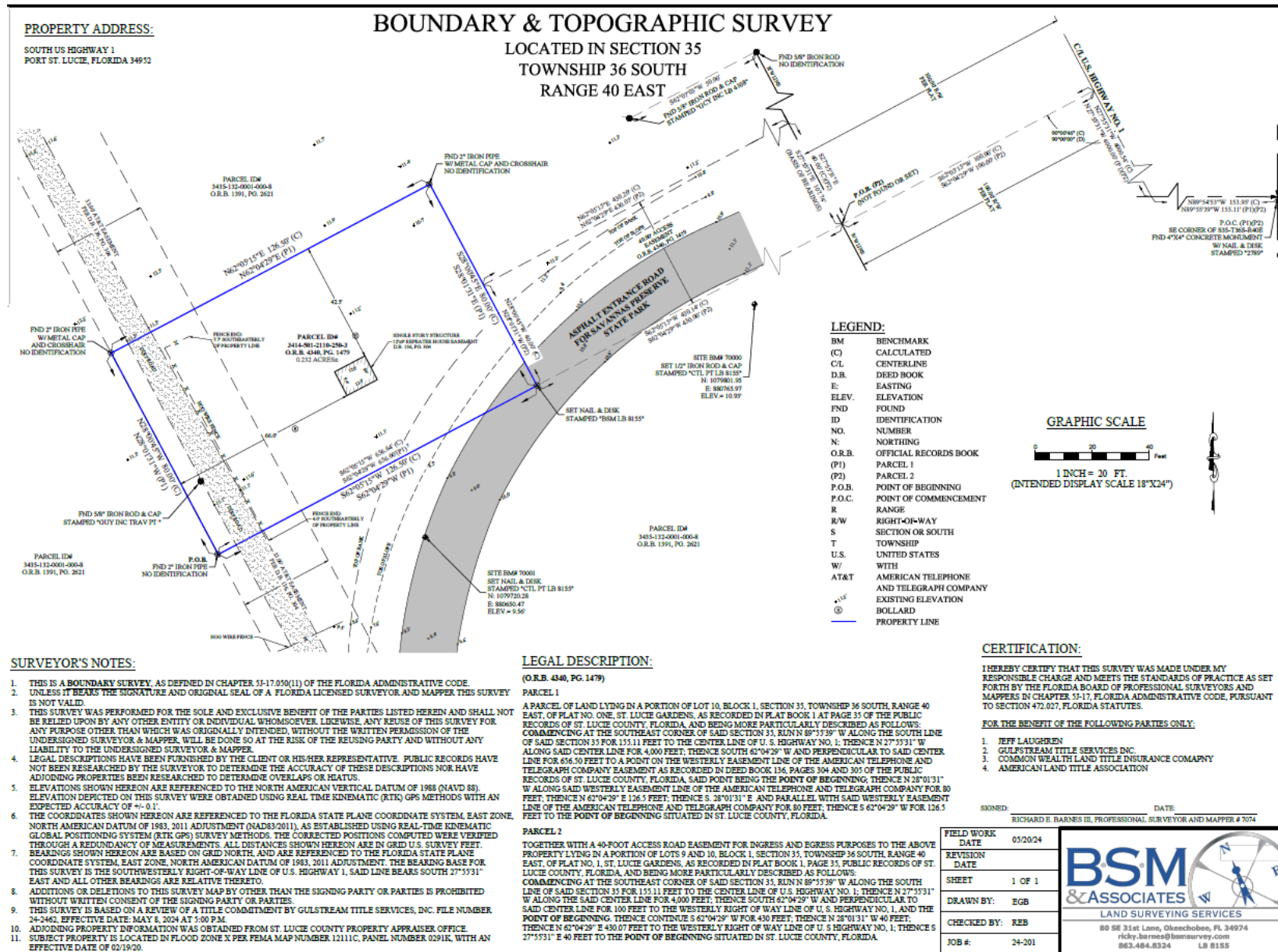
My commission expires: 5/16/2027



Seal:

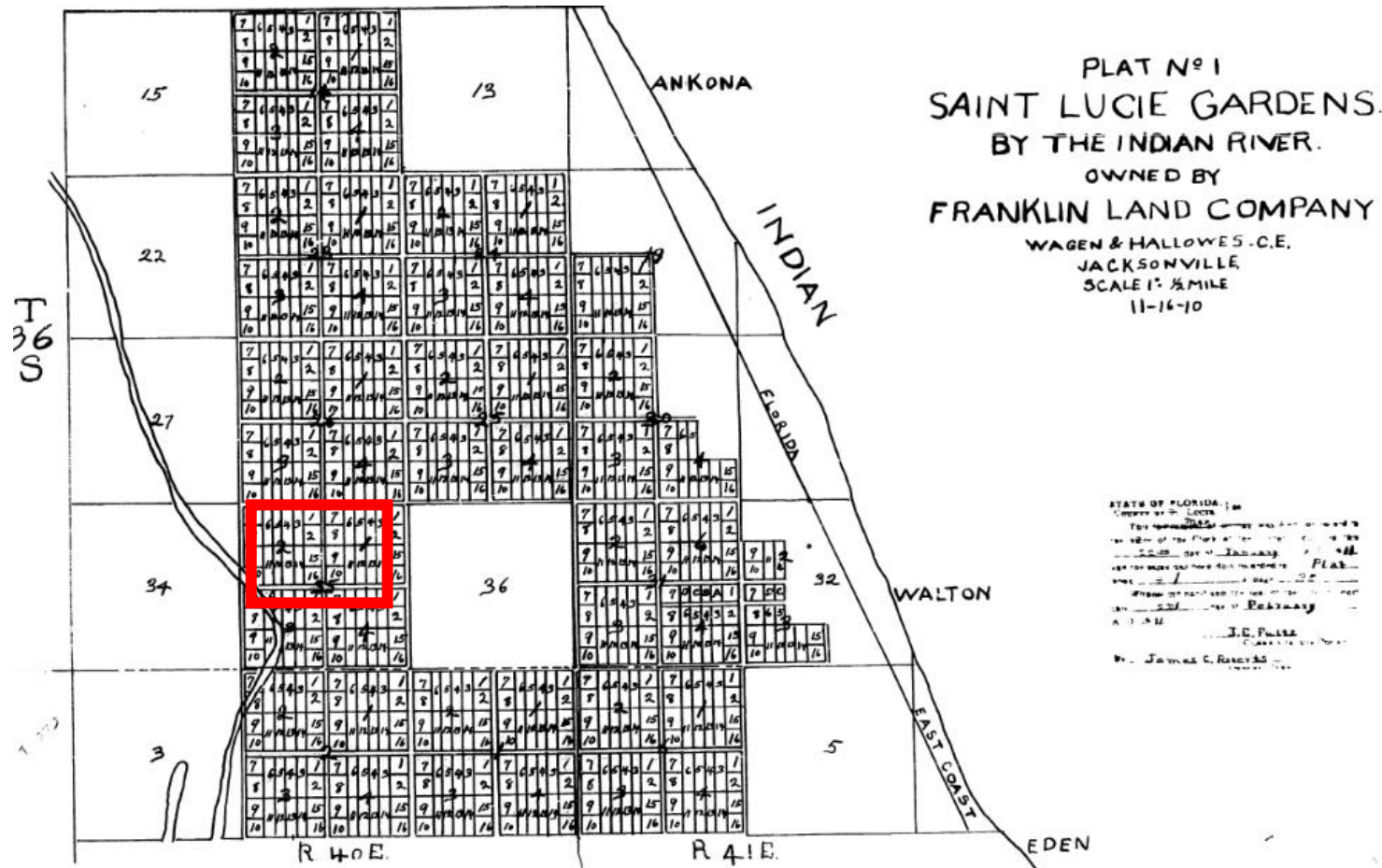
This document must be signed by an authorized signatory of Joho Properties, LLC and notarized for formal submission.

Executive Summary



- 0.23 acre Privately held parcel (platted in 1910 to be used as a SFR) with existing building on it rezoned by the City of PSL to GU (General Use) making the property nonconforming
- Parcel requires a min 20,000 sf, but is only 10,018 sf.
- Discussions with DEP, SFWMD in progress – no objections to developing lot since this land is privately held.
- City/State Canoe Launch Project resulted in improper placement of roadway & ATT easement, encroaching on private lands.
- Development of property into camping area will be positive benefit to the park.
- Request is for City of PSL to approve a variance for relief on the minimum lot size requirement for this parcel. All other zoning requirements can be met.

Existing Parcel History



The Waters family promoting St Lucie Gardens 1910. (Photo Reginald Waters Rice) from Jensen and Eden by Sandra Henderson Thurlow.

- St Lucie Gardens was a huge subdivision in the region of the St Lucie River/Indian River Lagoon including the savannas filed in 1911 by the Franklin Land Company of Jacksonville
- 1958 Land purchased by General Development Corp for developing Single Family Home communities
- 1961 – City of PSL Incorporates

Existing Parcel History(continued)

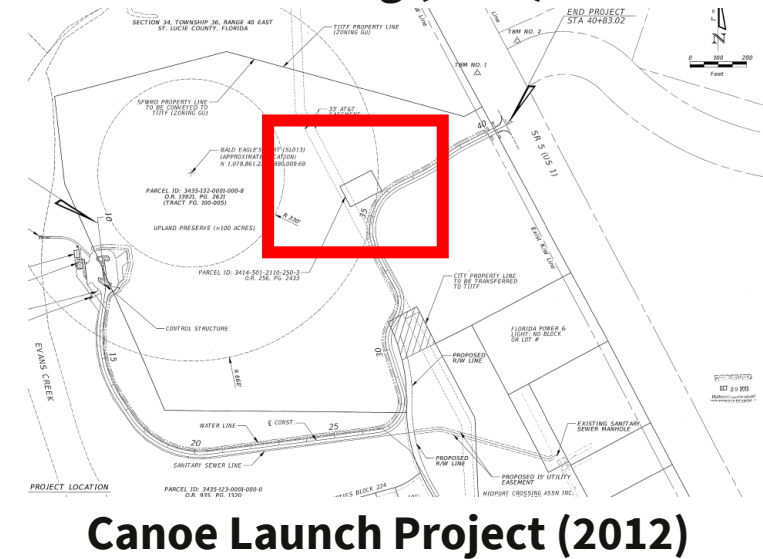


- Property in question is only privately owned property remaining in this area – All property surrounding this parcel was developed into a State Park/Preserve Area, Planned Communities to the South, and Commercial Buildings to the East on US Hwy 1

00598



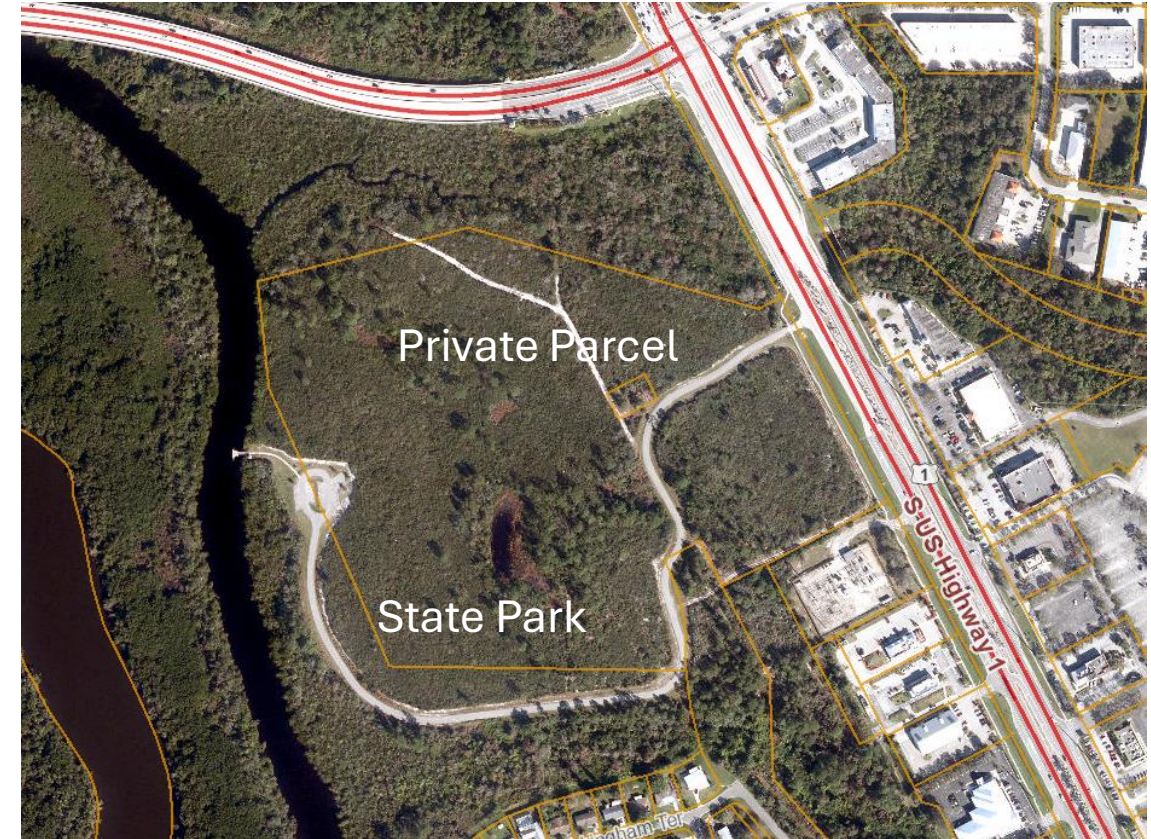
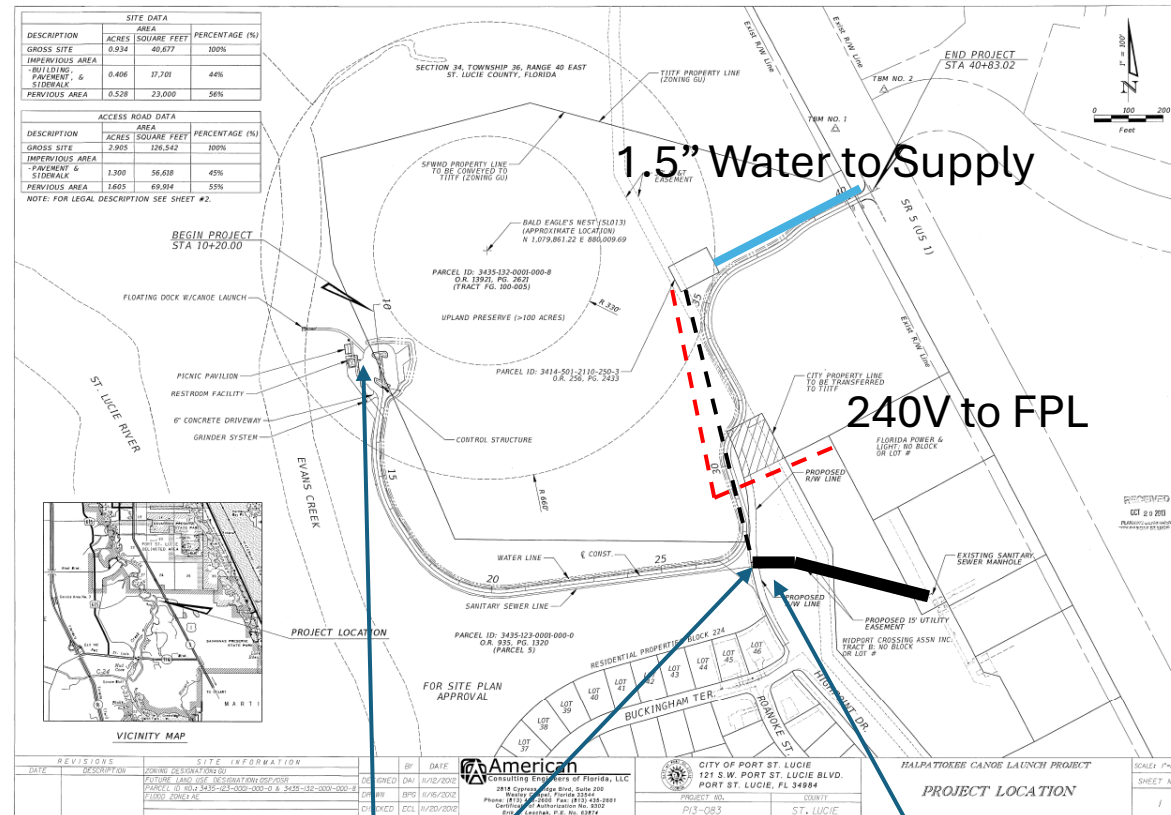
Building (1960)



Canoe Launch Project (2012)

- 51

Existing Parcel History – Canoe Launch Project in 2012



2012 Canoe Launch Project approved for Power, Sanitary, & Water, but According to Project Engineer, scope limited due to funding. Engineer states that Sanitary was bored To location shown then capped. As-builts are being requested for Project.

- Utilization of approved Electrical, Plumbing & Sanitary plan from 2012 Canoe Launch Project for developing utility plan for parcel.

Zoning Requirements for Development

Sec. 158.060. - General Use Zoning District (GU).



- (A) **Purpose.** The general use zoning district (GU) is intended to apply to those areas of the City which are presently undeveloped and where the future use is either uncertain, or which the arrangement or boundaries of future uses cannot be clearly defined, and for which any other zoning would be premature or unreasonable. The general use (GU) district also allows certain land extensive uses by special exception which may be transitional or which may be allowed permanently if deemed appropriate.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Crop raising; poultry, livestock or cattle production; dairy farming; fruit growing; flower and shrub growing; plant nursery (wholesale only); bee keeping; fish hatchery; and forestry; and including accessory uses or structures and a dwelling occupied only by the owner or tenant and family; the raising of hogs, pigs and goats and the operation of feed lots are expressly prohibited;
 - (2) Park or playground, or other public recreation; including the retail sales of alcohol beverages for on premises consumption in accordance with [Chapter 110](#);
 - (3) Publicly owned or operated building or use;
 - (4) Single-family dwelling;
 - (5) Camping area (public or non-profit); and
 - (6) Stable and horse-riding academy.

- Current Use Designated as GU – General Use. Proposed use will be under the existing allowable uses 158.060(5) – Non-Profit Camping Area

Zoning Requirements for Development

(E) Minimum Parcel Requirements.

- (1) Single-family dwelling—Ten (10) acres and a minimum width of three hundred thirty (330) feet.
- (2) All other permitted or special exception uses—Twenty thousand (20,000) square feet and a lot width of one hundred (100) feet.

(F) Maximum Building Coverage.

- (1) Single-family dwelling—Ten (10) percent.
- (2) All other permitted or special exception uses—Thirty (30) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80) percent.

(G) Maximum Building Height. Thirty-five (35) feet, provided that airport control towers, broadcasting towers, and transmission stations shall be exempt from this requirement.

(H) Minimum Living Area. One thousand two hundred (1,200) square feet of living area, and one thousand four hundred (1,400) square feet of ground area.

(I) Yard Requirements and Landscaping.

(1) Single-Family Dwellings.

- a. **Front Yard.** Each lot shall have a front yard with a building setback line of fifty (50) feet.
- b. **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of thirty (30) feet.
- c. **Rear Yard.** Each lot shall have a rear yard with a building setback line of fifty (50) feet.
- d. **Landscaping Requirements.** Landscaping and buffering requirements are subject to [Chapter 154](#).

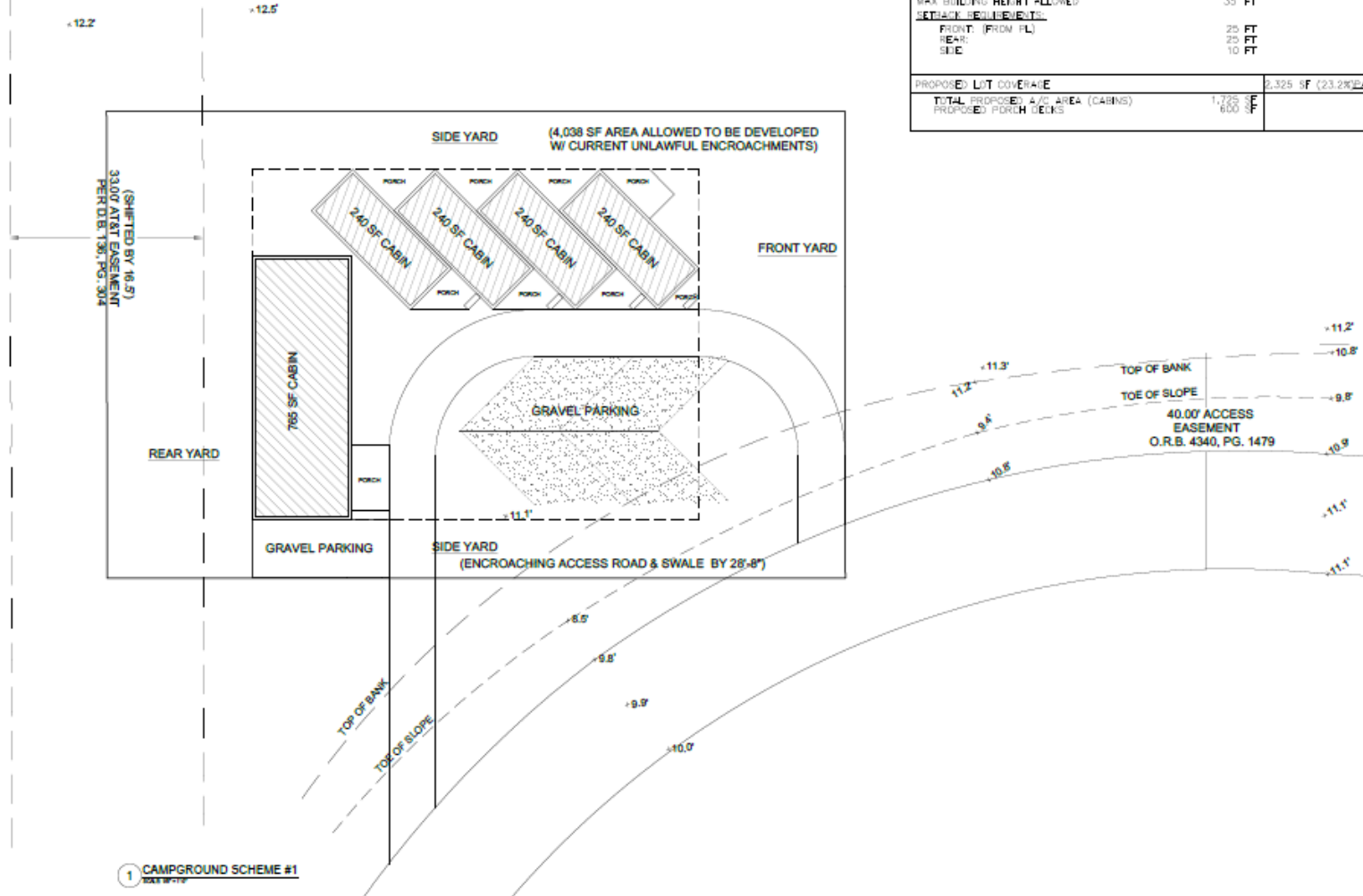
(2) All Other Permitted or Special Exception Uses.

- a. **Front Yard.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
- b. **Side Yard.** Each lot shall maintain two (2) side yards with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential zoning district or to a public street right-of-way.
- c. **Rear Yard.** Each lot shall have a rear yard with a building setback line of twenty-five (25) feet.
- d. **Buffering.** A six-foot high completely opaque masonry wall or wooden fence shall be provided along the entire length of any side or rear property line abutting property zoned residential. All mechanical equipment shall be screened from property zoned residential. Said screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with [Chapter 154](#).

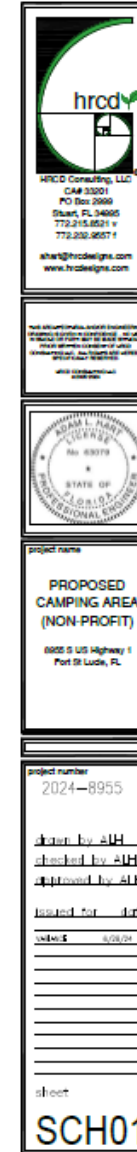
- **Current Use Designated as GU – General Use.** Proposed use will be under the existing allowable uses 158.060(5) – Non-Profit Camping Area

- **Request to waive 20,000 sf & 100' Lot Width Requirement – Existing 126.5"X80' Lot is 10,018 sf**
- **All other criteria for GU Lot Development will be met**

Camping Area (Feasibility Study)

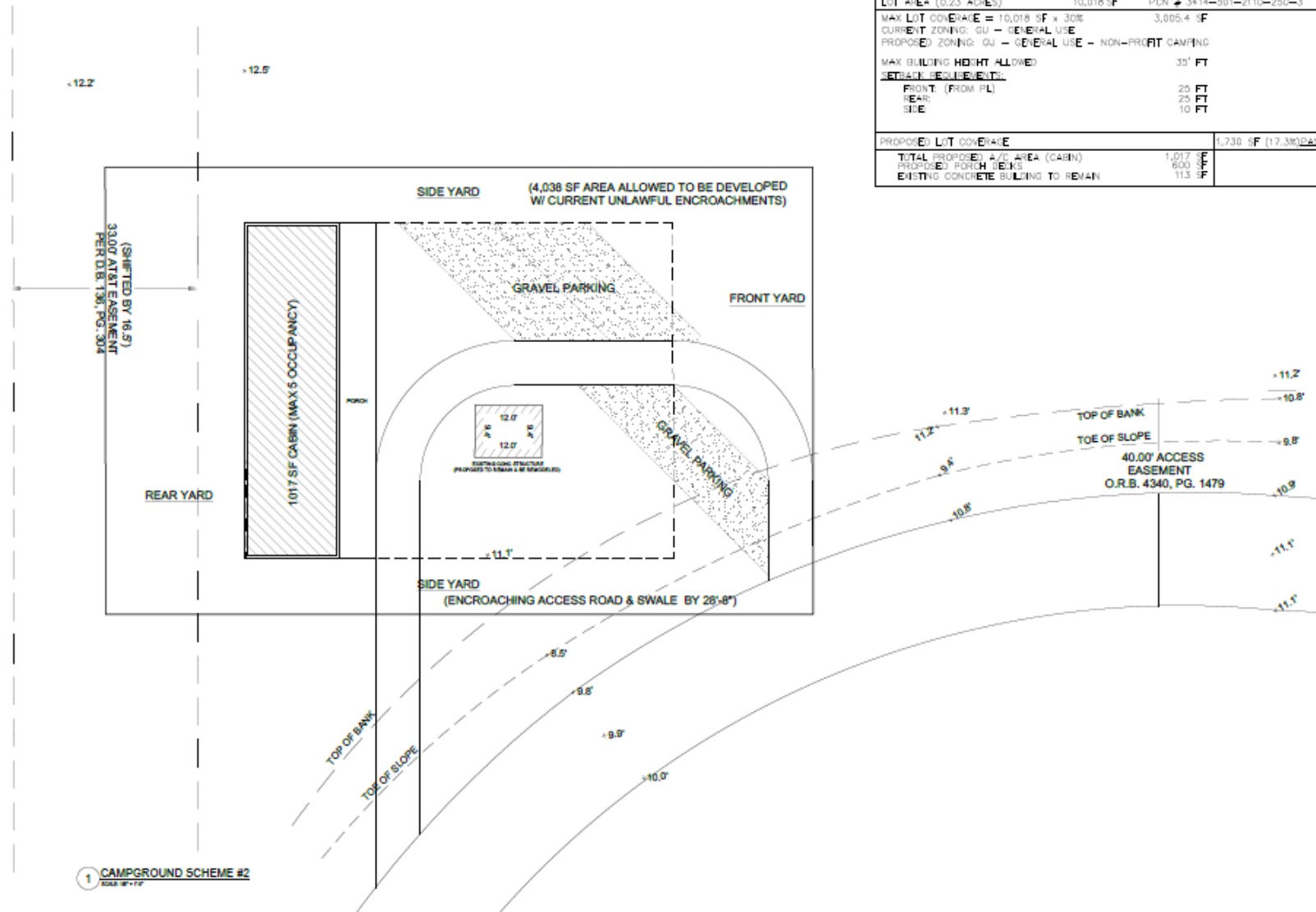


LOT COVERAGE ANALYSIS		
ALLOWABLE LOT COVERAGE CALCULATIONS		
LOT AREA (0.23 ACRES)	10,018 SF	PCN = 3414-501-2110-250-5
MAX LOT COVERAGE = 10,018 SF x 30%		3,005.4 SF
CURRENT ZONING: GU - GENERAL USE		
PROPOSED ZONING: GU - GENERAL USE - NON-PROFIT CAMPING		
MAX BUILDING HEIGHT ALLOWED		35' FT
<u>SETBACK REQUIREMENTS:</u>		
FRONT: (FROM PL)		25 FT
REAR:		25 FT
SIDE		10 FT
PROPOSED LOT COVERAGE		2,325 SF (23.2%)
TOTAL PROPOSED 4/5 AREA (CABINS)	1,725 SF	
PROPOSED PORCH DECKS	600 SF	



- Scheme 1 – 5 Cabin Camping Layout – All Buildings Pre-engineered, fabricated off-site, installed 18” Above Grade on Piers
- All GU Criteria Met with exception of Minimum Lot Size Requirement

Camping Area (Feasibility Study)



hrcd Consulting, LLC
644 3301
PO Box 2000
Stuart, FL 34905
772-215-8821
772-230-8507
shen@hrcdesigns.com
www.hrcdesigns.com

PROFESSIONAL SEAL

STATE OF FLORIDA

PROFESSIONAL ENGINEER

project name

PROPOSED CAMPING AREA (NON-PROFIT)

6005 S US Highway 1
Port St Lucie, FL

project number

2024-8955

drawn by: ALH

checked by: ALH

approved by: ALH

issued for: JUNE

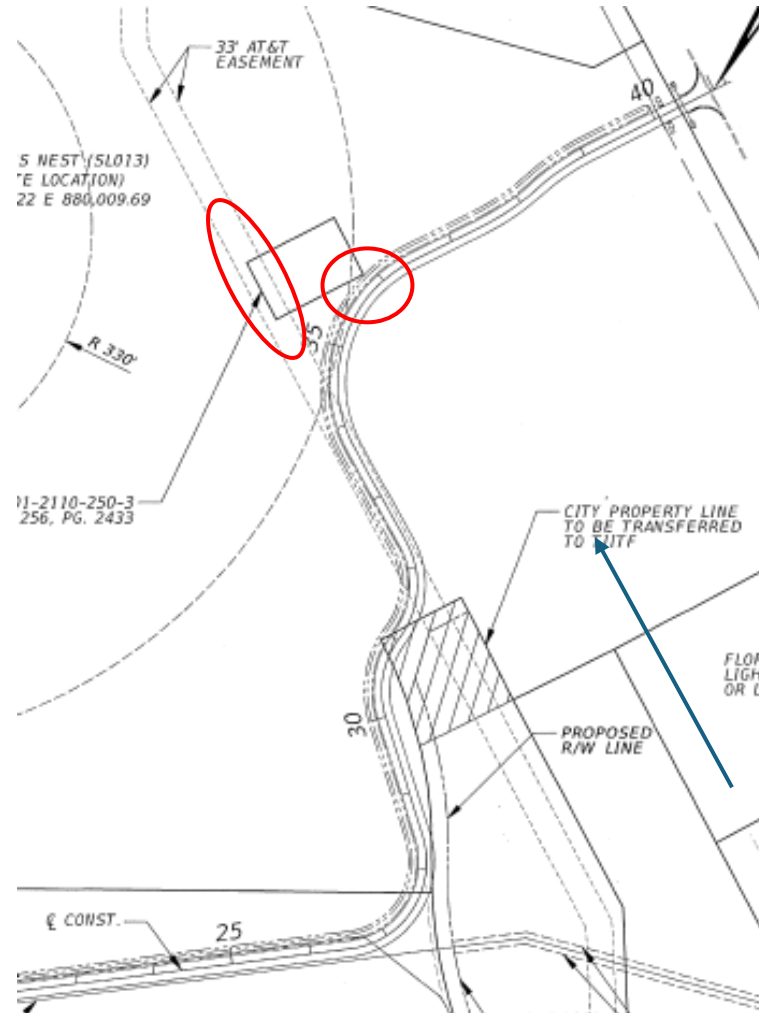
date: 6/26/24

sheet

SCH02

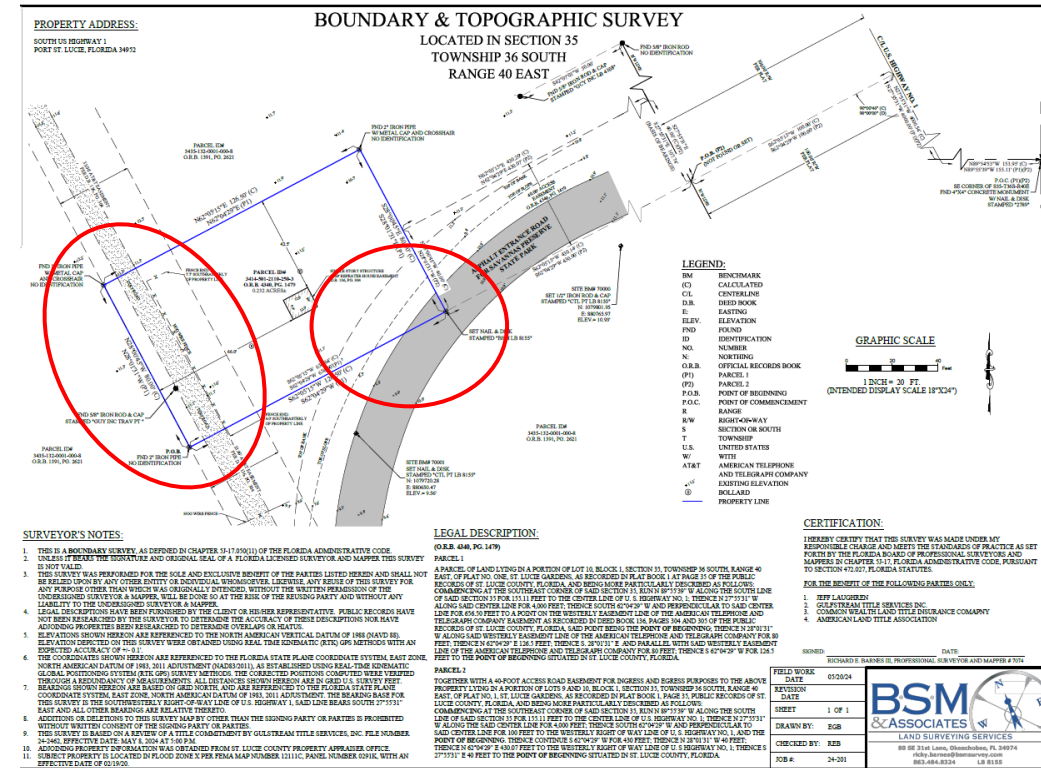
- Scheme 2 – 1 Cabin Camping Layout w/ Tent Camping –Building Pre-engineered, fabricated off-site, installed 18” Above Grade on Piers. Existing Concrete Building to Remain
- All GU Criteria Met with exception of Minimum Lot Size Requirement

Private Property Encroachments



2012 Canoe Launch Project Showing Approved Design for Road & Easement at Private Parcel

- Discussions in progress with DEP & SFWMD (Adjacent Property Owners) about encroachments & possible solutions.



Existing Survey Showing Encroachment onto Private Lands



Joho Properties, LLC

Variance (P24-108)

Planning and Zoning Board – September 5, 2024
Marissa Da Breo-Latchman, Environmental Planner II

Variance Request

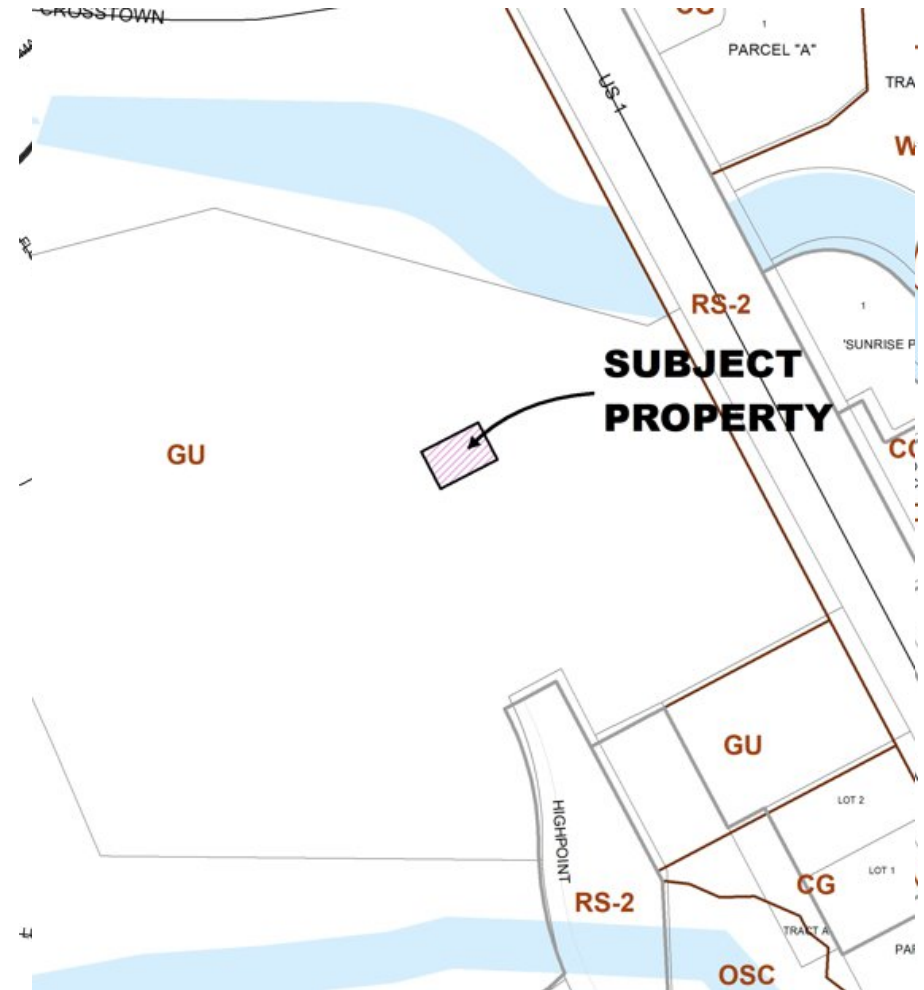
- A variance request from Section 158.060(E)(2) of the Zoning Code to allow for the development of a property for a permitted or special exception use, excluding a single-family residential use, with a lot size of 10,018.8 square feet in a General Use Zoning District (GU).
- Section 158.060(E)(2) of the Zoning Code requires a minimum lot size of 20,000 SF and a minimum lot width of 100 feet for all permitted and special exception uses in a General Use Zoning District
- A minimum lot size of 10 acres and a minimum lot width of 330 linear feet for a single-family dwelling in a General Use Zoning District.
- The subject property's lot size is approximately 80 feet by 126 feet.

Applicant and Property Owner

Applicant:	Jeff Laughren
Property Owner:	Joho Properties, LLC
Proposed Use:	Camping
Location:	West side of S US Highway 1 in Savannas Preserve State Park.

Location Map

Direction	Future Land Use	Zoning	Existing Use
North	OSC	GU	Savannas Preserve State Park, Crosstown Parkway
South	OSC	GU	Savannas Preserve State Park
East	OSC	GU	Savannas Preserve State Park, US Hwy 1
West	OSC	GU	Savannas Preserve State Park. FPL substation



Project Description

- The subject property is an existing privately owned lot that is located adjacent to and surrounded by the portion of Savannas Preserve State Park that is located on the west side of U.S. 1 along the North Fork of the St. Lucie River and south of Crosstown Parkway. Park amenities include a kayak launch and parking area.
- The request is to allow for the subject property to be developed for a permitted or special exception use with a lot size of $\pm 10,018$ square feet in a GU zoning district.
- The request would result in a variance of approx. $\pm 9,981$ sq ft to the minimum lot size requirement.



Project Background

- The subject property was formerly used and owned by American Telephone and Telegraph Company (AT&T). The building onsite housed their equipment. An AT&T easement occupies the western portion of the property.
- Per information available on the Property Appraiser's website, in 1990, the ownership of the property was transferred to Mr. Luke Ayoub.
- In 2013, ownership was transferred to Leo Cueto in a Tax Deed sale.
- The current property owner, Joho Properties, Inc., acquired the property in 2019.
- The current owner has indicated interest in developing the site for camping.
- Water and sewer infrastructure will be required to be extended to serve this property if it is activated for use.

Project Background

- A zoning map from 1977 shows the property, along with the surrounding area, being zoned Planned Unit Development (PUD), however, a PUD could not be located in the City records.
- For reasons unknown by City staff, the property was not acquired when the Savannas Preserve State Park was created in 1977.
- The City of Port St. Lucie changed its zoning classifications in 1984 and the park, including the lot that is the subject of this variance, was reclassified as GU (General Use).

General Use Zoning District

- The General Use zoning district (GU) is intended to apply to those areas of the City which are presently undeveloped and where the future use is either uncertain, or which the arrangement or boundaries of future uses cannot be clearly defined, and for which any other zoning would be premature or unreasonable.
- Permitted uses: agriculture; park or playground, or other public recreation; publicly owned or operated building or use; a Single-family dwelling (with a minimum lot size of 10 acres); camping area (public or non-profit); and stable and horse-riding academy.
- Requires a minimum lot size of 20,000 SF and a minimum lot width of 100 feet for all permitted and special exception uses and a minimum lot size of 10 acres and a minimum lot width of 330 linear feet for single-family dwelling

Staff Findings

- All properties zoned General Use (GU) are required to meet the minimum size requirements as stated in Section 158.060(E)(2).
- Typical uses of existing GU parcels in the City include water retention ponds, parks, public schools and open space.
- Any development on the property would require connection to water and sewer per Policy 1.1.3.5 of the Future Land Use Element of the City's Comprehensive Plan.

Planning & Zoning Board Action Options

- Make a motion to approve the variance to allow a minimum lot size of 10,018.8 square feet where a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet is required in a General Use Zoning District, with the exclusion of a single-family residential use.
- 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: Marissa Da Breo-Latchman, Environmental Planner II

SUBJECT: Joho Properties, LLC-Variance
Request to Table Application (P24-108)

DATE: September 23, 2024

- Staff requests that the Board table this item to the *December 3, 2024* meeting to allow more time for staff and legal to review additional information and claims that were raised for the first time during the variance hearing on September 5, 2024, including but not limited to the objections raised by the South Florida Management District (SFWMD). Intergovernmental coordination with affected governmental parties is very important to ensuring that residents are not negatively impacted by proposed development.

Thank you.



Agenda Summary

2024-943

Agenda Date: 10/2/2024

Agenda Item No.: 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-136 Decorative Concrete Specialists of South Florida Rezoning Application.

Location: 2134 NW Commerce Lakes Drive

Legal Description: Go Team Industrial Park-Unit Three-Block B Lot 14 (PB 26, PG 2).

This is a request to rezone a 1.86-acre parcel from Service Commercial (CS) to Industrial (IN).

Submitted By: Daniel Robinson, Planner III

Executive Summary: The applicant requests to rezone a 1.86-acre parcel from Service Commercial (CS) to Industrial (IN) because they would like to expand the existing warehouse and open storage yard use by adding a concrete plant to the site, which is permitted in the IN zoning district with a SEU approval.

Presentation Information: Staff will provide a presentation.

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve with conditions.
2. Move that the Board recommend denial and provide an explanation.

Background: In 2019 the property was rezoned to Service Commercial to make the zoning compatible with the existing Land Use of Service Commercial. The rezoning was requested in order to develop the site with a warehouse building with open storage for a concrete fencing business. The business owner now wants to expand his business to include a concrete plant.

Because a concrete plant is a heavy industrial use the applicant needs to update the Future Land Use and Zoning and then apply for a Special Exception approval for the use itself. The proposed use of concrete plant is a heavy industrial use and requires Heavy Industrial Land Use, Industrial Zoning, and a Special Exception Use approved.

Issues/Analysis: Public notice was sent to owners within 750 feet.

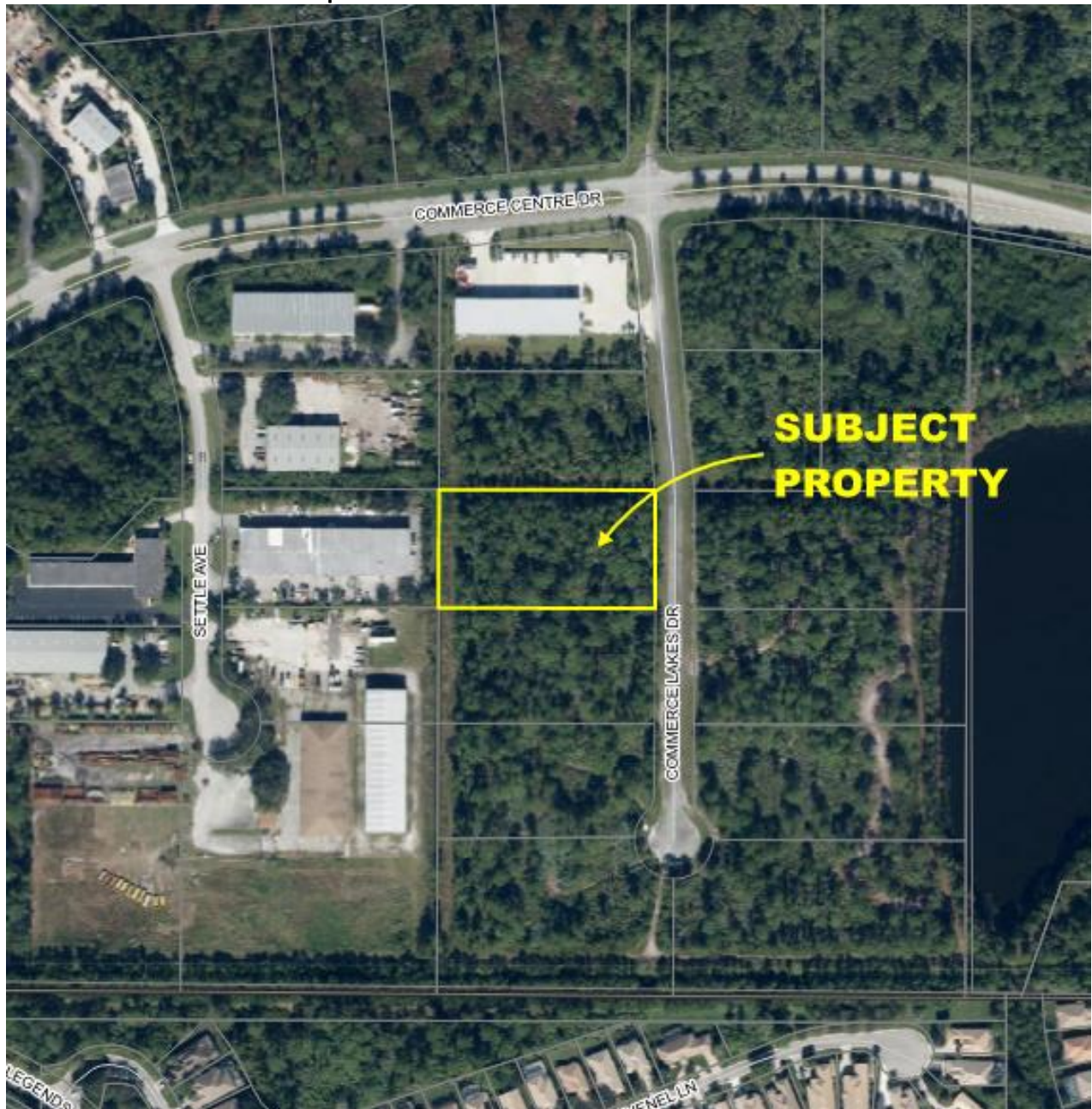
Special Consideration: N/A

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

Attachments:

- Staff report
- Cover letter
- Deed
- Application
- Staff presentation

City of Port St. Lucie
Rezoning application
P24-136 Decorative Concrete Specialists of South Florida



SUMMARY

Applicant's Request:	This is a request to rezone a 1.86 acre parcel from Service Commercial (CS) to Industrial (IN).
Applicant/Owner:	Jorge Mercado
Location:	The property is located at 2134 NW Commerce Lakes Drive.
Project Planner:	Daniel Robinson, Planner III

Project Description

The applicant requests a rezoning for a 1.86 acre parcel that is currently developed. The zoning request is to change the zoning district from Service Commercial (CS) to Industrial (IN). The existing use of warehouse and open storage yard is proposed to be used for a concrete plant to expand the existing business.

Background In 2019 The property was rezoned to Service Commercial to bring the property into compatibility with the existing Land Use of Service Commercial. The rezoning was requested to develop a warehouse building with open storage for a concrete fencing business. The business owner now wants to expand his business into a concrete plant. As this is a heavy industrial use the Future Land Use and Zoning is required to be updated appropriately.

The Heavy Industrial Land Use provides the ability for special exception uses to be reviewed and approved by City Council for properties with an Industrial Zoning Designation. The proposed use of concrete plant is a heavy industrial use and requires Heavy Industrial Land Use, Industrial Zoning, and a Special Exception Use approved.

Public Notice Requirements

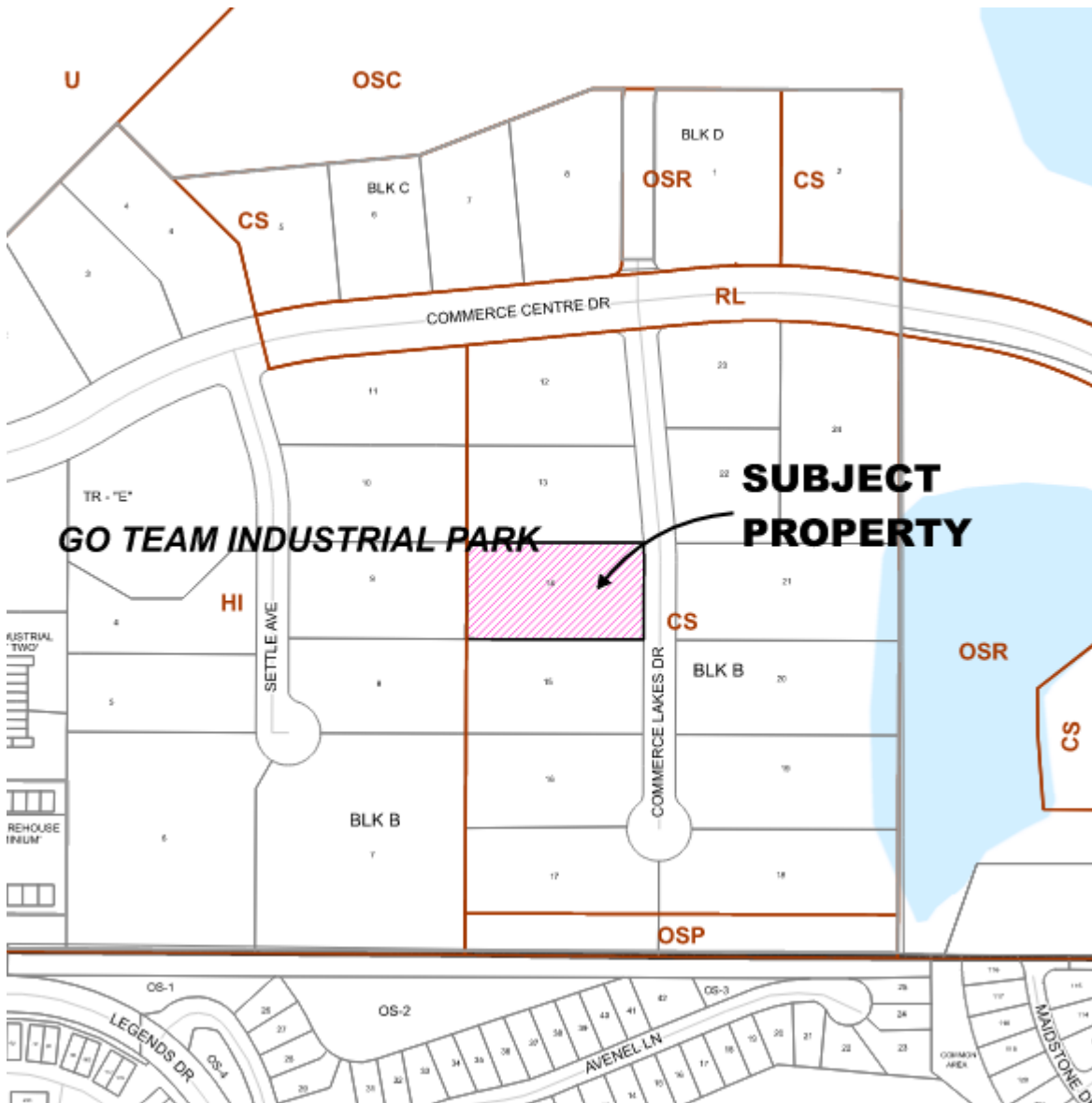
Public notice was sent to owners within 750 feet.

Location and Site Information

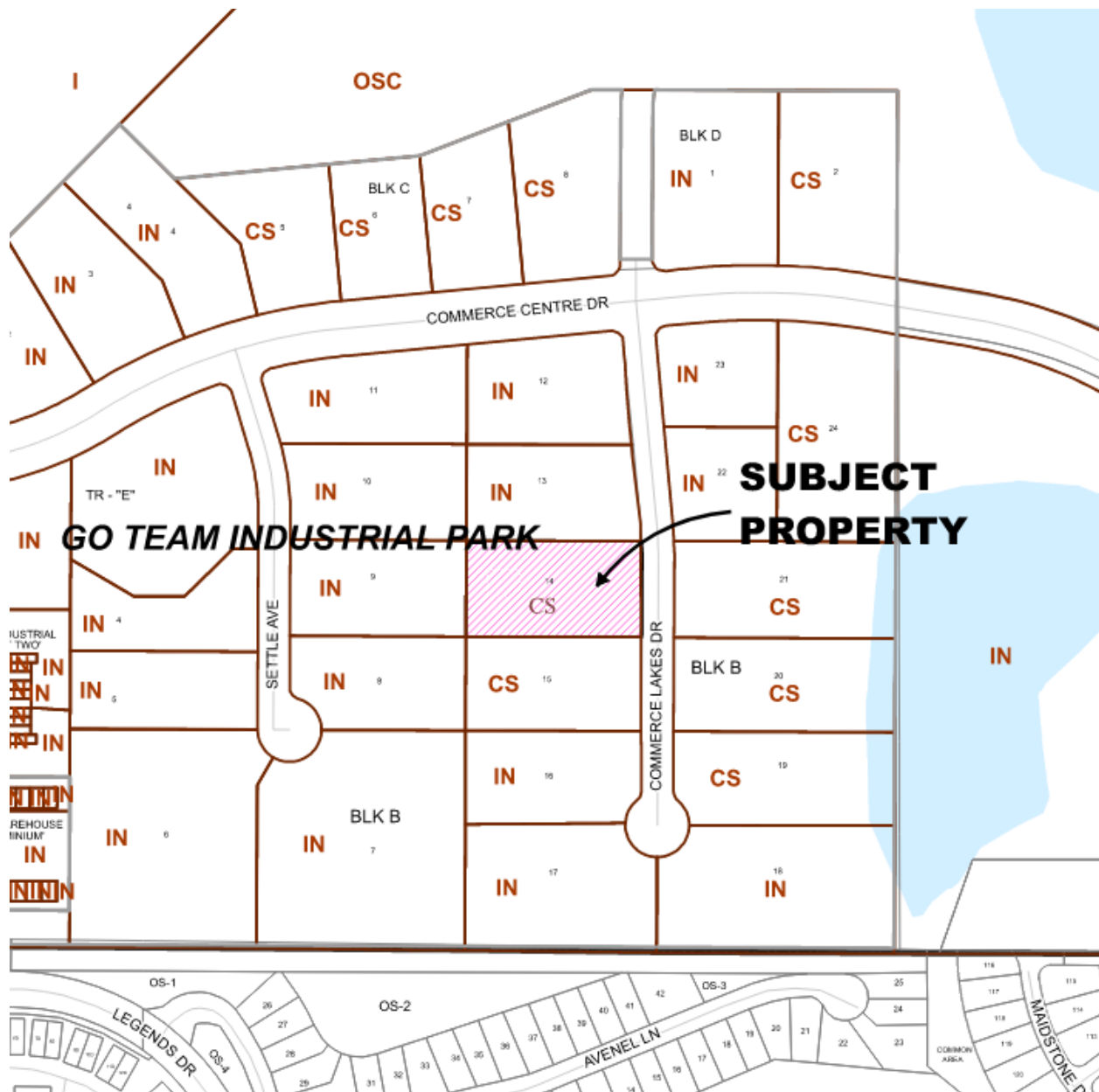
Parcel Number:	3315-703-0003-0005
Property Size:	1.86 Acres (80,586 square feet)
Legal Description:	Go Team Industrial Park-Unit Three-Block B Lot 14
Current "Future Land Use:"	Service Commercial (CS)
Existing Zoning:	Service Commercial (CS)
Existing Use:	Warehouse and storage yard
Requested "Future Land Use:"	Heavy Industrial (HI)
Requested Zoning:	Industrial (IN)
Proposed Use:	Concrete plant

Surrounding Uses

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



Existing Land Use



Existing Zoning

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Industrial is compatible with Policy 1.1.4.13 and future land use classification of Heavy Industrial (HI).

ZONING REVIEW

Justification Statement: The purpose of this request is to rezone the parcel for its existing use and future development of a concrete plan which aligns with the direction and intent of the Industrial Zoning District within the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Industrial Zoning District (IN) is compatible with the Heavy Industrial (HI) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

ENVIRONMENTAL REVIEW

N/A

RELATED PROJECTS

P19-067 Decorative Concrete Specialists Site Plan

P19-197 Decorative Concrete Specialists of South Florida Rezoning

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

P24-135 Decorative Concrete Specialists of South Florida Comprehensive Plan Amendment

STAFF RECOMMENDATION

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

Planning and Zoning Board Action Options:

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

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

Dear City of Port St. Lucie,

I am writing to formally request the rezoning of my property located at 2134 NW Commerce Lakes Dr., Port St. Lucie, FL 34986, from its current commercial zoning designation to a heavy industrial designation. I intend to develop this property into a concrete plant, which I believe will be beneficial to the local economy and align with the area's industrial development goals.

Proposed Concrete Plant Details:

The planned concrete plant will consist of the following components:

1. **Concrete Production:** The plant will include state-of-the-art equipment for batching and mixing concrete. This will enable us to produce a variety of concrete products, including ready-mix concrete, concrete blocks and precast elements for residential and commercial applications.
2. **Concrete Storage and Distribution:** We will establish dedicated storage areas for raw materials such as sand, gravel, and cement. Additionally, there will be storage facilities for finished products and a fleet of delivery trucks to distribute concrete to local construction sites.
3. **Concrete Fence Manufacturing:** We plan to incorporate facilities for the production of concrete fencing solutions. This will serve both residential and commercial projects, enhancing security and aesthetic options for properties in the area.
4. **Operational Infrastructure:** The site will be equipped with necessary operational infrastructure, including a quality control lab, maintenance facilities, and administrative offices.

Rationale for Rezoning:

1. **Economic Benefits:** The establishment of this concrete plant will create many jobs in the local area, contributing positively to the local economy. By providing a local source of concrete, we will support infrastructure projects, reduce transportation costs, and decrease the environmental impacts associated with long-distance material transport.
2. **Compatibility with Surrounding Uses:** The site location is near other heavy industrial zones, highways, and infrastructure. makes it ideal for heavy industrial use. The proposed rezoning aligns with the existing and future land use patterns in the area, supporting industrial development goals.

3. **Compliance with Local Plans:** This development aligns with local or regional plans and, industrial development strategies in the area, which support industrial growth and infrastructure development.
4. **Environmental Considerations:** We are committed to operating the concrete plant with the highest standards of environmental responsibility. We will implement measures such as dust control systems, noise reduction technologies, and water management practices to minimize impacts on the surrounding community and environment.

I have attached all required documentation, including site plans, environmental assessments, and any other supporting materials necessary for your review. I am also prepared to provide any additional information or attend any hearings or meetings required to further discuss this rezoning request.

Thank you for considering my application. I am confident that this rezoning will bring significant benefits to our community, and I look forward to working with you and the City of Port St. Lucie to make this project a success.

Sincerely,

Jorge Mercado

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

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

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

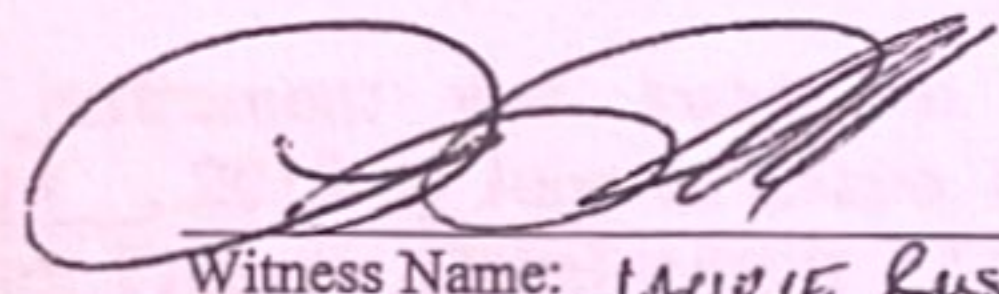
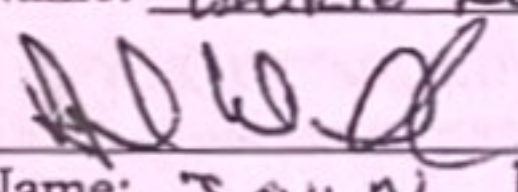
Subject to the use restrictions set forth on Exhibit "A" attached hereto and incorporated herein by reference.

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

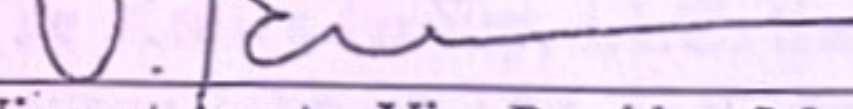
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:


Witness Name: LAURIE RUSK SEWELL

Witness Name: JOHN H. AULD

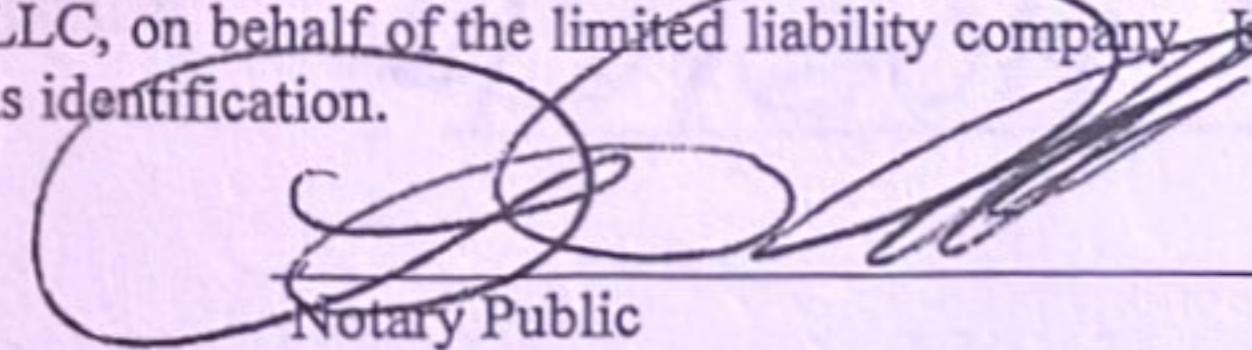
Bruckner Dev Co. LLC

By: 
Vincent Amato, Vice President/Managing Member

State of Florida
County of Martin

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

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____



TYPE	STATUS	BUILDING TYPE	
R	P&Z MEETING SCHEDULED		
ASSIGNED TO			
Daniel Robinson			
ADDRESS			
2134 NW Commerce Lakes Dr			
SECTION	BLOCK	LOT	
Unit 3	B, GoTmIndPk	14	
LEGAL DESCRIPTION			
GO TEAM INDUSTRIAL PARK-UNIT 3, Block B, Lot 14			
SITE LOCATION			
2134 NW COMMERCE LAKES DR Port St. Lucie 34986			
PARCEL #			
3315-703-0003-000-5			
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
CS		CS	IN
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
1.86			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
change the zoning from service commercial to heavy Industrial			
Primary Contact Email			
JORGEPAINTING1@HOTMAIL.COM			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
JORGE	MERCADO		
Business Name			
DECORATIVE CONCRETE SPECIALIS OF SOUTH FLORIDA, LL			
ADDRESS			
1652 SW SCHLEICHER LN			
CITY	STATE	ZIP	
PORT ST LUCIE	FL	34984	
EMAIL	PHONE		
JORGEPAINTING1@HOTMAIL.COM	7725285409		
AUTHORIZED SIGNATORY OF CORPORATION			
FIRST NAME	LAST NAME		
JORGE	MERCADO		
ADDRESS			
1652 SW SCHLEICHER LN			
CITY	STATE	ZIP	

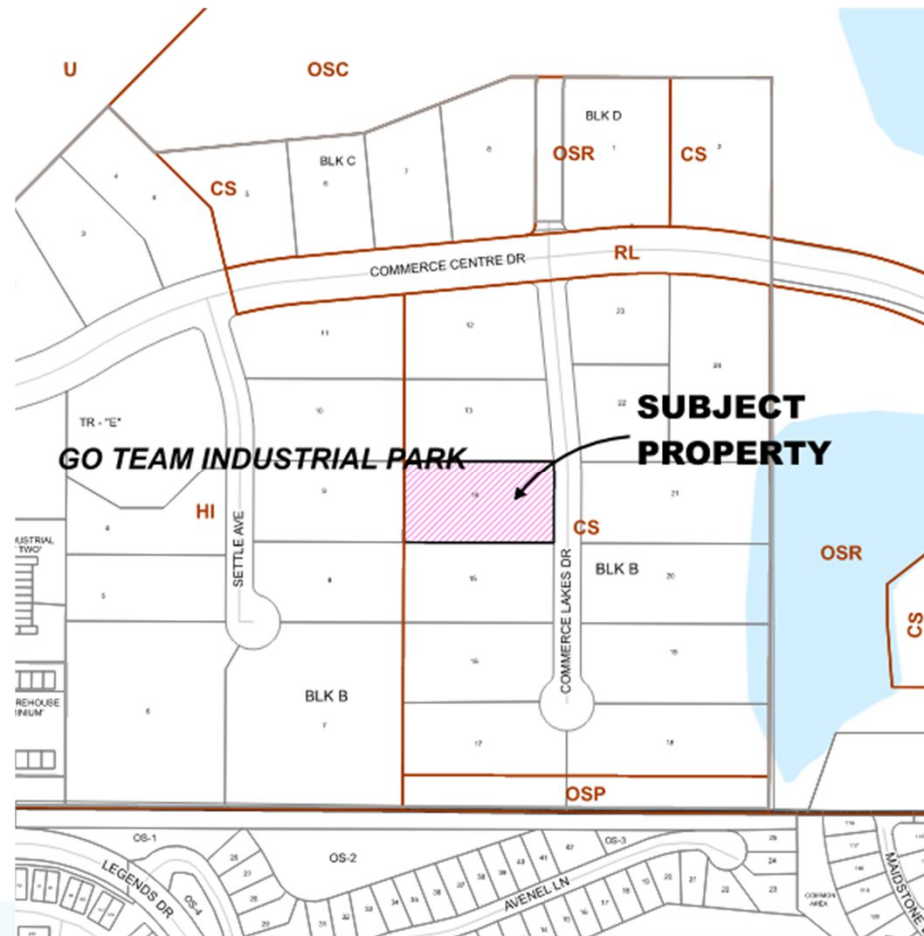


Decorative Concrete Specialists of South Florida
Rezoning Application
Planning & Zoning Board Meeting
October 2, 2024

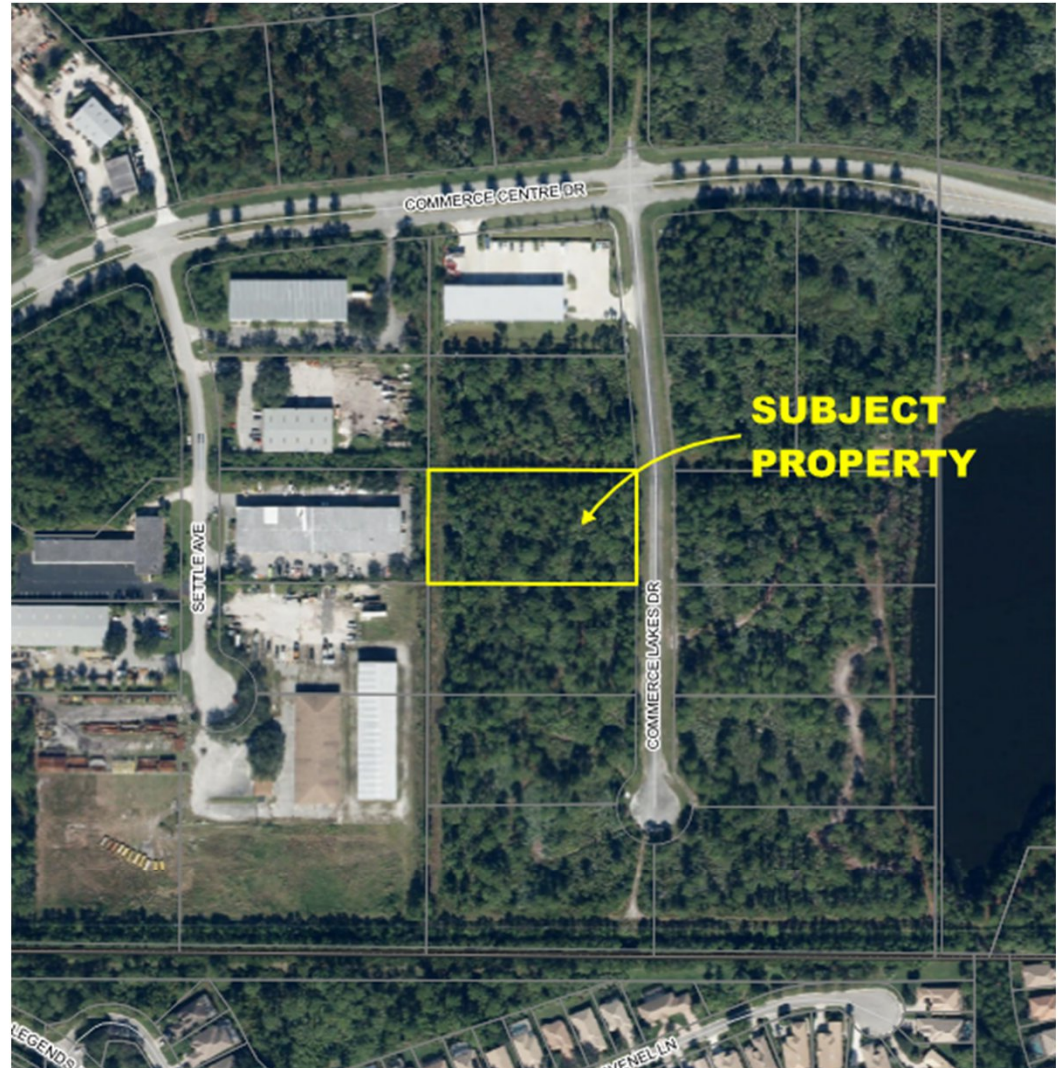
Request Summary

Applicant's Request:	This is a request to rezone a 1.86 acre parcel from Service Commercial (CS) to Industrial (IN). The existing use of warehouse and open storage yard is proposed to be expanded to include a concrete plant to expand the existing business.
Applicant/Property Owner:	Jorge Mercado
Location:	The property is located at 2134 NW Commerce Lakes Drive.

Existing Land Use Designation



Site Location



Surrounding FLU & Zoning

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

Background

In 2019 The property was rezoned to Service Commercial which is compatible with the existing Land Use of Service Commercial. The 2019 rezoning was requested to facilitate the development of a warehouse building with open storage for a concrete fencing business. The business owner now wants to expand his business to include a concrete plant. As this is a heavy industrial use the Future Land Use and Zoning is required to be updated appropriately.

The Heavy Industrial Land Use provides the ability for special exception uses to be reviewed and approved by City Council for properties with an Industrial Zoning Designation. The proposed use of concrete plant is a heavy industrial use and requires Heavy Industrial Land Use, Industrial Zoning, and a Special Exception Use approved.

Comprehensive Plan Review

Land Use Consistency: Proposed zoning of Industrial is compatible with Policy 1.1.4.13 and future land use classification of Heavy Industrial (HI).

ZONING REVIEW

Justification Statement: The purpose of this request is to rezone the parcel for its existing use and future development of a concrete plan which aligns with the direction and intent of the Industrial Zoning District within the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Industrial Zoning District (IN) is compatible with the Heavy Industrial (HI) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

Staff Recommendation

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

Planning and Zoning Board Action Options:

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

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



Agenda Summary

2024-968

Agenda Date: 10/2/2024

Agenda Item No.: 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-137 Legacy Park North at Southern Grove Master Planned Unit Development (MPUD) Amendment No. 2

Location: The subject property is generally located west of Interstate 95, east of south SW Village Parkway, and between Marshall Parkway and Hegener Drive.

Legal Description: Southern Grove Plat No. 45

This is a request to rezone approximately 10 acres of property and amend the MPUD document and concept plan for Legacy Park North at Southern Grove MPUD.

Submitted By: Bridget Kean, AICP, Deputy Director

Executive Summary: The Port St. Lucie Governmental Finance Corporation and Costco Wholesale Corporation have applied to amend the Legacy Park North at Southern Grove MPUD and to rezone approximately 10 acres of property from the zoning designations of St. Lucie County Agricultural (SLC AG 5 - 1 dwelling unit per 5 acres) and Tradition Commerce Park North @ Southern Grove MPUD to the Legacy Park North @ Southern Grove MPUD.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board approve the MPUD amendment and rezoning as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the MPUD amendment and rezoning.
2. Move that the Board not approve and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the proposed amendment and rezoning at the September 11, 2024, Site Plan Review Committee meeting.

Issues/Analysis: See attached staff report

Special Consideration: N/A

Location of Project: The subject property is generally located west of Interstate 95, east of south SW Village Parkway, and between Marshall Parkway and Hegener Drive.

Attachments:

1. Staff Report
2. Exhibit A: Legacy Park North @ Southern Grove MPUD Amendment and Rezoning
3. Application
4. Warranty Deed - GFC
5. Warranty Deed - Costco Wholesale Corporation
6. Staff Presentation



Planning / Applications / P#: P24-137

[Legal Request](#)[Application](#) [Comments](#) [Submittals](#) [Inspections](#) [Meetings](#) [Allowed Users](#) [BlueBeam](#) [History](#) [Fees](#) [Conditions](#) [Files](#) [Reports](#)[UE Application](#)[Save](#)**Project Name:**

Southern Grove-Legacy Park North MPUD Amendment No. 2

Management/Property Information

Reviewers

Management

Project Type: *

PUD AMENDMENT ▾

Status:

P&Z MEETING SCHED... ▾

Approved Date:**Project Number: ***

P24-137

Amended Number:**Utility File Number :**

11-900-21

Building Type :

Select... ▾

Primary Email Address:

dmurphy@ct-eng.com

Describe Request:

MODIFICATION OF EXISTING LEGACY PARK NORTH MPUD TO ADDRESS THE ADDITION OF A 7.5 ACRE TRACT TO BE INCORPORATED INTO THE EXISTING 'PROJECT EVEREST' DEVELOPMENT SITE. THIS AMENDMENT ALSO PARTIALLY EFFECTS THE TRADITION COMMERCE PARK NORTH MPUD (SEPARATE AMENDMENT APPLICATION TO BE SUBMITTED)

Check this if Exempt from Public Records Request: ☐

Property Information

Address:**Project Site Location:**

east of SW Village Parkway, aol

City Section:**Block:**

SouthernGrove

Lot:**Legal Description:**

SEE ATTACHED MPUD DOCUMENT



Parcel Number

4315-505-0010-010-5

Current Land Use:

Select...

Current Zoning:

Select...

Proposed Zoning:

Select...

Utility Provider:

CITY OF PORT ST. LUCIE

Acreage:

7.5

Administrative:

☐

Architectural Elevations:

☐

Agent/Applicant

Property Owners

Authorized Signatory of Corporation

Project Architect/Engineer

Agent First Name:

Dennis

Agent Last Name:

murphy

Agent Business Name:

Culpepper & Terpe

Agent Phone:

(772) 464-3537

Agent Address:

2980 South 25th Street

Agent City:

Ft Pierce

Agent State:

FLORIDA

Agent Zip:

34981

Agent Email:

dmurphy@ct-eng.com

Save

May 15, 2024

Ms. Bridget Kean, AICP, Deputy Director
City of Planning and Zoning Department
121 SW port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: Legacy Park North MPUD – Addition Area
Initial MPUD Document Submission.

Dear Ms. Kean:

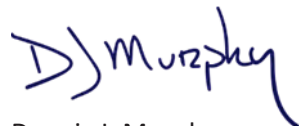
Enclosed please find a copy of the initial submission for the Legacy Park North MPUD – Addition Area. This proposed MPUD is to be an addition to the existing Legacy Park MPUD which it lies adjacent to. This is being submitted as an independent application as opposed to an amendment to the existing Legacy Park MPUD as the only property owners involved with this change in zoning to the MPUD designation are the City of Port St. Lucie and the Port St. Lucie Government Finance Corp. (GFC). Through the site plan modification process it is our intention to add this 7.5 acre tract into the existing 'Project Everest' site.

There signatures to be obtained on the various property owner acknowledgement forms, but as we have done in the past, this submission is being made with eth undertaking that your office will coordinate the execution of these documents. I will under separate email, send you the forms that need to be executed by the City and the GFC.

As there are many parts in motion here, please let me know when you have some time to walk through all this.

Thank you for your attention to this submission.

Sincerely:
CULPEPPER & TERPENING, INC.



Dennis J. Murphy
Principal Planner .

June 28, 2024

Ms. Bridget Kean, AICP, Deputy Director
City of Planning and Zoning Department
121 SW port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: Legacy Park North MPUD – Addition Area (Amendment No 2)
Revised MPUD Document Submission. (P23-155-A2)

Dear Ms. Kean:

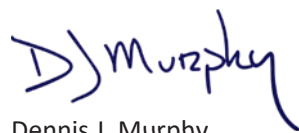
Following up on our recent discussions, enclosed please find a copy of the our revised submission materials addressing the proposed revisions/additions to the Legacy Park North MPUD. These proposed revisions address the addition of a 7.5-acre tract into the existing Legacy Park MPUD that will support the proposed trailer parking expansion for the project Everest development site. There is also as small area, approximately 2.5 acres, between this 7.5 acre tract I-95 right-of-way that will be added into the general stormwater conveyance system for this part of the Southern Grove property.

In looking at our records, we show this project submission as being the 'second' adjustment to the Legacy Park MPUD. The first was an administrative action approved by the City on November 22, 2023, which we understood carried the project number of P23-155-A1. Can you please confirm what our project number for this second amendment is? I am showing that this should be P23-155-A2, and I have so noted it that way in all of our application materials. If this is not correct, please let me know and I will make any necessary adjustments.

As there remain many parts in motion here addressing this particular MPUD Amendment, please let me know when you have some time to walk through all this.

Thank you for your attention to this submission.

Sincerely:
CULPEPPER & TERPENING, INC.



Dennis J. Murphy
Principal Planner

DJM
f:\23-075.001 - legacy park addition area__corrospnd\23-075.002_240628_psl plan, 000, kean, mpud submission - legacy park addition (revised).docx

**APPLICATION FOR AMENDMENT AND CHANGE
IN ZONING TO THE MPUD ZONING DISTRICT,
AND FOR THE SECOND AMENDMENT (OVERALL)
TO THE LEGACY PARK (NORTH) @ SOUTHERN
GROVES - MASTER PLANNED UNIT
DEVELOPMENT (MPUD)**



TRADITION

Application for Master Planned Unit Development Rezoning

City of Port St. Lucie Project Number: P24-000

PSLUSD Project No: 11-900-21

Adopted September 18, 2022

Ordinance 22-077 / P23-155

Amendment No. #1

Amended November 22, 2023

Admin Approval / P23-155-A1

Amendment No #2

Amended XXXXXX, xx, 2024

P24-137



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

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AMENDMENT SUMMARY

AMENDMENT NO 1 (P23-155-A1):

1. Provide updated signature and consent applications.
2. Provide for Amended Master Plan Map for the Legacy Park North MPUD development area.

AMENDMENT NO 2 (P24-137):

General Description:

1. Provide for the addition of 10.0 acres (more or less) of land into the existing Legacy Park North MPUD.
2. Provide for reclassification of all sub area designations within the existing Legacy Park North MPUD to 'Regional Business Center', and removing the prior designation of 'Employment Center' and 'Mixed Use' (refer to figure 1-4 of the City Comprehensive Plan).
3. Provide updated signature and consent applications.
4. Update project area maps.
5. Revise Chapters 4, 5 and 6 of the Legacy Park North MPUD Planning Document to reflect the addition of the 10.0 (more or less) acre tract on the north side of the existing Legacy Park North MPUD and to revise these same chapters to reflect the effects of redesignation of all of the Legacy Park North area as a 'Regional Business Park', and remove references to the prior designation of 'Employment Center' and 'Mixed Use Area'. Include references to sub area classifications 'Business Park' and 'Mixed Use Activity' area within the 'Regional Business Park' area.
6. Provide updated legal descriptions of the Legacy Park North MPUD.
7. Provide for Amended Master Plan Map for the Legacy Park North MPUD development area.



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SECTION 1 – MPUD APPLICATION



APPLICATION FOR AMENDED PUD CONCEPT PLAN

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

P&Z File No. _____

Fee (Nonrefundable) \$ _____

Receipt # _____

For use only if property is zoned PUD and does not have approved concept plan. Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. Attach two copies of proof of ownership (e.g., warranty deed, affidavit).

PRIMARY CONTACT EMAIL ADDRESS: dmurphy@ct-eng.com

PROJECT NAME: Legacy Park (North) @ Southern Groves

OWNER(S) OF PROPERTY: Name Port St. Lucie Governmental Finance Corp.
Address 121 SW PSL Blvd. Port St. Lucie Fla 34984
STREET CITY STATE ZIP
Phone 772-871-5212 Fax _____ Email: jdavis@cityofpsl.com

APPLICANT OR AGENT OF OWNER: Name Culpepper & Terpening, Inc.
Address 2980 South 25th Street Ft. Pierce Fla 34981
STREET CITY STATE ZIP
Phone 772-464-3537 Fax 772-464-9497 Email: dmurphy@ct-eng.com

LEGAL DESCRIPTION:

SEE ATTACHED LEGAL DESCRIPTION FOR BASE AREA, PLUS ANY AREA OF PROPOSED ADDITION

PROPERTY TAX I.D. NUMBER: 4326-602-0001-000-8 4326-602-0004-000-9 4326-602-0007-000-0
4326-602-0002-000-5 4326-602-0005-000-6 4326-602-0009-000-4
4326-602-0003-000-2 4326-602-0006-000-3 4326-602-0010-000-4

Original Project (P) Number P22-176 Date Approved 09/12/2022 P22-176
PARCEL SIZE (GROSS AREA): 345 (MOL) Acres 45 (MOL) Square Feet

LOCATION OF PROJECT SITE: Northeast corner of I-95 and SW Paar [Hegerer] Drive

SUMMARY OF AMENDMENT: TO REVISE THE GENERAL SITE PLAN FOR THE AREA REFERRED TO AS LEGACY PARK North MPUD.

ATTACH AMENDED PUD CONCEPT PLAN

Dennis J. Murphy

Dennis J. Murphy

Sept 5, 2023

SIGNATURE OF APPLICANT

HAND PRINT NAME

DATE

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

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

02/26/20



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)



APPLICATION FOR AMENDED PUD CONCEPT PLAN

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

P&Z File No.

Fee (Nonrefundable) \$

Receipt #

For use only if property is zoned PUD and does not have approved concept plan. Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. Attach two copies of proof of ownership (e.g., warranty deed, affidavit).

PRIMARY CONTACT EMAIL ADDRESS: dmurphy@ct-eng.com

PROJECT NAME: LEGACY PARK NORTH @ SOUTHERN GROVES (ADDITION NO. 1)

OWNER(S) OF PROPERTY: Name Port St. Lucie Governmental Finance Corp./City of Port St. Lucie
Address 121 SW PSL Blvd. Port St. Lucie Fla 34984
STREET CITY STATE ZIP
Phone 772-871-5212 Fax Email: jdavis@cityofpsl.com

APPLICANT OR AGENT OF OWNER: Name Culpepper & Terpening, Inc,
Address 2980 South 25th Street Ft. Pierce Fla 34981
STREET CITY STATE ZIP
Phone 772-464-3537 Fax 772-464-9497 Email: dmurphy@ct-eng.com

LEGAL DESCRIPTION:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY TAX I.D. NUMBER:	4315-804-0005-000-2 (pt)	Orb 2680 Pg 2933 (Pt of)	4326-602-0007-000-0
	4315-505-0010-010-5	Orb 2418 Pg 2859 (Pt of)	4326-602-0009-000-4
	4326-602-0001-000-8	4326-602-0004-000-9	4326-602-0010-000-4
	4326-602-0002-000-5	4326-602-0005-000-6	
	4326-602-0003-000-2	4326-602-0006-000-3	

Original Project (P) Number	<u>P22-176</u>	Date Approved	<u>09/12/2022</u>	<u>P22-176</u>
	<u>P23-155</u>		<u>11/02/2023</u>	<u>P23-155</u>
PARCEL SIZE (GROSS AREA):	<u>355 (MOL)</u> Acres		<u>15,463,800</u>	<u>Square Feet</u>

LOCATION OF PROJECT SITE: North side of the existing Legacy Park North MPUD -

SUMMARY OF AMENDMENT: **MODIFICATION OF EXISTING LEGACY PARK NORTH MPUD TO ADDRESS THE ADDITION OF A 10.0 ACRES (+/-) AREA TO THE LEGACY PARK NORTH MPUD . THIS AMENDMENT ALSO PARTIALLY EFFECTS THE TRADITION COMMERCE PARK NORTH MPUD (SEPARATE AMENDMENT APPLICATION TO BE SUBMITTED).**

Dennis J. Murphy

Dennis J. Murphy

May 15, 2024

SIGNATURE OF APPLICANT

HAND PRINT NAME

DATE

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

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



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SECTION 1B – AGENT AUTHORIZATION

CITY OF PORT ST. LUCIE

121 SW PORT ST. LUCIE BLVD.
PORT ST LUCIE, FLA., 34984

AGENT CONSENT FORM

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 2

PROJECT DESCRIPTION: MODIFICATION OF EXISTING LEGACY PARK NORTH MPUD TO ADDRESS THE ADDITION OF A 10.0 ACRE (+/-) PARCEL INTO THE LEGACY PARK NORTH MPUD

PARCEL ID:

STREET RIGHTS OF WAY ONLY				
4315-505-0010-010-5				

BEFORE ME THIS DAY PERSONALLY APPEARED _____
Print Name Title

WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to CULPEPPER & TERPENING., INC., to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above.

FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this _____ day of _____ 2024, by _____ who is personally known to me or who has produced _____ as identification.

Signature of Notary _____ Type or Print Name of Notary _____

Commission Number (Seal)



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

PSL GOVERNMENTAL FINANCE CORPORATION

121 SW PORT ST. LUCIE BLVD.
PORT ST LUCIE, FLA., 34984

AGENT CONSENT FORM

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 2

PROJECT DESCRIPTION: MODIFICATION OF EXISTING LEGACY PARK NORTH MPUD TO ADDRESS THE ADDITION OF A 10.0 ACRE (+/-) PARCEL INTO THE LEGACY PARK NORTH MPUD

PARCEL ID:

4326-603-0005-000-9				
4326-603-0006-000-6				
4314-804-0005-000-2				

BEFORE ME THIS DAY PERSONALLY APPEARED _____

Print Name

Title

WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to CULPEPPER & TERPENING, INC., to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above.

FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this _____ day of _____ 2024, by _____ who is personally known to me or who has produced _____ as identification.

Signature of Notary _____ Type or Print Name of Notary _____

Commission Number (Seal)



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SOUTHERN GROVE COMMUNITY DEV. DISTRICT 7

10807 SW TRADITION PARKWAY
PORT ST. LUCIE, FLA. 34987

AGENT CONSENT FORM

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 2

PROJECT DESCRIPTION: MODIFICATION OF EXISTING LEGACY PARK NORTH MPUD TO ADDRESS THE ADDITION OF A 10.0 ACRE (+/-) PARCEL INTO THE LEGACY PARK NORTH MPUD

PARCEL ID:

4326-603-0002-000-8				
4326-603-0001-000-1				
4326-603-0003-000-5				

BEFORE ME THIS DAY PERSONALLY APPEARED _____
Print Name Title

WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to CULPEPPER & TERPENING, INC., to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above.

FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this _____ day of _____ 2024, by _____ who is personally known to me or who has produced _____ as identification.

Signature of Notary _____ Type or Print Name of Notary _____

Commission Number (Seal)



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

COSTCO WHOLESALE CORPORATION

45940 Horseshoe Drive, Ste. 150
Sterling, VA 20166

AGENT CONSENT FORM

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 2

PROJECT DESCRIPTION: MODIFICATION OF EXISTING LEGACY PARK NORTH MPUD TO ADDRESS THE ADDITION OF A 10.0 ACRE (+/-) PARCEL INTO THE LEGACY PARK NORTH MPUD

PARCEL ID:

4326-603-0004-000-2				

BEFORE ME THIS DAY PERSONALLY APPEARED _____
Print Name Title

WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to CULPEPPER & TERPENING, INC. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above.

FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this _____ day of _____ 2024, by _____ who is personally known to me or who has produced _____ as identification.

Signature of Notary

Type or Print Name of Notary

Commission Number (Seal)



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

Port St. Lucie Governmental Finance Corporation
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

AGENT CONSENT FORM

Project Name(s): P23-167 Southern Grove Plat No. 45
P23-168 Project Everest Site Plan
P23-165 Legacy Park North MPUD Amendment

Legal Description: Lot 8, Tract MC-1, Tract MC-2, Tract BP-1, Tract NR-1, Tract NR-2, Southern Grove Plat No. 43

I hereby give CONSENT to C. Pepper and Terpening, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

[Signature]
Signature

CEO
Title

10/07/22
Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of Oct, 2023, by Jesus Merejo, CEO, who is personally known to me.

[Signature]
Signature of Notary Public



NOTARY SEAL/STAMP

Mary Ann Verillo
Print Name of Notary Public

Notary Public, State of Florida

My Commission expires 06/09/2027



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

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

AGENT CONSENT FORM

Project Name(s): P23-167 Southern Grove Plat No. 45
P23-168 Project Everest Site Plan
P23-155 Legacy Park North MPUD Amendment

Legal Description: Lot 8, Tract MC-1, Tract MC-2, Tract BP-1, Tract NR-1, Tract NR-2, Southern Grove Plat No. 43

I hereby give CONSENT to Culpepper and Terpening, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

[Signature] City Manager 11/7/2023
Signature Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of Nov, 2023, by Jesus Merejo, CEO, who is personally known to me.

[Signature]
Signature of Notary Public



Mary Ann Verillo
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 06-09-2027



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

PSL PROJECT APRON INDUSTRIAL OWNER LLC

120 S Central AVE; Unit Ste 300
Saint Louis; MO 63105-1705

AGENT CONSENT FORM

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) - AMENDMENT NO 1

PARCEL ID:

4326-602-0001-000-8			

BEFORE ME THIS DAY PERSONALLY APPEARED [Signature] WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to CULPEPPER & TERPENING, INC. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above.

FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this 2023, by Douglas G. Sansone known to me or who has produced

13th day of November who is personally as identification.

Signature of Notary

[Signature: Melissa A. Clements]

Type or Print Name of Notary

Melissa A Clements

Commission Number (Seal)



MELISSA A. CLEMENTS
My Commission Expires
July 9, 2024
St. Louis City
Commission #12412085



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SECTION 1C –STATEMENT OF UNIFIED CONTROL

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION
121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984

STATEMENT OF UNIFIED CONTROL

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 2

LEGAL DESCRIPTION: SEE ATTACHED

I HEREBY DECLARE THAT, the LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD), as described in the attached Exhibits A and A1, is under the unified land use and zoning control of the City of Port St. Lucie and hereby agree to proceed with the proposed MPUD Development Plan and Plan Book adjustments according to the provisions of the City of Port St. Lucie Comprehensive Plan and Zoning Code regulations and in addition to any conditions as may be attached to the zoning of the lands described herein to MPUD. In addition, I will coordinate the assignment of agreements, contracts, deed restrictions and such relevant securities as may be required by the City for completion of the development according to the design parameters approved at the time of rezoning to MPUD, and also agree to provide continuing operation and maintenance of such areas, functions, and facilities designated for public use and access until such time as said facilities are conveyed to the final operating or maintaining authority as may be identified in any final plats for, or to, the lands described herein. In addition, I agree to bind all successors in title to any commitments made hereunder in this paragraph.

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

By: _____
Jesus Merejo, Chief Executive Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY JESUS MEREJO, CHIEF EXECUTIVE OFFICER OF THE PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2024.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

EXHIBIT A

DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SECTION 26, NORTH 89°54'04" EAST, A DISTANCE OF 1,066.29 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE ALONG SAID NORTHERLY EXTENSION, NORTH 00°00'00" EAST, A DISTANCE OF 197.73 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS RECORDED IN PLAT BOOK 100, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE ALONG THE WEST LINE OF SAID TRACT B, NORTH 00°00'00" EAST, A DISTANCE OF 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3,696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 2,512.00 FEET; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6,751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 1,529.99 FEET; THENCE NORTH 25°57'22" WEST, A DISTANCE OF 331.92 FEET; THENCE NORTH 08°18'11" EAST, A DISTANCE OF 44.31 FEET TO THE NORTHERLY LINE OF SAID TRACT B; THENCE ALONG SAID NORTHERLY LINE, NORTH 59°48'29" EAST, A DISTANCE OF 963.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF AN ORDER OF TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 311, PAGE 2946-2952 AND A NON-RADIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 24,729.33 FEET AND A CHORD WHICH BEARS SOUTH 33°15'08" EAST FOR 797.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 797.34 FEET THROUGH A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1,712.64 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6,987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1,844.42 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY OF PAAR [HEGENER] DRIVE; THENCE ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY, SOUTH 70°00'00" WEST, A DISTANCE OF 2,689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 44°03'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE SOUTH 25°56'35" WEST, A DISTANCE OF 15.95 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 332.50 FEET AND A CENTRAL ANGLE OF 64°03'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.76 FEET; THENCE NORTH 89°59'43" WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.43 FEET, TO THE POINT OF BEGINNING.

LESS CONSERVATION TRACT NO. 6, AS DEPICTED ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.07 ACRES, MORE OR LESS.

TOGETHER WITH,



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

A PARCEL OF LAND CONTAINING ALL OF UTILITY SITE 4, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGES 2995 AND LYING WITHIN A PORTION OF E/W 3 R/W, A 150.00 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND PARCEL 3, SOUTHERN GROVE PLAT NO. 40 AS RECORDED IN PLAT BOOK 102, PAGE 39, ALL IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3 R/W WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3R/W, A DISTANCE OF 1,003.29 FEET TO A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET; THE CHORD OF WHICH BEARS SOUTH 84°16'45" WEST, A CHORD DISTANCE OF 354.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID LOT LINE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°34'10", A DISTANCE OF 355.10 FEET TO A CUSP WITH A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE BEING THE PROLONGATION OF THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 1,275.00 FEET, THE CHORD OF WHICH BEARS NORTH 49°52'04" EAST, A CHORD DISTANCE OF 48.98 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID PROLONGATION, THROUGH A CENTRAL ANGLE OF 02°12'04", A DISTANCE OF 48.98 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,250.00 FEET; THE CHORD OF WHICH BEARS NORTH 63°15'25" EAST, WITH A CHORD DISTANCE OF 625.52 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°58'46", A DISTANCE OF 632.24 FEET; THENCE NORTH 77°44'49" EAST, A DISTANCE OF 801.92 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2953, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 WITH A VARIABLE WIDTH RIGHT-OF-WAY AS LAID OUT AND IN USE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 31°31'41" EAST, WITH A CHORD DISTANCE OF 338.73 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°47'05" A DISTANCE OF 338.73 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 32°07'28" EAST, WITH A CHORD DISTANCE OF 176.28 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°24'30" A DISTANCE OF 176.28 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°33'50" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W/ 3 R/W, A DISTANCE OF 294.49 FEET TO THE POINT OF BEGINNING.;

CONTAINING 10.00 ACRES, MORE OR LESS.

TOTAL SITE CONTAINING 355.0, ACRES, MORE OR LESS.



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)



APPLICATION FOR CHANGE IN ZONING TO THE MPUD ZONING DISTRICT FOR THE ESTABLISHMENT OF THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) - AMENDMENT NO 1

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION
121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984

STATEMENT OF UNIFIED CONTROL

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

LEGAL DESCRIPTION: SEE ATTACHED

I HEREBY DECLARE THAT, the LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD), as described in the attached Exhibit A, is under unified control and hereby agree to proceed with the proposed PUD development according to the provisions of the City of Port St. Lucie zoning regulations and conditions as may be attached to the zoning of the land to PUD. In addition, I will provide agreements, contracts, deed restrictions and such relevant securities as may be required by the City for completion of the development according to the design parameters approved at the time of rezoning to PUD, and also agree to provide continuing operation and maintenance of such areas, functions, and facilities as are not to be provided, operated or maintained at public expense. In addition, I agree to bind all successors in title to any commitments made hereunder in this paragraph.

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

By: [Signature]
Jesus Merejo, Chief Executive Officer
City Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTIFICATION BY ALEX MUXO, JR., PRESIDENT OF THE ST LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION. HE IS X PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 7 DAY OF November, 2023.

06-09-2027

COMMISSION NO. &
EXPIRATION DATE



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Mary Ann Verillo

October 30, 2023 Final
P23-000

UNDERLINE IS FOR ADDITION
STRIKE-THRU IS FOR DELETION
Base document is Legacy Park North MPUD - adopted Sept. 12, 2022 (Ord 22-077)

ORD 24-000
PAGE - 14



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SECTION 1D –BINDING PUD AGREEMENT



APPLICATION FOR CHANGE IN ZONING TO THE MPUD ZONING DISTRICT FOR THE ESTABLISHMENT OF THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 1

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION
121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984

Legacy Park North @ Southern Groves MPUD

The property, as described in Section "7", is under the unified control of the undersigned petitioner who agrees to

(1) proceed with the proposed development according to the provisions of the Port St. Lucie M. P.U.D. Zoning Regulations; and

(2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, or other governmental entity, including the City of Port St. Lucie, agrees to accept the same responsibilities. Unless otherwise accepted and agreed to by a local government entity, all such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7 day of November, 2023.

WITNESS

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, INC.

BY: Kristen Verbits

BY: Jesus Merejo
Jesus Merejo, Chief Executive Officer
City Manager

BY: Thadua

October 30, 2023 Final
P23 000

UNDERLINE IS FOR ADDITION
STRIKE-THRU IS FOR DELETION
Base document is Legacy Park North MPUD – adopted Sept. 12, 2022 (Ord 22-077)

ORD 24-000
PAGE - 17



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984

STATEMENT OF UNIFIED CONTROL

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 2

LEGAL DESCRIPTION: SEE ATTACHED

The property, as described in Section 7, is under the unified control of the undersigned Petitioner who agrees to:

- (1) proceed with the proposed development according to the provisions of the Port St. Lucie MPUD Zoning Regulations; and,
- (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City.

In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas until such time as a private property association (or equivalent entity acceptable to the City) agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City, the petitioner further agrees to bind all successors in title to the commitments found herein this paragraph made.

In witness whereof, we have hereunto set our hands ad seals this _____ day of _____, 20__.

Witness

PORT ST. LUCIE GOVERNMENTAL
FINANCE CORPORATION, INC.

BY: _____

BY:

Print Name

Jesus Merejo, Chief Executive Office

BY: _____

Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTIFICATION BY JESUS MEREJO, CHIEF EXECUTIVE OFFICER OF THE PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2024.

COMMISSION NO. &
EXPIRATION DATE
PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT 1A - LOCATION MAP



EXHIBIT 1A - LOCATION MAP

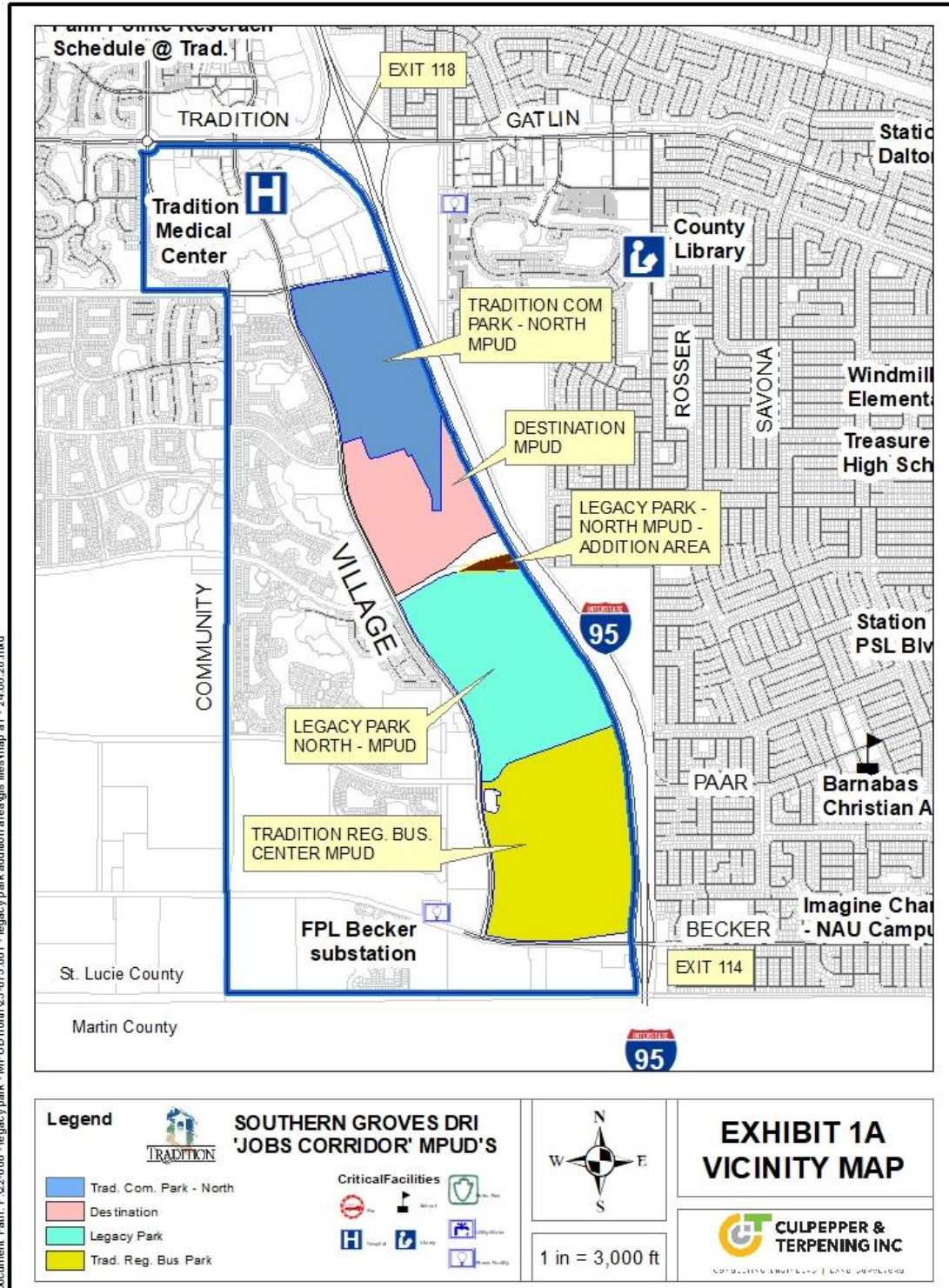


EXHIBIT 2 – SITE AERIAL

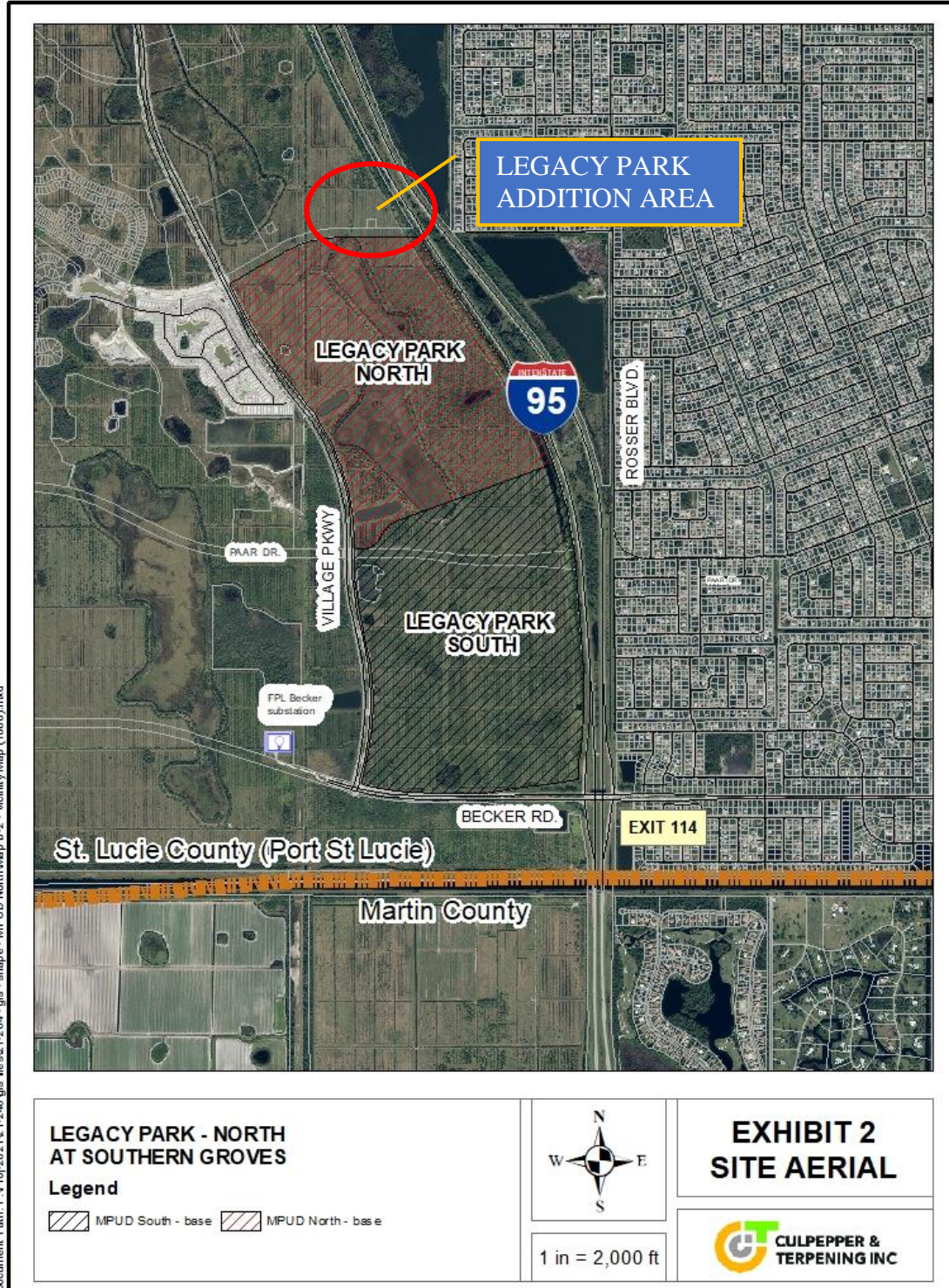


EXHIBIT 3 – LAND USE ACTIVITY MAP

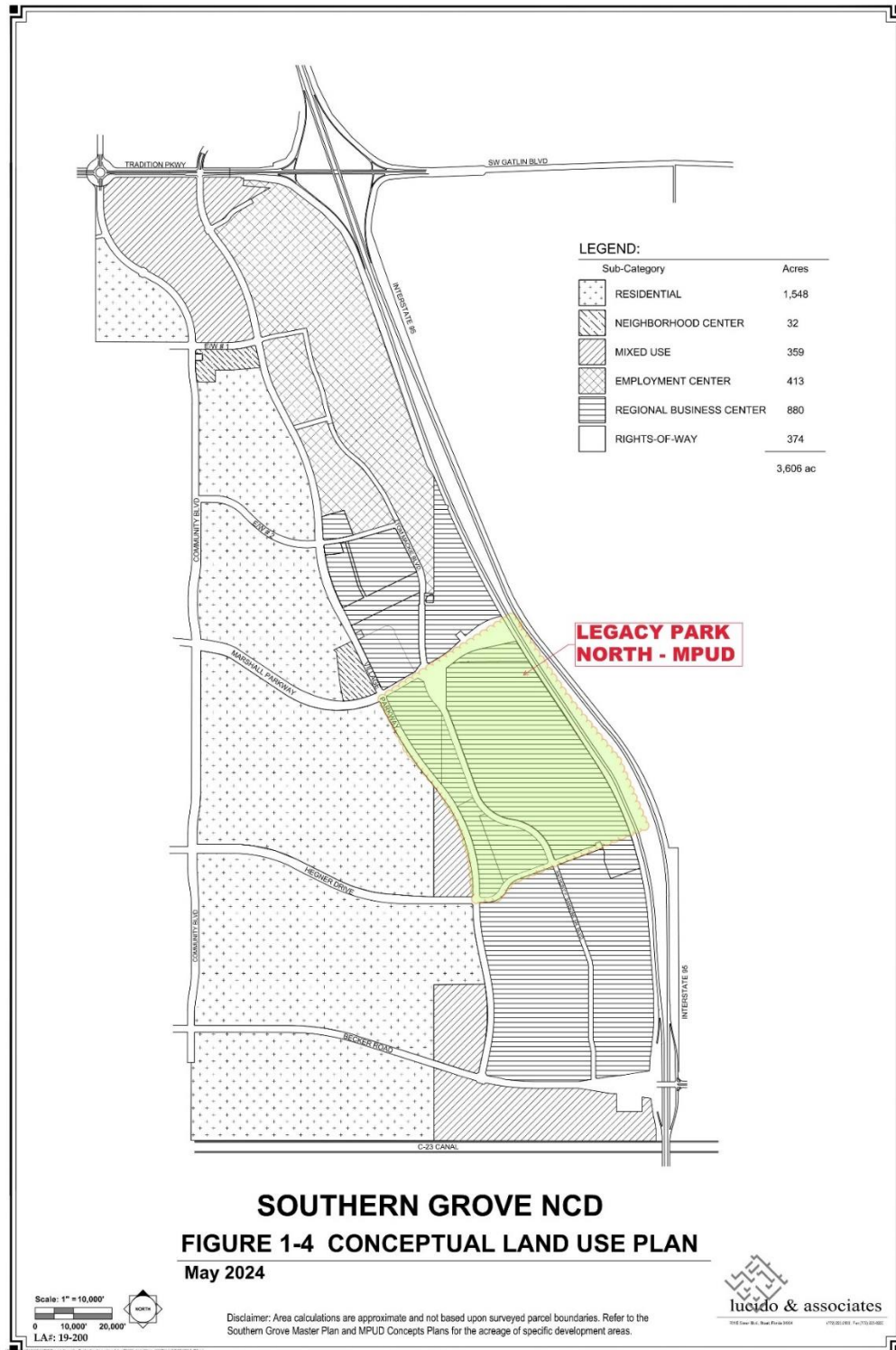


EXHIBIT 3 – FUTURE LAND USE MAP

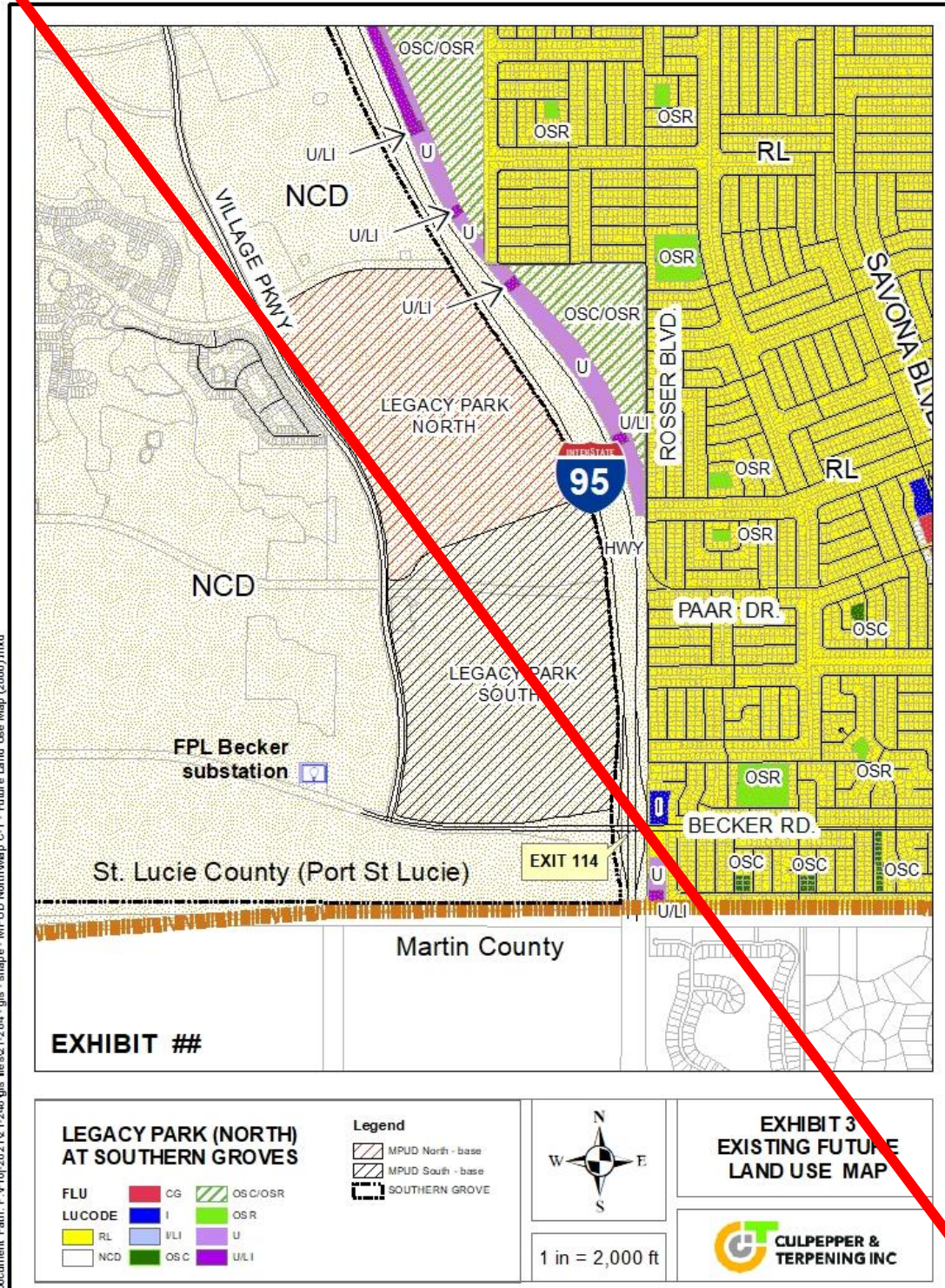


EXHIBIT 4 – FUTURE LAND USE MAP

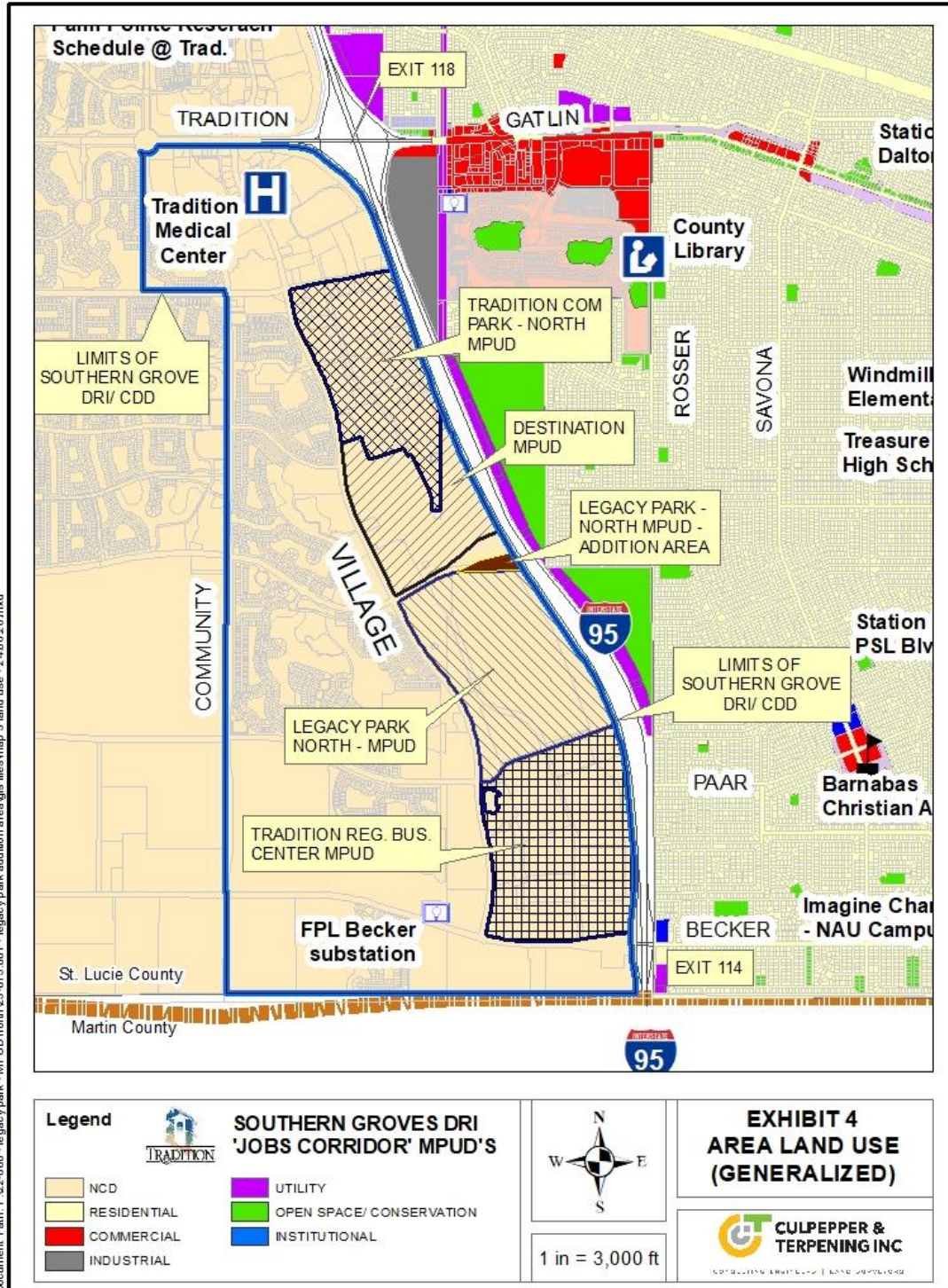


EXHIBIT 4—ZONING MAP

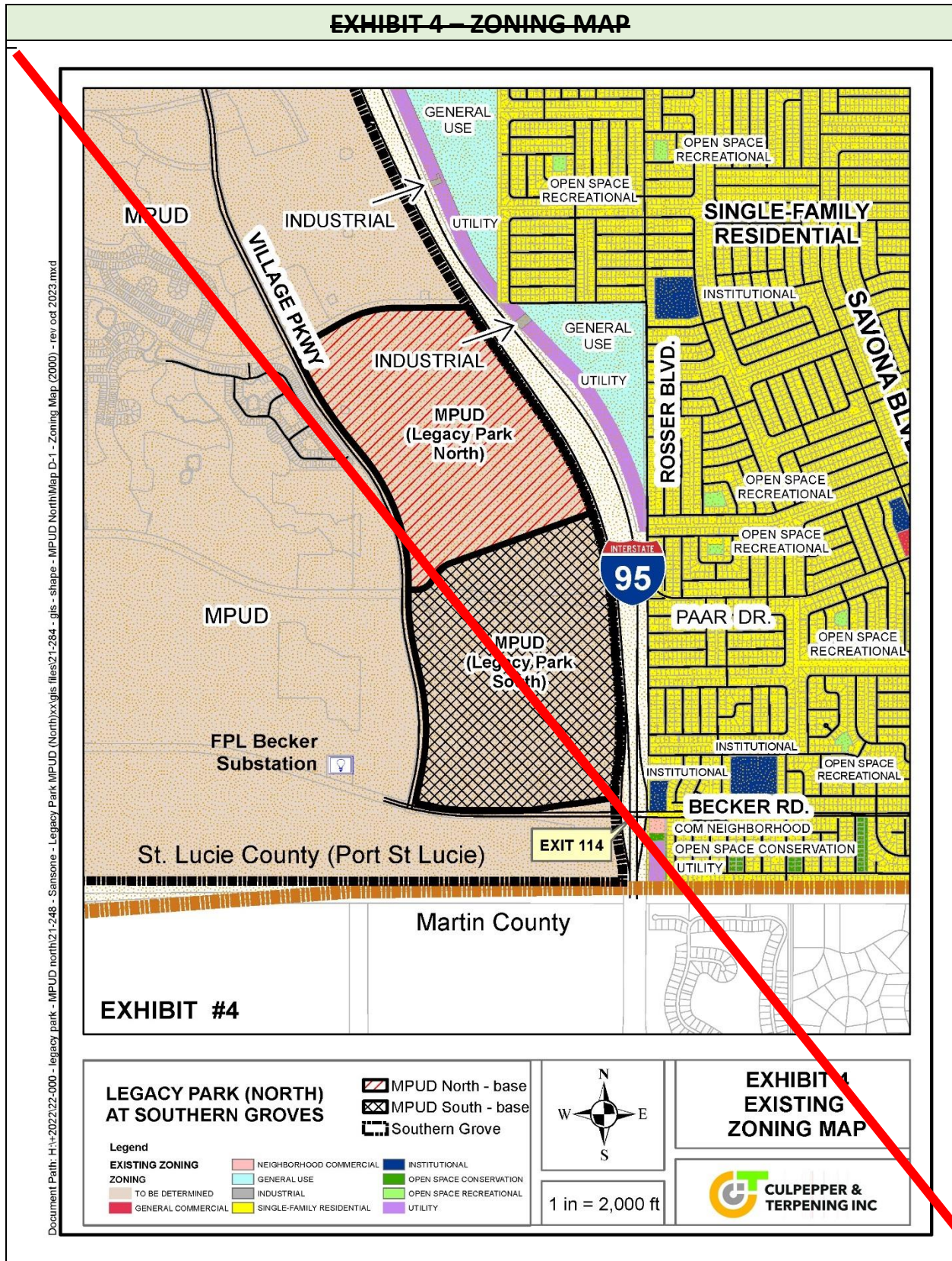
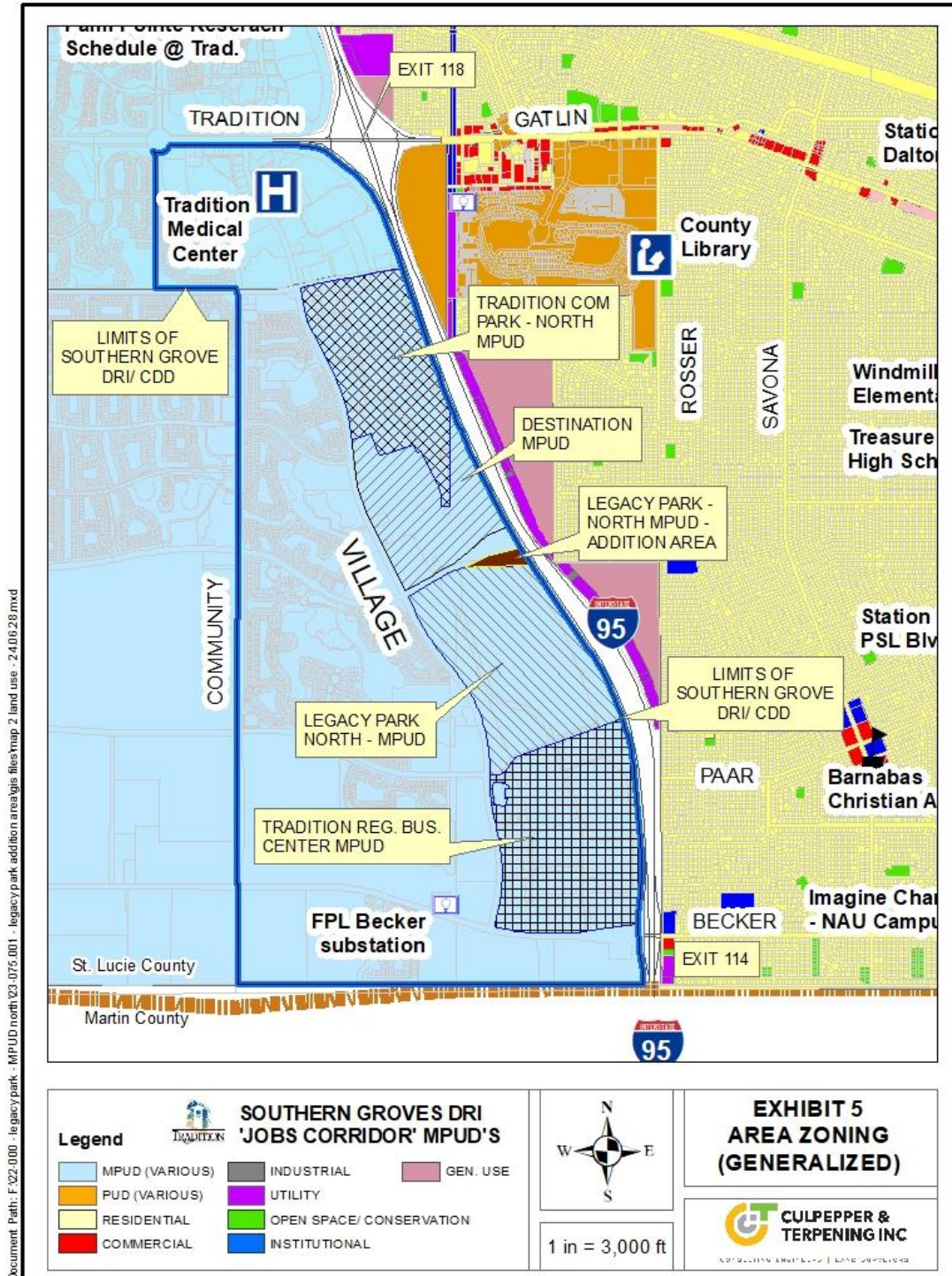


EXHIBIT 5 – AREA ZONING MAP





APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SECTION 3 – MPUD APPLICATION - NARRATIVE

The proposed LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 2 represents the addition of approximately 10.0 acres (mol) of land into the broader described area known as the LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT.

The ~~proposed~~ Legacy Park (North) @ Southern Grove MPUD represents approximately 34~~55~~⁵⁵ acres (mol) of the broader described area known as the Southern Grove Jobs Corridor, ~~that is~~ located in the Southern Groves DRI area of the City of Port St. Lucie. ~~The Legacy Park (North) @ Southern Grove MPUD represents an extension of the existing Legacy Park (South) @ Southern Grove MPUD (formerly referred to as the Tradition Regional Business Park at Southern Grove).~~

The Legacy Park (North) @ Southern Grove MPUD is bounded on the west by SW Village Parkway; on the south by SW ~~Paar~~ [Hegener] Drive; on the north by the future SW Marshall Parkway, and I-95 to east (refer to Exhibits 1A and 2). The Legacy Park (North) @ Southern Grove MPUD is intended to be one of the anchoring development activity areas for this critical community employment corridor.

This application for designation of the Mixed Use Planned Development (MPUD) zoning district to the properties described herein, is being filed consistent with the existing and approved Development of Regional Impact Order for the Southern Grove DRI ~~(City Ord. No. 21-R136)~~ and the current development policies and objectives of the City of Port St. Lucie Comprehensive Plan, ~~in effect at the time of adoption of this MPUD (Summer 2022).~~ This Master MPUD ~~Manual~~ regulation book, will serve as the base planning and development use guidance document for the development of all land use activities within the project area.

In general, the land ~~within known as~~ the Legacy Park (North) @ Southern Grove MPUD ~~is lies~~ within the area a designated as the Employment Center Regional Business Park sub-area ~~for this project~~, as depicted on Map H, the master development plan for the Southern Grove DRI, and Figure 4-1 of the City's adopted Comprehensive Plan. ~~Approximately thirty-two (32) acres located at the northwest corner of the MPUD is within a Neighborhood/Village Commercial sub-area.~~

The proposed entitlements for the ~~Legacy Park North MPUD~~ Legacy Park (North) @ Southern Grove MPUD include 3,675,000 square feet of industrial use; approximately ~~4200,000~~ 400,000 square feet of retail use, 80,000 square feet of office use, and up to 120 hotel ~~400 residential~~ units. ~~Retail entitlements are limited to 100,000 square feet in an Employment Center sub-district per 1.2.2.10 of the comprehensive plan.~~ Specific permitted uses within the ~~Employment Center~~ 'Regional Business Center' sub-district ~~and the Neighborhood/Village Commercial sub-district~~ are identified in Section 6 this Master MPUD regulation book. Section 8 of this MPUD ~~Manual~~ regulation book depicts the Conceptual Land Use Plan for the overall Legacy Park (North) @ Southern Grove MPUD. Only those uses identified in Section 6 are to be permitted within the Legacy Park (North) @ Southern Grove MPUD.

[END OF SECTION]

SECTION 4

GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT

Pursuant to Article X.5 of Chapter 158 of Title XV Section 158.187 of the City Code of Port St. Lucie, Florida, the following general standards shall be considered by the City when reviewing any application for change in zoning to the *MASTER PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT*.

(A) Area Requirement:

The minimum size of a MPUD district to be considered for establishment shall be fifty (50) acres. Boundaries of the area shall be identified and established.

~~The overall area of the Legacy Park (North) @ Southern Grove MPUD is 345 acres. Refer to Exhibit 7.~~
The proposed addition to the existing LEGACY PARK (NORTH) @ SOUTHERN GROVES MPUD area totals 10.0 acres, and when added into the existing LEGACY PARK (NORTH) @ SOUTHERN GROVES - MPUD, results in an overall MPUD development area of approximately 355 acres. Refer to Exhibit 7.

(B) Relation to Major Transportation Facilities:

MPUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts.

The *Legacy Park (North) @ Southern Grove MPUD* is located along the east side of SW Village Parkway, northwest of the intersection of Paar [Hegener] Drive and Village Parkway. More specifically, the *Legacy Park (North) @ Southern Grove MPUD* is bounded on the west by SW Village Parkway (an existing City Arterial Roadway); on the south by SW Paar [Hegener] Drive (an existing city arterial roadway); on the north by the future SW Marshall Parkway (a planned City Arterial Roadway); and, on the east by I-95 (a FDOT Statewide Regional Arterial). Refer to Exhibits A-1 and A-2 for a general project location map.

(C) Relation to Utilities, Public Facilities, and Services:

MPUD districts shall be required to obtain developers agreements regarding provision of utilities, public facilities and services as applicable.

Specific utility service agreements for use and activities within the *Legacy Park (North) @ Southern Grove MPUD* will be addressed on a project by project basis within the broader MPUD.

(D) Development of Regional Impact (DRI):

The proposed MPUD district shall be located within an approved DRI and be consistent with all applicable conditions of the approved DRI development order.

This application for change in zoning to the Mixed Use Planned Development (MPUD) zoning district for the *Legacy Park (North) @ Southern Grove MPUD*, including any subsequent amendments hereto, is being filed consistent with the existing Final Development Order for the Development of Regional Impact known as the Southern Grove DRI ~~(approved through City Ord No 20-R05)~~ and with the development policies and objectives of the City of Port St. Lucie Comprehensive Plan, in effect at the time of submission of this application for MPUD. This MPUD document will serve as the base planning document for the development of all land use activities within this area.

(E) Consistency with the City Comprehensive Plan.

To be eligible for consideration, a MPUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.



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The *Legacy Park (North) @ Southern Grove MPUD*, is consistent with the City's Comprehensive Plan. The total ~~Employment~~ Regional Business Center sub-area is over 300 acres. Policy 1.2.2.~~10~~ 8 requires a minimum size of ~~50~~ 30 acres. ~~The Neighborhood/Village Commercial sub-area is approximately 32 acres and falls between the 3-acre minimum and the 35-acre maximum acre required by Policy 1.2.2.4.~~ While this application requesting MPUD approval for the Legacy Park (North) @ Southern Grove MPUD addresses the long-term development plans for this part (area) of the Southern Groves DRI, it is important to note that, in accord with Policy 1.2.2.12 of the City's Comprehensive Plan, agriculture and agriculture related activities shall continue to be permitted in those areas intended for future development until such time as those specific areas are developed for non-agricultural uses.

[END OF SECTION]



SECTION 5 – SITE INFORMATION

PROJECT ACREAGE:

Development areas included in the *Legacy Park (North) @ Southern Grove MPUD* area are as follows: (all sub-area acreages are approximate):

- | | |
|---|------------------------------------|
| Gross Project Acreage: | 345.5 <u>355</u> |
| • Employment Center Sub-Area | 313.30 <u>355</u> acres |
| • <u>Regional Business Center Sub-Area</u> | <u>355</u> acres |
| • Neighborhood/Village Commercial Sub-Area | 32.20 <u>355</u> acres |

- | | |
|---|-----------------------------------|
| Developable Acreage is approximately | 237 <u>50.5</u> acres |
| • Streets / Roads (Primary) approximately | 19.0 <u>17.8</u> acres |
| • Stormwater Lakes approximately | 64.0 <u>65.7</u> acres |
| • General Open Space approximately | 25.0 <u>18.7</u> acres |

PHYSICAL CHARACTER OF THE SITE:

The *Legacy Park (North) @ Southern Grove MPUD* is located in the southern end of the Southern Grove Development of Regional Impact (DRI,) on lands legally described in Section 7 of this application. The project site is a former citrus grove. Citrus cultivation was discontinued in the late 2000's and the property converted to improved pasture. There is presently (at the time of this application, May 2022) active cattle grazing taking place on the property.

The proposed 10.0 acre addition to this MPUD is for lands that are of consistent use with the original development area, now referred to as *Legacy Park (North) @ Southern Grove MPUD*.

In the northwest corner of the *Legacy Park (North) @ Southern Grove MPUD*, there is a .419-acre tract, encompassing an existing conservation site, that has been previously identified under the Southern Grove Development of Regional Impact for long term preservation/protection. The area shown on the Master MPUD development plan as being a 'Conservation Tract,' has by prior action of the City of Port St. Lucie, ((Southern Grove Plat No 3) (PB 61, Page 17)), been dedicated to the Tradition Community Association for ownership and maintenance. This parcel will remain in its current 'protected use' status and **is not included in, or considered to be a part of**, the overall development plan for the *Legacy Park (North) @ Southern Grove MPUD*. There are no other known or observed environmentally unique habitats on, or immediately adjacent to, the petition site. The project site is not located within any designated flood hazard zone.

RELATION TO MAJOR TRANSPORTATION FACILITIES:

Refer to the attached Map Exhibits 1A thru 4 for an identification of the relationship of this project site to the areas existing transportation network. The *Legacy Park (North) @ Southern Grove MPUD* is bounded on the west by SW Village Parkway; on the south by SW ~~Paar~~Hegener Drive; on the north by the future SW Marshall Parkway, and I-95 to east. The *Legacy Park (North) @ Southern Grove MPUD* is intended to be one of the critical anchoring development activity areas for this critical community employment corridor. The location of the proposed *Legacy Park (North) @ Southern Grove MPUD* is such that access to the property can be achieved without creating any direct traffic



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impacts along any minor streets in any existing or proposed residential areas or districts outside the MPUD.

Consistent with the approved master plan for the Southern Grove DRI, the *Legacy Park (North) @ Southern Grove MPUD* includes an identification for the reservation of lands associated with a future interchange with I-95. ~~This interchange is not a projected development need resulting from this particular development proposal, but rather represents a larger service need as identified by the cumulative assessments of the broader southwestern annexation areas of the City.~~ There presently are no scheduled plans for the construction of this interchange.

RELATION TO UTILITIES, PUBLIC FACILITIES AND SERVICES:

The *Legacy Park North @ Southern Groves (Addition No. 1) MPUD*, property will be served by the City of Port St. Lucie Utilities Department for water & wastewater services; AT&T for backbone communications; Blue Stream Cable for backbone internet and cable service; and Florida Power & Light Company for electric service. All utilities within this PUD will be located underground. All public utility services are adjacent to the overall development area.

RELATION OF PEDESTRIAN/ BIKE PATHS

The MPUD Master Plan for the *Legacy Park (North) @ Southern Grove MPUD* provides for a coordinated pedestrian network consisting of sidewalks adjacent to all streets and designated bike paths along many of the primary streets in this area. Connection of both sidewalks and bike paths to individual parcels within this MPUD will be addressed as part of the site plan review process for each lot within the development site, consistent with City of Port St. Lucie Code of Ordinances.

The 'Typical Street Sections' (as identified in Section 10) provide for a general depiction of the relationship of the sidewalks and bike paths to be found in this MPUD

~~A portion of the Legacy Park (North) @ Southern Grove MPUD development area will incorporate segments of the Tradition Trail Recreation Corridor which is intended to encourage multimodal connectivity throughout the community. Connection of the Tradition Trail to individual parcels within this MPUD will be addressed as part of the individual site plan review process, consistent with City of Port St. Lucie Code of Ordinances.~~

[END OF SECTION]



SECTION 6

CONCEPTUAL MASTER PLAN AND REGULATION BOOK

With the inclusion of the proposed 10.0 acre addition to the existing *Legacy Park North @ Southern Groves MPUD* area, this MPUD area now represents approximately 355 acres of the broader described area referred to as the 'Southern Grove Jobs Corridor'. Approximately 880 acres lie within the broadly designated 'Regional Business Center' sub-district as depicted on Map H, the Master Development Plan for the Southern Grove DRI, as found in the approved DRI (development of regional impact) documentation for the Southern Grove project. .

~~The Legacy Park (North) @ Southern Grove MPUD represents approximately 345.5 acres of the broader described Southern Grove Jobs Corridor area. Approximately 313.30 acres is within a designated Employment Center sub-district as depicted on Map H, the master development plan for the Southern Grove DRI. Approximately thirty two (32) acres located at the northwest corner of the MPUD is within a Neighborhood/Village Commercial sub-district.~~ Land uses within the ~~Employment~~ Regional Business Center sub-district may be characterized and divided into two (2) broad sub-categories; the 'Business Park' and the 'Mixed Commercial' area. Individual uses within the Legacy Park (North) @ Southern Grove MPUD will include; warehouse/ distribution, light industrial and manufacturing uses, commercial, office, regional retail, medical, restaurant, theaters, hotel, institutional, public use facilities and limited residential uses.

The Legacy Park (North) @ Southern Grove MPUD is intended to be one of the anchoring development areas for this critical community business corridor. When completed, the Legacy Park (North) @ Southern Grove MPUD will provide for approximately 3.7 million square feet of industrial use/space; approximately ~~2480,000~~ square feet of mixed retail/ office opportunity use and up to 120 hotel ~~400 residential~~ units (limited to the Mixed Commercial Land Use sub-area). Refer to the Conceptual Development Plan for the Legacy Park (North) @ Southern Grove MPUD, as found in Section 8, for a graphic depiction of the overall proposed MPUD Development Plan.

The following subsections represents the base development standards and conditions that serve to define the development standards for the Legacy Park (North) @ Southern Grove MPUD, inclusive of the *Legacy Park North @ Southern Groves (Addition No. 1) MPUD* area.

1. Density/Intensity.

The Legacy Park (North) @ Southern Grove MPUD is proposed to include (maximum):

- A. approximately 3,675,000 square feet of industrial use/space
- B. approximately ~~2400,000~~ square feet of retail use*
- C. 80,000 square feet of office use
- D. ~~up to 400 residential units~~ up to 120 hotel rooms
- E. institutional, civic, and recreation uses, including customary accessory uses.

~~*Retail entitlements are limited to 100,000 square feet in an Employment Center sub-district per Policy 1.2.2.10 of the Comprehensive Plan.~~

2. Access.

Internal circulation to the project area will be via an extension of the existing Anthony F Sansone



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Sr., Boulevard, north from its terminus at SW ~~Paar [Hegener]~~ Drive in the existing *Legacy Park (South) @ Southern Grove* development area, to a point of intersection with the future SW Marshall Parkway. Side street access from SW Village Parkway into this area will be via the existing SW ~~Paar [Hegener]~~ Drive, the future SW Marshall Parkway, ~~and an unmanned local roadway proposed to be located approximately midway between SW Paar [Hegener] and SW Marshall Parkway.~~

Access to those parcels along the western edge of the MPUD project site will be via SW Village Parkway and shall be consistent City access management plans for this corridor. Uncontrolled or direct driveway access onto SW Village Parkway from these areas is to be discouraged, however, limited shared access driveways may be considered as part of individual site plan reviews.

~~Access to the Neighborhood/Village Commercial sub-area and proposed mixed commercial areas along the perimeter of this MPUD will be via SW Village Parkway and shall be consistent City access management plans for this corridor. Uncontrolled or direct driveway access onto SW Village Parkway from the 'mixed commercial' use areas is to be discouraged, however, limited shared access driveways may be considered as part of individual site plan reviews. The internal streets within this MPUD shall have street sections consistent with the examples shown in Section 10 of this master planning document. All proposed multi-lane roads within the Legacy Park (South) @ Southern Grove MPUD area may be built in phases, as may be approved or directed by the City of Port St. Lucie, except that where segments of the roads to be constructed include intersections with other arterial streets or roads (existing or proposed). In those instances, all intersection construction should be in accord with the ultimate designs for the roadway.~~

3. **SUB AREA LAND USE DESCRIPTIONS**

Employment Center

~~The purpose of the employment center area shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for office uses, medical uses, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation facilities, retail, hotel and multi-family housing. These uses are designed to meet the needs of the larger area.~~

Regional Business Center

The purpose of the Regional Business Center area shall be to locate and establish areas within the NCD District which are deemed to be suited for industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.

A. Zoning (Lot) Regulations.

Minimum lot size standards for those properties within the *Legacy Park (North) @ Southern Grove MPUD* area are as follows:

i. Minimum Lot Size and Road Frontage (Base Development Parcels):

~~Mixed Commercial: Area: 20,000 sq. feet 150 ft lot width 150 ft frontage
Business Park: Area: Min. 10 acres 150 ft lot width 150 ft frontage
Multiple-Family (Stand Alone): Area: Min 5 acres 150 ft lot width 150 ft frontage~~



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	AREA	LOT WIDTH	FRONTAGE
Mixed Commercial:	20,000 sq. ft.	100 feet	100 feet
Business Park:	10 acres	150 feet	150 feet

ii. Minimum Setbacks:

~~1. For uses located in the 'Business Park' area of the **Employment Center** sub-district, as depicted on the Concept Plan found in Section 8, the following minimum yard setbacks are to be met:~~

- ~~• Front Yard 25 feet from street right-of-way~~
- ~~• Rear Yard 15 feet from property line~~
- ~~• Side Yard 15 feet from property line~~
- ~~• Side Yard – Corner 25 feet from street right-of-way~~

1. For uses located in the 'Business Park' area of the **Regional Business Center** sub-district as depicted on the Concept Plan found in Section 8, the following minimum yard setbacks are to be met:

- Front Yard 25 feet from street right-of-way
- Rear Yard 15 feet from property line
- Side Yard 15 feet from property line
- Side Yard – Corner 25 feet from street right-of-way

2 For uses in the 'Mixed Use Commercial Area' ~~sub-district~~ sub-category as depicted on the Concept Plan found in Section 8, the following, the minimum setbacks for ~~multi-family & non-residential~~ uses are as follows:

- ~~• In order to provide for a pedestrian oriented design in the 'mixed-use commercial' area, building setback and minimum yard requirements shall be established for each specific use as part of the required site plan review process. Where two or more multi-family buildings are situated upon a common parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No residential building in the 'mixed-use commercial area' shall have an effective length exceeding three hundred (300) feet.~~

- ~~• To allow for connectivity and flexibility of design, a zero (0) foot setback may be allowed for buildings located adjacent to a shared property line between individual development sites, provided that each property owner acknowledges in writing the shared building condition and that all applicable fire and public safety construction standards are complied with.~~

a. All permitted or special exception uses: Setback requirements shall be twenty-five (25) feet for front yard and from public rights of way and ten (10) feet from side and rear property lines.

b. For uses in the 'Mixed Use Commercial Area' as depicted on the Concept Plan found in Section 7, and in order to provide for a pedestrian oriented design in the 'mixed-use commercial' area, an applicant may request alternative minimum building setbacks be established for each specific use as part of the required site plan review process.

c. To allow for connectivity and flexibility of design, the City may consider a zero (0) foot setback for buildings located adjacent to a shared property line between individual development sites



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as part of the required site plan review process, provided that each property owner acknowledges in writing the shared building condition and that all applicable fire and public safety construction standards are complied with.

iii. Building Coverage (development parcel):

The maximum permitted building coverage on each non-residential development site within the Legacy Park (South) @ Southern Grove MPUD is eighty (80) percent; provided that, the maximum impervious surface area of the individual development site does not exceed ninety (90) percent of the gross lot area.

iv. Building Height:

Except as may otherwise be addressed in this ~~Manual~~ regulation book, the maximum permitted building heights within the Legacy Park (North) @ Southern Grove MPUD ~~is~~ are:

‘Business Park’ Area

- Non-residential.....One hundred (100) feet.

‘Mixed Use Commercial Area’

- Non-Residential use only:~~Forty-five (45)~~ Sixty-five (65) feet*.

- ~~Residential (including mixed use residential)Sixty-five (65) feet*,~~

*: provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet

~~v. Minimum Living Area:~~

~~‘Business Park’ land use area: 600 square feet (accessory use only)~~

~~‘Mixed Commercial’ land use area: Studio apartment, five hundred (500) sq. ft;
One (1) bedroom, six hundred (600) sq. ft;
Two (2) bedroom, eight hundred (800) sq. ft;
Three (3) bedroom, nine hundred (900) sq. ft.~~

~~vi. Density:~~

~~Minimum Density of Residential Use Area: 5.0 units/net acre~~

~~Maximum Density of Residential Use Area 35.0 units/net acre~~

vii. Minimum Open Space Standard.

Ten (10) percent open space. Within open space areas, include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

viii. Off-Street Parking and Loading Requirements.

As set forth in ~~Section 6.8~~ Design Manual.

B. Permitted Uses and Accessory Uses.

i. Business Park:

For development activities that are located, in the *Business Park* area, within the Legacy Park (South) @ Southern Grove MPUD, as depicted on the Concept Plan found in Section 8, the following principal uses and structures are considered as permitted uses provided that all businesses, services, manufacturing activities and operations, including those engaged in shipping packing and receiving materials or product processing activities, are conducted within a fully-enclosed building, unless otherwise specified below:

- 1) **Warehouse & Distribution Uses;** means a facility which has the primary purpose of storage and transfer of goods and products, but that does not include retail or wholesale operations\activities that are open for general public use.
- 2) **Warehouse Office Showroom Uses;** means a facility which has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products. Uses seeking approval for this activity must provide a floor plan of the proposed building activity depicting:
- 3) **Office/Showroom use area:** means the portion of this use which provides area for the regular transaction of business and for the display of uncontainerized merchandise in a finished building setting.
- 4) **Warehouse/Distribution use area:** means the portion of this use which provides area for the transient storage of merchandise and materials in a warehousing setting.
- 5) **E-commerce warehousing and distribution;** including the receiving, storing, assembling, shipping, distributing, preparing, selling, and serving as pick-up/drop-off location for products, materials, food, grocery, and liquor items; parking, storage, and use (including driving into and through the building for loading, unloading and parking inside of the building) of automobiles, trucks, machinery, and trailers, including outdoor loading and unloading; outdoor storage of property, provided that any property storage shall be identified on the project site plan, screened from all adjacent properties, and shall not be located in any required parking area or circulation element for the project site on which the use is located; printing; making products on demand; warehouse and office use; ancillary and related uses for any of the foregoing.

Uses in this category may include up to 10% of the gross floor area to be used for administrative uses. If more than 10% of the floor area of any warehouse or distribution use (including E-commerce uses) is used for general office or other administrative support or sales activities, additional parking is to be provided at the City's *General Office* rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review.

- 6) **Data Centers;** A data center is a building, a dedicated space within a building, or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems.
- 7) **Manufacturing, including the assembly, processing, packaging, warehousing and storing, of goods and materials manufactured or assembled on site;** including where up to 10% of the gross floor area may be used for administrative uses. If more than 10% of the floor area of any use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review.

- 8) **Cold storage warehouse and pre-cooling plant;** including where up to 10% of the gross floor area may be used for administrative uses. If more than 10% of the floor area of any use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review.
- 9) **Food processing facility;** means a commercial operation that manufactures, packages, labels, or stores food for human consumption and does not provide food directly to the consumer and is operating under a federal or state inspection program. For the purpose of this definition, a food processing facility does not include those uses identified under NACIS Codes 3111; 3112; and 3116.
- 10) **Bottling and Beverage Production Facilities;**
- 11) **Packaging and Delivery Service or Uses.**
- 12) **Wholesale Trade, including the wholesale trade of alcoholic beverages;** - including where up to 10% of the gross floor area may be used for administrative uses. If more than 10% of the floor area of any use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review. This use category does not include wholesale membership clubs.
- 13) **Public or semi-public facility or use;**
- 14) **Medical Marijuana Dispensing Organizations;**
- 15) **Buildings Supply (wholesale);**
- 16) **Food Products, wholesale storage and sales**

ii. **Mixed Commercial Area:**

For development activities that are located within the *Mixed Commercial Area*, as depicted on the Concept Plan found in Section 8, the following principal uses, and structures are permitted:

- 1) **Any retail business, or personal service use** (including repair of personal articles, furniture, and household appliances) that is conducted wholly within an enclosed building, where any repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales activities;
- 2) **Hotel or Motel;**



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- 3) **Office for administrative, business, professional or medical use;**
- 4) **Bank, Credit Union, or Savings and Loan Association**, including drive-thru (provided that any drive-thru or remote ATM or equivalent drive-thru dispensing equipment is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with);
- 5) **Pharmacy**, including drive-through (provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with);
- 6) **Restaurant** (including those uses that provide drive-through service and/or outdoor seating, provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with));
- 7) ~~Gas-service facility~~ — Gas Fueling (excluding truck stopes) as separate use or in conjunction with a permitted use;
- 8) **Automotive electrical charging facilities;**
- 9) **Car wash, self-service or full service**, provided any such use is not located within 100 feet of a residential ~~land-use~~ development area;
- 10) **Recreation amusement facility;**
- 11) **Retail sales of alcoholic beverages for on and off premises consumption;**
- 12) **Enclosed assembly area,**
- ~~13) Multi family housing;~~
- 14) **Daycare center;**
- 15) **Public facility or use.**
- 16) Park or playground or other public or private recreation or cultural facility;
- 17) Civic or cultural facility;
- 18) Temporary sales trailers located upon the parcel for which sales activities are to be conducted;

C. Special Exception Uses.

- i. The following uses may be permitted in the *Business Park* area upon review and specific approval by the Port St. Lucie City Council through the Special Exception, or equivalent, process as set out in the City of Port St. Lucie Code of Ordinances and the Comprehensive Plan



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- Wireless communication antennas and towers with a maximum height of 150 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Code of Ordinances, as may be amended from time to time, are complied with.
- ~~Car wash, full service or self-service.~~

D. Accessory Uses.

i. General Provisions:

- 1) Accessory structures and uses are permitted in connection with any principal permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other applicable requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.
- ~~2) Accessory Uses in residential use areas located within the Mixed Commercial Area sub-district as depicted on the Concept Plan found in Section 8, include the following:~~
 - ~~a. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line, unless otherwise specifically provided for in this manual.~~
 - ~~b. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, provided that ten (10) feet shall be provided when adjacent to a right of way.~~
 - ~~c. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.~~
- 3) Accessory Uses in Non-Residential Areas sub-district as depicted on the Concept Plan found in Section 8, the following,
 - a. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided for in this manual.
 - b. Accessory uses or structures shall be located a minimum of ten (10) feet from the side and rear property line, unless alternative setback requirements have been approved for the project. ~~The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided when adjacent to a right of way.~~
 - c. Retail sales that are accessory to a permitted manufacturing or wholesale use where no more than 10% of the gross floor area may be used for said purpose. If more than 10% of the floor area of any otherwise permitted manufacturing or wholesale use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review.

~~E. Home Occupation:~~

- ~~i. A home occupation shall be permitted within any proposed residential use area located in the Mixed Commercial Area sub-district as depicted on the Concept Plan found in~~

~~Section 8, subject to the provisions of Section 158.217(F) of the City of Port St. Lucie Code of Ordinances.~~

F. Fences and Walls:

i. General:

All fences or walls to be located on property designated as being “Mixed Commercial’ or “Business Park’ in The *Legacy Park (North) @ Southern Grove MPUD* land use areas may consist of the following materials only:

- Chain link,
- masonry,
- stone,
- aluminum,
- natural wood,
- vinyl coated steel or polyester powder steel,
- ornamental and,
- imitation wood.

Chicken wire or barbed wire fences (including barbed wire strands atop an otherwise permitted fence type) in either the “Mixed Commercial’ or “Business Park’ District are not permitted.

Masonry or stone walls shall be prohibited in utility and drainage easements, unless a specific waiver has been approved by the Planning and Zoning Director and City Engineer. All fences located in utility or drainage easements shall be constructed to be easily removable.

ii. Fences/Walls to be Inside Property Line, Maintenance Responsibility:

All fences/walls shall be erected inside the property line of the parcel on which they are located. Maintenance of the property on both sides of the fence shall be the responsibility of the property owner.

iii. Fences/Walls Height:

In the Mixed Use Commercial Area, no fence or wall shall be of a height greater than eight (8) feet, as measured from the finished grade at the fence location. All other fencing or walls located in the Mixed Use Commercial area shall be consistent with the provisions of Section 158.216 of the City of Port St. Lucie Code of Ordinances.

In the Business Park Area, no fence or wall, located within 25 feet of the perimeter property line of the lot or parcel on which it is located shall be of a height greater than ten (10) feet as measured from the finished grade at the fence or wall location. All other fencing or walls located in the Business Park area shall be consistent with the provisions of Section 158.216 of the City of Port St. Lucie Code of Ordinances.

~~iv. Enclosures for Swimming Pools.~~

~~Where any pool is constructed on a lot located in the city, there shall be a fence or a suitable enclosure as set forth in the Florida Building Code, around the pool area.~~

G. Minimum Open Space Standard.

Within the ‘Business Park’ area of the *Regional Business Center* sub-district, a ~~A~~ minimum of ten (10) percent of the gross project area of the *Legacy Park (North) @ Southern Grove*



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MPUD area shall be used for common open space and shall be depicted on the Conceptual Land Use Plan found in Section 8. Within the designated open space areas ~~in the 'mixed commercial' area,~~ a minimum of 5% of the required useable open space shall be in the useable form of squares, greens, parks, recreation areas and/or conservation areas.

Individual development sites within the "Mixed Use Commercial" area of the Regional Business Center sub-district, shall provide a minimum of 10% ~~20%~~ of the gross area of the project site as open space/ landscape area (see Paragraph 10 for landscape standards for the Legacy Park (North) @ Southern Grove MPUD.) Within open space areas, include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

H. Provisions for Vehicular and Pedestrian Circulation.

In the 'Business Park' area of the Regional Business Center sub-district, an ~~An~~ on-site pedestrian circulation system which links the street and the primary entrance(s) of the structure or structures on the site shall be provided with each conceptual plan or final site plan. Sidewalks or other on-site pedestrian ways must connect to any sidewalk or pedestrian system in an adjacent street or road right-of-way (existing or proposed) along the perimeter of any development parcel.

In the "Mixed Use Commercial" area of the Regional Business Center sub-district ~~Mixed Commercial areas,~~ sidewalks or pedestrian ways must connect to, or provide for the potential to be connected to, any existing, or proposed sidewalk. This connectivity requirement applies to any onsite pedestrian system on adjacent development sites, if adequate safety and security can be maintained, for the proposed development site under site plan review.

The pedestrian circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet in width. ~~Interconnectivity is encouraged between parcels but is not mandated for properties with specific security requirements.~~

~~The 'Tradition Trail' may interface with the proposed Open Space / Lake Areas of the Legacy Park (North) @ Southern Grove MPUD area as depicted on the Conceptual MPUD Plan and there may be connections with other internal pedestrian circulation networks in the 'Mixed-Use' area found within the development. A landscaped fence or wall may be utilized to separate the private development areas from the public trail system.~~

~~Public access to the secondary trail system shall be encouraged for those properties in which public accessibility compliments the proposed development.~~

I. Buffering.

In the "Business Park" area of the Regional Business Center sub-district, all mechanical equipment shall be screened from public view in accord with City and Tradition architectural review board standards. This screening shall be designed as both a visual barrier and a noise barrier. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances.

In the “Mixed Use Commercial” area of the *Regional Business Center* sub-district, ~~a~~All mechanical equipment shall be screened from public view. This screening shall be designed as both a visual barrier and a noise barrier. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances.

Alternative Landscape Buffering’s may be considered in accord with the provisions of Section 6(8)(F) of this regulation book, except that in no case no case shall mechanical support or service delivery areas shall be directly visible from the adjacent public rights of way.

J. Site Plan Review.

All proposed development within the “Business Park” area of the *Regional Business Center* sub-district-shall submit a site plan to the City of Port St. Lucie, in accord with the application procedures described in Section 158.235 thru 158.254 of the City of Port St Lucie Code of Ordinances, as may be amended from time to time. All site plans shall demonstrate compliance with the provisions of this MPUD Design Manual, and the City Of Port St Lucie Development Codes, as may be required. In the event of any conflict between the specific site development provisions or standards of this Manual and the City Code of Ordinances, the provision of this Manual shall apply, unless otherwise preempted by law. Final site plan approval actions/approving authority for any site plan submitted in accord with this paragraph shall be as prescribed in the City Code of Ordinances.

~~4. Neighborhood/Village Commercial Sub-Area Purpose.~~

~~The purpose of the neighborhood/village commercial areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping of interrelationship of established uses so as to permit a high level of pedestrian movement within the area; to designate those uses and services deemed appropriate and proper for location and development within said areas; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses with the areas. Neighborhood/Village commercial areas shall function as a community of compatible uses in a compact setting, with a minimum area of three (3) acres and a maximum area of thirty five (35) acres, serving adjoining neighborhoods and may provide for a mix of multi-family residential and non-residential land uses. The following standards shall be met in designing neighborhood/village commercial areas:~~

~~A. Permitted Principal Uses and Structures.~~

~~A minimum of two (2) of the following principal uses and structures, one of which shall be retail, shall be contained in the neighborhood/village commercial area, provided that a maximum of fifty (50) percent of the area within a neighborhood/village commercial area may be residential:~~

- ~~i. Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and on premises consumption;~~
- ~~ii. Office for business, professional or medical use;~~
- ~~iii. Personal service uses, such as, bank or savings and loan association, dry cleaning or laundry pick-up station;~~
- ~~iv. Enclosed assembly area;~~
- ~~v. Restaurant (not including drive-in facilities) with outdoor seating and with or without an~~

- ~~alcoholic beverage license for on-premises consumption of alcoholic beverages;~~
- ~~vi. Gas Fueling (excluding truck stops) as separate use or in conjunction with a permitted use;~~
 - ~~vii. Park or playground or other public or private recreation or cultural facility;~~
 - ~~viii. Civic or cultural facility;~~
 - ~~ix. Townhouse dwelling;~~
 - ~~x. Multiple family dwelling~~
 - ~~xi. Rental Community—single family, duplex, villa, and townhome (excluding mobile homes)~~
 - ~~xii. Temporary sales trailers located upon the parcel for which sales activities are to be conducted;~~
 - ~~xiii. Public Facility Use~~
 - ~~xiv. Pharmacy including drive-through service~~

~~B. Special Exception Uses.~~

~~The following uses may be permitted only following the review and specific approval thereof by the City Council:~~

- ~~i. Wireless communication antennas and towers with a maximum height of 100 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.~~
- ~~ii. Car wash, full service or self-service.~~

~~C. Accessory Uses.~~

~~As set forth in Section 158.217 of the City of Port St. Lucie Code of Ordinances.~~

~~D. Minimum Lot Requirements and Residential Density.~~

- ~~i. Multi-family Residential, Townhouse Dwelling, and Rental Community: The minimum density shall be five (5) dwelling units per acre, and the maximum density shall be twenty-eight units per acre.~~
- ~~ii. Townhouse dwelling. A minimum lot size of one thousand (1,400) square feet and width of eighteen (18) feet.~~
- ~~iii. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred and fifty (100) feet.~~

~~E. Maximum Building Coverage.~~

- ~~i. Townhouse. Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.~~
- ~~ii. All Other uses. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.~~

~~F. Minimum Open Space.~~

~~Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas, and/or conservation areas.~~

~~G. Maximum Building Height.~~

- ~~i. Residential: Fifty (50) feet.~~
- ~~ii. Non residential: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.~~

~~H. Minimum Living Area for Townhouse, Duplex, Cottage, Multiple-family dwellings:~~

- ~~i. Studio apartment, five hundred (500) square feet;~~
- ~~ii. One (1) bedroom, six hundred (600) square feet;~~

- ~~iii. Two (2) bedroom, seven hundred (700) square feet;~~
- ~~iv. Three (3) bedroom, eight hundred (800) square feet.~~

~~I. Setback Requirements and Buffering.~~

- ~~i. Setback for multiple family, rental community, and non-residential uses. In order to provide for a pedestrian-oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process. To allow for connectivity and flexibility of design, a zero (0) foot setback may be allowed for shared property lines between developments, provided each property owner acknowledges in writing.~~
- ~~ii. Townhouse Dwelling. Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet and a front-loaded garage setback line of eighteen (18) feet and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback of twenty-five (25) feet.~~
- ~~iii. No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No contiguous group of dwellings shall exceed two hundred forty (240) feet in length.~~
- ~~iv. No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) to any portion of a townhouse or accessory structure related to another group. A side yard having a minimum depth of (10) feet shall be provided between the side of any townhouse dwelling and a private or public street right-of-way.~~
- ~~v. Rental Community: Where two or more rental buildings are situated upon a parcel, any two buildings shall be separated by a minimum of ten (10) feet. Rental townhome buildings shall be separated by a minimum of fifteen (15) feet.~~

~~J. Buffering.~~

~~All mechanical equipment shall be screened from public view. This screening shall be designed as both a visual barrier and a noise barrier. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances.~~

~~K. Off-Street Parking and Loading Requirements.~~

~~Off street parking and loading requirements are to be as set forth in Section 6.7.~~

~~L. Site Plan Review.~~

~~Multi-family, rental community, and non-residential developments within the neighborhood/village commercial areas shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee and City Council.~~

~~Townhouse developments shall submit a conceptual plan meeting the criteria set forth above and the criteria contained in the NCD District policies of the Comprehensive Plan. Conceptual plans shall be submitted for review and approval by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards including but not limited to access, lot size, setbacks, density, and minimum open space.~~

~~M. Home Occupation.~~

~~A home occupation shall be permitted within any proposed residential use area located in the~~



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~~Mixed Commercial Area, subject to the provisions of Section 158.217(F) of the City of Port St. Lucie Code of Ordinances.~~

~~N. **Fences and Walls.** As set forth in Section 158.216 of the City of Port St. Lucie Code of Ordinances.~~

~~5. **Provisions for Vehicular and Pedestrian Circulation.**~~

~~An on-site pedestrian circulation system which links the adjoining street(s) to the primary entrance(s) of the structure or structures on the site shall be provided (depicted) with each conceptual or final site plan. Sidewalks, or other on-site pedestrian ways, must connect to any sidewalk or pedestrian system in an adjacent street or road right-of-way (existing or proposed) that is found along the perimeter of any development parcel.~~

~~In the "Mixed Commercial" and "Neighborhood Village" areas, sidewalks or pedestrian ways must connect to, or provide for the potential to be connected to, any existing, or proposed sidewalk consistent with the overall pedestrian circulation network of the Southern Grove DRI. This connectivity requirement applies to any onsite pedestrian system on adjacent development sites, if adequate safety and security can be maintained, for the proposed development site under site plan review. The City of Port St. Lucie shall be the determining authority in the event that there are questions if adequate safety and security can be maintained.~~

~~The pedestrian circulation system must be hard surfaced, ADA compliant, and be at least five (5) feet in width. Interconnectivity is encouraged between parcels but is not mandated for properties with specific security requirements. The City of Port St. Lucie shall be the determining authority in the event that there are questions if adequate safety and security can be maintained.~~

~~Segments of the 'Tradition Trail' may interface with the proposed Open Space / Lake Areas of the Legacy Park (North) @ Southern Grove MPUD area as generally depicted on the Conceptual MPUD Plan (Section 8 of this Manual) and there may be connections with other internal pedestrian circulation networks in the 'Mixed Use' area found within the development. A landscaped fence or wall may be utilized to separate the private development areas from the public trail system.~~

~~Public access to the secondary trail system shall be encouraged for those properties in which public accessibility compliments the proposed development use and activity.~~

6. Transit Oriented Design Features.

Reserved.

7. Off-Street Parking and Off-Street Loading Requirements.

A. Parking Requirements – General.

Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth in Chapter 158, Code of Ordinances of the City of Port St. Lucie. On-street parking spaces shall be directly and fully adjacent to a site and available to the development concurrent with any request for use authorization.

B. Required Minimum Parking:

As applied to the Legacy Park (North) @ Southern Grove MPUD, the following specific parking

standards shall apply in lieu of the general City standards. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158, Code of Ordinances of the City of Port St. Lucie:

- i. **Warehouse & Distribution Uses** – One space for each five hundred (500) square feet of gross floor area up to ten thousand (10,000) square feet, and one additional space for each additional two thousand (2,000) square feet. This applies individually to each business in a warehousing complex and includes up to 10% of the gross floor area for administrative support uses and activities.
- ii. **Warehouse with Office/ Showroom Uses (includes wholesale use and activities)–**
 - Office/Showroom area: means the portion of this use which provides area for the regular transaction of business and for the display of uncontainerized merchandise in a finished building setting. Parking shall be provided at a ratio of one space for each six hundred (600) square feet of office and product showroom space
 - Warehouse distribution area: means the portion of this use which provides area for the transient storage of merchandise and materials in a warehousing setting. One space for each two thousand (2,000) square feet of floor area.
- iii. **E-Commerce Warehousing and Distribution** – One space for each five hundred (500) square feet of gross floor area up to ten thousand (10,000) square feet, and one additional space for each additional two thousand (2,000) square feet. This applies individually to each business warehousing complex and includes up to 10% of the gross floor area for administrative support uses and activities.
- iv. **Data Centers;** – 1 space per 5,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.
- v. **Manufacturing, includes the assembly, processing, packaging, warehousing and storing, of goods and materials manufactured or assembled on site;** – 2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.
- vi. **Cold storage warehouse and pre-cooling plant;** – One space for each five hundred (500) square feet of gross floor area up to ten thousand (10,000) square feet, and one additional space for each additional two thousand (2,000) square feet. This applies individually to each business in a warehousing complex and includes up to 10% of the gross floor area for administrative support uses and activities.
- vii. **Food processing facilities;** – 2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.
- viii. **Retail and office uses, including medical:** 4 spaces per 1,000 sq. ft.
- ix. **Restaurant (stand-alone):** 1 space per 100 sq. ft. of gross floor area. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds



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twenty-five (25%) percent of the gross floor area of an approved restaurant structure.

- x. ~~Mixed-use Commercial Centers, including restaurants: Standards are to be reviewed based on the mix of individual uses proposed at the time of site plan review.~~ Multi-Tenant Retail (Restaurant, Retail, Office including medical): 4 spaces per one thousand (1,000) sq ft
 - xi. **Hotels:** 1 space for each guest room, plus 1 space for each ten guest rooms
- C. All required parking shall be located on the same lot as the principal use(s) it serves, except as otherwise provided below.
- D. ~~On-site parking may be reduced where on-street parking spaces are directly and fully adjacent and available to a lot.~~ On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum parking requirement.

In lieu of actual construction of required on-site parking spaces, all or any portion of the off-street parking required for a use on a lot may be located on another lot, either by itself or combined as joint use or shared parking for other uses, subject to certification by the Planning and Zoning Director that the following requirements have been met:

- i. The use being served by the off-site parking shall be a permitted principal use as established in Section 4.
 - ii. The off-site parking spaces shall be located within 750 feet walking distance of an entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served;
 - iii. The continued availability of off-site parking spaces, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the City Attorney and recorded with the Clerk of the Circuit Court of St. Lucie County, Florida; and
 - iv. For purposes of determining applicable minimum and maximum land use intensities, the land area devoted to off-site parking shall be added to the land area of the lot containing the use being served by such parking and shall be subtracted from the area of the lot containing the off-site parking.
 - v. Off-site required off-street parking shall not be separated from the use it serves by arterial or collector streets, as shown on the MPUD Concept Plan, or other similar physical barriers to convenient access between the parking and the use.
 - vi. ~~The provision of off-site required off-street parking shall not apply to residential uses, except for on-street parking spaces directly and fully adjacent and available to a residential site.~~
- E. **Determination for Unlisted Uses or Alternative Parking Ratios.**
- The genesis of this Section is the City's recognition that the minimum parking requirements of this Section, in certain circumstances, may result in excess provision of parking. Excess parking supply results in the inefficient use of land at the expense of additional landscaped area, civic space, or building area and subsequent tax revenue and employment. Requests under this section shall be based strictly upon the criteria of this section, and shall not be

based upon hardship, which is the purview of the variance process, nor inconvenience or cost.

- i. An applicant for development may propose an alternate parking standard based upon a parking study or recognized national parking code or standard (such as the Institute of Transportation Engineers Parking Manual (most current edition)) or other data that justifies an alternative standard, and based upon best professional practices, taking into account any applicable national standard or technical support documentation; the availability level of transit service to the proposed project site or area; proximity to multimodal transportation facilities and other best practices as determined by the Planning and Zoning Director for the City of Port St. Lucie.
- ii. The Planning and Zoning Director, after consultation with the City Engineer, may approve alternative parking standards in situations where an applicant can sufficiently demonstrate, through the submission of adequate technical justification, through such items as an independent parking analyses; application of ULI or ITE parking standards, or other similar justification documentation such as the availability and level of transit services, proximity to multimodal transportation facilities or other best practices as determined by the Director.
- iii. City Council review and approval of such alternate parking standards shall be governed by the site plan approval process.

F. Parking areas in the Mixed Commercial Use Area of the *Legacy Park (North) @ Southern Grove MPUD* shall be encouraged to be located to the rear or side of the property.

G. Off Street Loading (Service Delivery Areas).

Off Street Loading and Service Delivery Areas shall be provided in accordance with Section 158.221(G) of the City of Port St. Lucie Code of Ordinances.

Off Street loading docks and service delivery areas in the 'mixed commercial' use area of the *Legacy Park (North) @ Southern Grove MPUD* shall be encouraged to be located at the rear of the property. All truck loading docks and service delivery areas shall be screened so not to be considered as any type of visual nuisance.

For qualified targeted industries as identified per Policy 8.3.1.3 of the Comprehensive Plan (as may be amended), parking standards in situations where an applicant can sufficiently demonstrate that a particular situation, where upon submission of adequate technical justification such as independent parking analyses, application of ULI or ITE parking standards, or similar justification, alternative off street loading requirements may be considered as part of the site plan review process.

8. Landscaping and Buffering.

Landscaping and buffering requirements are subject to Chapter 154, of the City of Port St. Lucie Code of Ordinances.

A. General - Plant Materials

- i. Tree species height spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
- ii. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and

Standards for Nursery Stock, current edition.

- iii. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
 - iv. No more than 25% of the required trees may be palm trees.
 - v. A minimum of 50% of all required trees shall be native species
- B.** For sites located within 300 feet from SW Village Parkway and SW Marshall Parkway, as depicted on the MPUD Concept Plan, and for building sites in the 'Business Park' area that provide for buildings more than 100,000 square feet in area, open areas intended for future building expansion may be hydroseeded.
- C. Easement and Utility Area Landscaping.**
Trees, and all vegetation with intrusive root systems, shall not be planted within ten (10) feet of any utilities; including water and sewer lines, existing or proposed utility pole, guy wire, and pad mounted transformer. All proposed utilities shall maintain separation distances from potable water mains as required by the City and FDEP.
- D.** Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, except that in those instances where truck and trailer parking requirements make the provision of interior landscape islands impactable, alternative landscaping designs may be considered.
- E. Landscape Buffer Requirements.**
Landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, except for those items specified herein.
- i. Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake.
 - ii. No fence or wall shall be required in a landscape buffer strip unless it is determined as part of site plan review process that a fence or wall is required to address incompatible uses or to provide visual screening.
 - iii. Any perimeter fence or wall shall be located so as to permit reasonable access to both sides of the fence or wall for landscape maintenance purposes.
 - iv. Perimeter landscape buffers in the Mixed Commercial area may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site. If a zero (0) foot building setback is allowed for shared property lines between developments, perimeter landscaping may apply to the entire site rather than each individual lot provided each property owner acknowledges in writing.
 - v. A landscape strip that is at least five (5) feet in depth shall be located between a building and a parking space, driveway or a sidewalk.
 - 1) Where the rear of the building is not generally visible to the general public, such as a strip commercial center or loading dock, there shall be no requirement for a landscape strip to be located between vehicular use areas and building.
 - 2) Where the proposed development use or activity is a material distribution center making use of long walled loading dock conditions, foundation landscape strips shall not be required.

- vi. One tree shall be planted for each 30 linear feet of the landscape buffer strip or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and may exceed 24 inches on center.

F. Alternative Landscape Option.

For qualified targeted industries as identified per Policy 8.3.1.3 of the Comprehensive Plan, an applicant may request approval of an alternative landscape plan prepared by a licensed landscape architect which varies from the strict application of the requirements of the MPUD District. An alternative landscape plan may be approved by the Planning and Zoning Director or Site Plan Review Committee when it can be demonstrated that:

- i. the alternative landscape plan adequately buffers the developed site and is designed to assure that the overall appearance and function of the proposed project is compatible with other properties in the immediate area.

Requests for an alternative landscape plan must be accompanied by sufficient explanation and justification, in written and/or graphic form, to allow appropriate evaluation and decision making. The Planning and Zoning Director, or the Site Plan Review Committee, may refer the request for approval of an alternative landscape plan to the City Council for final action. Approval of an alternative landscape plan will be limited to the specific project under consideration and will not establish precedent for acceptance in other cases.

G. Dumpsters and Ground Located Mechanical Equipment Screening.

A minimum, six-foot masonry buffer wall shall be required to screen dumpsters and ground located mechanical equipment. This screening shall be designed as both a visual barrier and a noise barrier. Where dumpsters and mechanical equipment are visible from a public use right-of-way, a five-foot landscape strip shall be required around the outside of the buffer wall. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances

H. Meter Banks for Multi-Tenant Buildings.

Screening maybe required when meter banks for multi-tenant buildings are located on an exterior wall and visible to the public. The location shall be identified on the site plan or elevation drawings.

I. Lighting.

Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

The maximum allowable mounting height of all outdoor lighting fixtures in the 'Mixed Use Commercial' area shall not exceed 25 feet above grade or pavement.

The maximum allowable mounting height of all outdoor lighting fixtures in the 'Business Park' area shall not exceed 35 feet above grade or pavement.



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

9. Utilities.

Within the *Legacy Park (North) @ Southern Grove MPUD*), all utilities, including telephone, television cable, and electrical systems shall be installed underground (i.e. excluding transmission and distribution power lines). Appurtenances to these systems which require above-ground installation shall be effectively screened and, thereby, may be exempted from this requirement. Primary electrical supply facilities providing services to the *Legacy Park (North) @ Southern Grove MPUD*), may be exempted administratively from the underground placement requirement as part of the site plan review process, if, it shown to the satisfaction of the City that burial options are not feasible. Cost of underground installation is not to be the sole determiner in determining feasibility.

A. Proposed Sanitary Sewer System:

The proposed *Legacy Park (North) @ Southern Grove MPUD* is located within the City of Port St. Lucie Sewer Service Area. The proposed Sanitary Sewer System for the *Legacy Park (North) @ Southern Grove MPUD* project will consist of a combination of gravity and pressurized Sanitary Sewer Mains, which will flow into the one proposed on-site sewage pump (lift) stations which will connect into the existing 16" Sewer Force Main along SW Village Parkway. The master plan, as presented, proposes no more than one City owned (maintained) utility lift stations, unless otherwise addressed through mutual agreement between the City of Port St. Lucie and the site developer.

All proposed sewage pump (lift) stations shall require a connection to the City's existing fiber optics system for communication and system monitoring purposes.

B. Proposed Water Distribution System:

The proposed *Legacy Park (North) @ Southern Grove MPUD* is located within the City of Port St. Lucie Water and Sewer Service Area. Water service to this area will be looped via the existing 24-inch water main located in the SW Village Parkway right-of-way the new 24-inch water main being placed in the ~~Paar [Hegener]~~ Drive right-of-way (summer/fall 2022).

The proposed internal Water Distribution System for the *Legacy Park (North) @ Southern Grove MPUD* will consist of a combination of 8 and 12-inch waterlines that will be constructed along SW Anthony F. Sansone, Sr. Blvd, SW ~~Paar [Hegener]~~ Drive; SW Marshall Parkway; and St. Louis Drive, as generally depicted in conceptual utility plan found in Section 8.

Fire hydrants shall be installed with all primary water line construction in accord with the St. Lucie County Fire District Standards.

10. Wetlands and Uplands:

The site is a former citrus grove that was converted in the late 2000's to improved pasture, with active cattle grazing currently (2020) taking place on the property.

There are no known, or observed, environmentally unique habitats on the petitioned project site.

11. Stormwater:

Refer to Section 8 for a general identification of the areas proposed to address the sites stormwater management requirements. In general, all site stormwater retention areas shall be

consistent with South Florida Water Management District (SFWMD) requirements and permit standards. Unique to the design of the *Legacy Park (North) @ Southern Grove MPUD* is the concept of providing for in the areas required stormwater treatment and attenuation in one combined wet system design. Retention area shapes and dimensions as depicted on the Conceptual Master Plans for the *Legacy Park (North) @ Southern Grove MPUD* are conceptual and may be modified to accommodate final site plans and agency permitting requirements.

Where stormwater retention areas are designed to provide a buffer between the 'Business Park' and the 'Mixed Use Commercial' areas, a perimeter landscape buffer around the retention area, outside of any lake maintenance area, will be required. The width and design of any required buffer will be determined as part of site plan/subdivision plat review.

12. Hours of Operation Limitation:

Notwithstanding any use or activity subject to specific limitations on business hours of operation, as may be set forth in the City of Port St. Lucie Code of Ordinances, the hours of operation for businesses located within the *Legacy Park (North) @ Southern Grove MPUD*, shall be seven (7) days per week, 24 hours per day

13. Variances:

Variances to any of the dimensional standards set forth in this MPUD Regulation Manual may be considered by the City of Port St. Lucie in accord with the provisions and procedures set forth in Sections 158.295 thru 158.314 of the City of Port St. Lucie Code of Ordinances, as may be amended.

14. Access Management:

Access management considerations within the *Legacy Park (North) @ Southern Grove MPUD* shall take into account traffic type, vehicle type and driveway demand in accordance with the City's Engineering Standards Manual and any access management plans approved for the *Legacy Park MPUD*.

15. Waste Management:

For uses that provide specialized waste management programs (such as compactors, sharps collection) in a defined and visually screened area, the typical dumpster and recycling detail will not be required.

16. Temporary Uses:

Temporary Uses within the *Legacy Park (North) @ Southern Grove MPUD*, shall be permitted consistent with the provisions of Section 158.226, of the Port St Lucie Code or Ordinances, as may be amended. In addition, the following specific Temporary Uses may be authorized by the City Council, through the site plan review process, and shall be subject to specific time limitations as set forth in any site plan approval order or action:

1. Concrete batch plants: means a ready-mixed concrete production plant engaged primarily in the manufacture of concrete, using Portland cement, which is delivered to users in a plastic and unhardened state, and includes concrete batch plants engaged in the production of prestressed or precast concrete products.

[END OF SECTION]



SECTION 7 – LEGAL DESCRIPTION

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SECTION 26, NORTH 89°54'04" EAST, A DISTANCE OF 1,066.29 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE ALONG SAID NORTHERLY EXTENSION, NORTH 00°00'00" EAST, A DISTANCE OF 197.73 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS RECORDED IN PLAT BOOK 100, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE ALONG THE WEST LINE OF SAID TRACT B, NORTH 00°00'00" EAST, A DISTANCE OF 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3,696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 2,512.00 FEET; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6,751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 1,529.99 FEET; THENCE NORTH 25°57'22" WEST, A DISTANCE OF 331.92 FEET; THENCE NORTH 08°18'11" EAST, A DISTANCE OF 44.31 FEET TO THE NORTHERLY LINE OF SAID TRACT B; THENCE ALONG SAID NORTHERLY LINE, NORTH 59°48'29" EAST, A DISTANCE OF 963.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF AN ORDER OF TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 311, PAGE 2946-2952 AND A NON-RADIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 24,729.33 FEET AND A CHORD WHICH BEARS SOUTH 33°15'08" EAST FOR 797.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 797.34 FEET THROUGH A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1,712.64 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6,987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1,844.42 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY OF PAAR [HEGENER] DRIVE; THENCE ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY, SOUTH 70°00'00" WEST, A DISTANCE OF 2,689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 44°03'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE SOUTH 25°56'35" WEST, A DISTANCE OF 15.95 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 332.50 FEET AND A CENTRAL ANGLE OF 64°03'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.76 FEET; THENCE NORTH 89°59'43" WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.43 FEET, TO THE POINT OF BEGINNING.

LESS CONSERVATION TRACT NO. 6, AS DEPICTED ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.07 ACRES, MORE OR LESS.

TOGETHER WITH:



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

A PARCEL OF LAND CONTAINING ALL OF UTILITY SITE 4, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGES 2995 AND LYING WITHIN A PORTION OF E/W 3 R/W, A 150.00 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND PARCEL 3, SOUTHERN GROVE PLAT NO. 40 AS RECORDED IN PLAT BOOK 102, PAGE 39, ALL IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3 R/W WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3R/W, A DISTANCE OF 1,003.29 FEET TO A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET; THE CHORD OF WHICH BEARS SOUTH 84°16'45" WEST, A CHORD DISTANCE OF 354.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID LOT LINE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°34'10", A DISTANCE OF 355.10 FEET TO A CUSP WITH A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE BEING THE PROLONGATION OF THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 1,275.00 FEET, THE CHORD OF WHICH BEARS NORTH 49°52'04" EAST, A CHORD DISTANCE OF 48.98 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID PROLONGATION, THROUGH A CENTRAL ANGLE OF 02°12'04", A DISTANCE OF 48.98 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,250.00 FEET; THE CHORD OF WHICH BEARS NORTH 63°15'25" EAST, WITH A CHORD DISTANCE OF 625.52 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°58'46", A DISTANCE OF 632.24 FEET; THENCE NORTH 77°44'49" EAST, A DISTANCE OF 801.92 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2953, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 WITH A VARIABLE WIDTH RIGHT-OF-WAY AS LAID OUT AND IN USE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 31°31'41" EAST, WITH A CHORD DISTANCE OF 338.73 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°47'05" A DISTANCE OF 338.73 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 32°07'28" EAST, WITH A CHORD DISTANCE OF 176.28 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°24'30" A DISTANCE OF 176.28 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°33'50" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W/ 3 R/W, A DISTANCE OF 294.49 FEET TO THE POINT OF BEGINNING.;

CONTAINING 10.00 ACRES, MORE OR LESS.

TOTAL SITE CONTAINING 355.0 ACRES, MORE OR LESS.

NOTE: THIS DESCRIPTION IS NOT A PRODUCT OF PHYSICAL SURVEY, BUT IS ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.



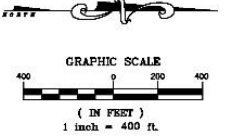
APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING
DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @
SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

RESERVED FOR SURVEY GRAPHIC



SECTION 8 – MPUD CONCEPT PLAN

[GO TO NEXT PAGE]



DEVELOPMENT AREAS WITHIN THE LEGACY PARK (NORTH) MPUD @ SOUTHERN GROVE ARE AS FOLLOWS:				
Gross Project Acreage:	345.5 ACRES	ACRES	% OF SITE	% OF SITE (REVISED)
• Employment Center Sub Area -	200.0 ACRES	193.0	58%	56%
• Neighborhood/Village Commercial Sub Area -	32.2 ACRES	20.0 ¹	9%	5%
• Mixed Commercial Sub Area -	17.5 ACRES	18.9	5%	5%
• Streets / Roads (Primary) approximately	19.0 ACRES	18.0	5%	5%
• Stormwater Lakes approximately	1.0 ACRES	68.0	19%	20%
• FPL ROW (not incl'd street and area north of sansone)	6.0			2%
• General Open Space approximately	25.0 ACRES	25.0	7%	7%
Developable Acreage is approximately	249.7 ACRES			236.5 ACRES

- R E V I S I O N S -				BY	DATE
GEN LOT LAYOUT THRU 23.10.01				DJM	23.10.01
GEN LOT LAYOUT THRU 23.10.25				DJM	23.10.25
+	+			+	+
+	+			+	+
+	+			+	+
+	+			+	+

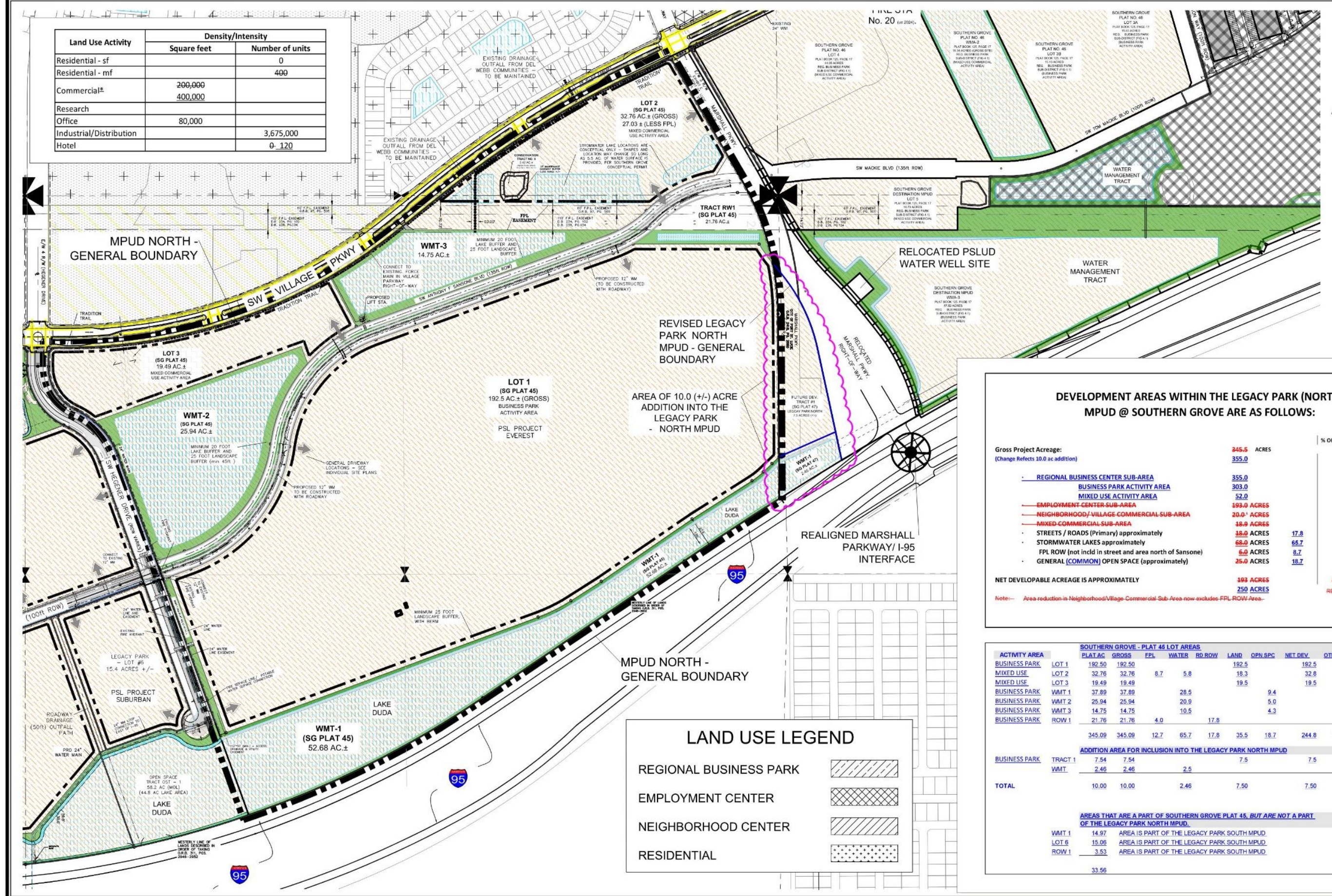
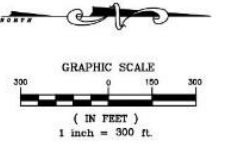
	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	DJM	9/20/
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

LEGACY PARK
OVERALL SITE PLAN

DATE: 09/20/23
ORIZ. SCALE: 1:400
VERT. SCALE: #####
JOB No. 23-075
SHEET 1 of 15

F:\22-000 - legacy park - MPUD north\23-075.001 - legacy park addition area\23-075.000 - LP-MPUD North - Amend 2 (maps)\23-075.000 - legacy park addition area (graphic) - use this map in mstr pin (rev1) - 240919k_base.dwg Plot: 9/24/2024 11:12 PM By: DENNIS MURPHY

Land Use Activity	Density/Intensity	
	Square feet	Number of units
Residential - sf		0
Residential - mf		400
Commercial*	200,000	
	400,000	
Research		
Office	80,000	
Industrial/Distribution		3,675,000
Hotel		0-120



DEVELOPMENT AREAS WITHIN THE LEGACY PARK (NORTH) MPUD @ SOUTHERN GROVE ARE AS FOLLOWS:

			% OF SITE	% OF SITE (REVISED) THRU AMEND #2
Gross Project Acreage:	245.5	ACRES		
(Change Reflects 10.0 ac addition)	355.0			
REGIONAL BUSINESS CENTER SUB-AREA	355.0			
BUSINESS PARK ACTIVITY AREA	303.0			85%
MIXED USE ACTIVITY AREA	52.0			15%
EMPLOYMENT CENTER SUB-AREA	193.0	ACRES	56%	
NEIGHBORHOOD/VILLAGE COMMERCIAL SUB-AREA	20.0	ACRES	5%	
MIXED COMMERCIAL SUB-AREA	18.9	ACRES	5%	
STREETS / ROADS (Primary) approximately	18.0	ACRES	5%	5%
STORMWATER LAKES approximately	68.0	ACRES	65.7	10%
FPL ROW (not incld in street and area north of Sansone)	6.0	ACRES	8.7	2%
GENERAL (COMMON) OPEN SPACE (approximately)	25.0	ACRES	18.7	5%
NET DEVELOPABLE ACREAGE IS APPROXIMATELY	193	ACRES		236.5 ACRES
	250	ACRES		REVISED PER MPUD NORTH AMENDMENT-1.

SOUTHERN GROVE - PLAT 45 LOT AREAS									
ACTIVITY AREA	PLAT AC	GROSS	FPL	WATER	RD ROW	LAND	OPN SPC	NET DEV	OTHER
BUSINESS PARK LOT 1	192.50	192.50				192.5		192.5	
MIXED USE LOT 2	32.76	32.76	8.7	5.8		18.3		32.8	
MIXED USE LOT 3	19.49	19.49				19.5		19.5	
BUSINESS PARK WMT 1	37.89	37.89		28.5			9.4		37.9
BUSINESS PARK WMT 2	25.94	25.94		20.9			5.0		25.9
BUSINESS PARK WMT 3	14.75	14.75		10.5			4.3		14.8
BUSINESS PARK ROW 1	21.76	21.76	4.0		17.8				21.8
	345.09	345.09	12.7	65.7	17.8	35.5	18.7	244.8	100.3
ADDITION AREA FOR INCLUSION INTO THE LEGACY PARK NORTH MPUD									
BUSINESS PARK TRACT 1	7.54	7.54				7.5		7.5	
WMT	2.46	2.46		2.5					2.5
TOTAL	10.00	10.00		2.46		7.50		7.50	2.46
AREAS THAT ARE A PART OF SOUTHERN GROVE PLAT 45, BUT ARE NOT A PART OF THE LEGACY PARK NORTH MPUD									
WMT 1	14.97								AREA IS PART OF THE LEGACY PARK SOUTH MPUD
LOT 6	15.06								AREA IS PART OF THE LEGACY PARK SOUTH MPUD
ROW 1	3.53								AREA IS PART OF THE LEGACY PARK SOUTH MPUD
	33.56								

LAND USE LEGEND

REGIONAL BUSINESS PARK	
EMPLOYMENT CENTER	
NEIGHBORHOOD CENTER	
RESIDENTIAL	

BOUNDARY LINE
GEN. ACCESS POINT
LEGACY PARK NORTH @ SOUTHERN GROVE MPUD
GENERAL SITE PLAN (REVISED)

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -			BY	DATE
GEN LOT LAYOUT THRU 23.10.01			DJM	23.10.01
GEN LOT LAYOUT THRU 23.10.25			DJM	23.10.25
ADDITION OF 10.0 ACRES			DJM	24.06.05

DESIGNED	BY	DATE
##	##	##
CALCS.	##	##
DRAWN	DJM	9/20/23
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

LEGACY PARK (NORTH) - REVISED
CONCEPT SITE PLAN

DATE: 09/20/23
HORIZ. SCALE: 1"=400'
VERT. SCALE: #####
JOB No. 23-075
SHEET 1 of 152



APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SECTION 9 – ENTITLEMENTS TABLE

Land Use Activity	Density/Intensity	
	Square feet	Number of units
Residential - sf		0
Residential - mf		400
Commercial*	200,000 <u>400,000</u>	
Research		
Office	80,000	
Industrial/Distribution		3,675,000
Hotel		0 <u>120</u>

~~*Retail uses limited to 100,000 sq ft in Employment Center Sub-district~~

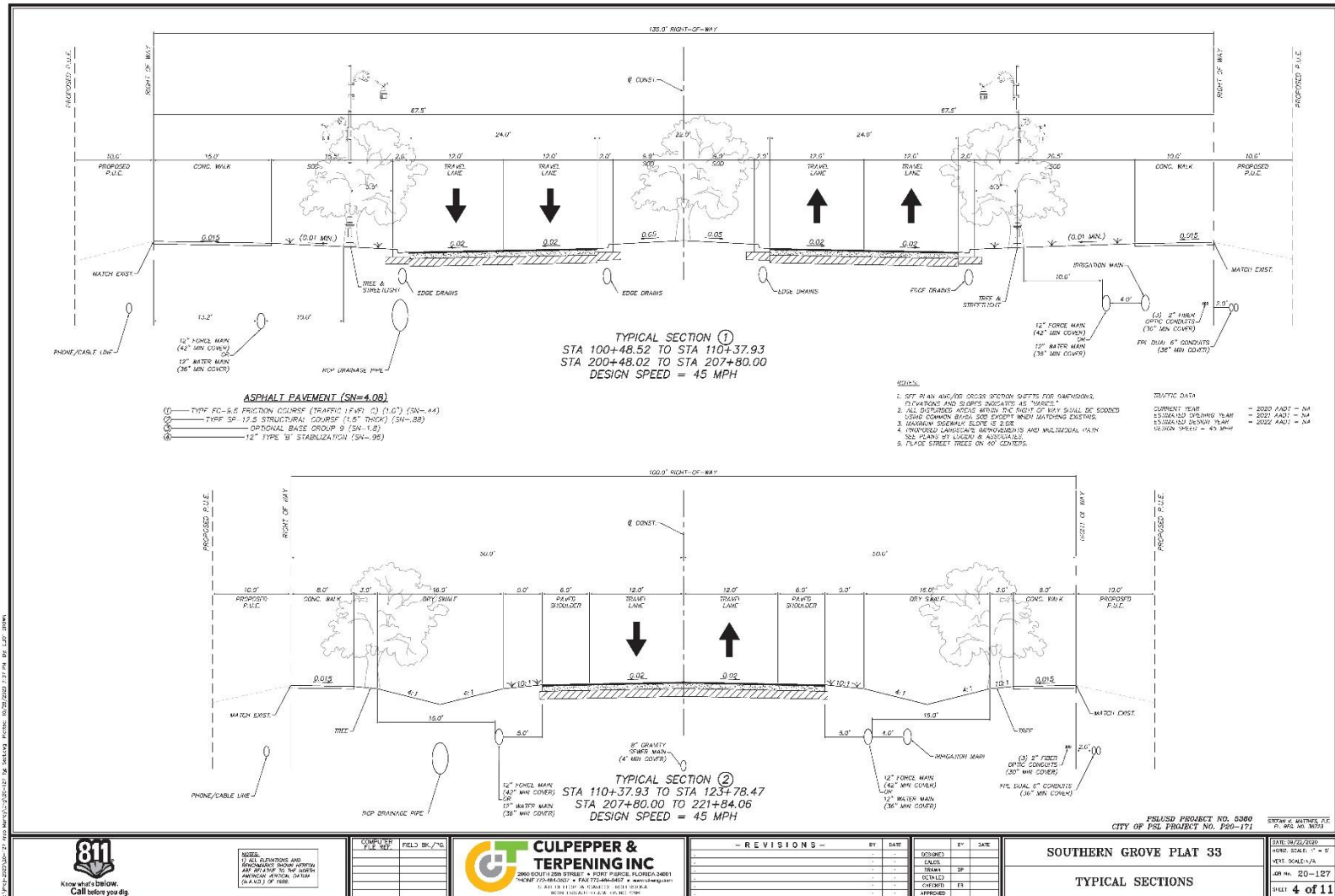


APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SECTION 10 – ROADWAY TYPICAL(S)

[GO TO NEXT PAGE]

APPLICATION FOR AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)



Prepared by and return to:

Greenspoon Marder, P.A.
200 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
Attn: Barry E. Somerstein, Esq.

Tax Account No.: 4310-603-0007-000-4

NOTE TO EXAMINER: This conveyance is without consideration, only minimum doc stamps are being paid.

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made and executed as of the 28th day of June, 2018, by **TRADITION LAND COMPANY, LLC**, an Iowa limited liability company ("Grantor"), whose address is 10490 SW Village Center Drive, Port St. Lucie, Florida 34987, to and in favor of **PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION**, a Florida not-for-profit corporation ("Grantee"), whose address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all of Grantor's right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

(hereinafter referred to as the "Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND Grantor does hereby covenant with and warrant to the Grantee that it has good right and lawful authority to sell and convey the Property; and that it will defend the defend the title to the Property, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THE conveyance made herein, however, is expressly made **SUBJECT TO** (i) those matters described on Exhibit "B" attached hereto ("Permitted Exceptions"), however this reference shall not operate to reimpose same, and (ii) the Property is also subject to the restrictions and covenants running with the land applicable to the Property as set forth on Exhibit "C" attached hereto ("Deed Restrictions").

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed in manner and form sufficient to bind them as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

TRADITION LAND COMPANY, LLC, an
Iowa limited liability company

Kelly Rene Rea

Name: Kelly Rene Rea

Wade DeRemer

Name: WADE DEREMER

By: David C. Feltman

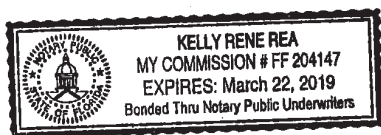
Name: David C. Feltman

Title: President

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 21st day of June, 2018 by David C. Feltman, as President of Tradition Land Company, LLC, an Iowa limited liability company, on behalf of the company. He She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Kelly Rene Rea
Notary Public Signature

Kelly Rene Rea
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: 204147
My Commission Expires: 3/22/19

EXHIBIT "A"

SUBJECT PROPERTY

(see following four pages)

LEGAL DESCRIPTIONSOUTHERN GROVE

BEING ALL OF LOTS 2, 4, 5, ACCORDING TO SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID: 4315-505-0006-000-1 (LOT 2)

Parcel ID: 4315-505-0008-000-5 (LOT 4)

Parcel ID: 4315-505-0009-000-2 (LOT 5)

LOT 2 CONTAINS 7.551 ACRES OF LAND, MORE OR LESS.

LOT 4 CONTAINS 9.753 ACRES OF LAND, MORE OR LESS.

LOT 5 CONTAINS 6.644 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0007-000-8

BEING A PORTION OF LOT 3, SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71 AT PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S79°27'11"W, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 121.25 FEET; THENCE DEPART SAID SOUTH LINE N18°47'20"W, A DISTANCE OF 311.58 FEET; TO A POINT ON THE SOUTH LINE OF "RELOCATED UTILITY SITE 3-A" AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 14; THENCE N79°27'11"E, ALONG SAID SOUTH LINE, A DISTANCE OF 121.25 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S18°47'20"E, ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 311.58 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 0.858 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0010-000-2

BEING ALL OF LOT 6, SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71 AT PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Parcel ID: 4315-505-0007-010-1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, SAID SOUTHERN GROVE PLAT NO. 14; THENCE N79°27'11"E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1,636.39 FEET; THENCE DEPART SAID SOUTH LINE, S18°47'20"E, A DISTANCE OF 523.95 FEET; THENCE S71°12'40"W, A DISTANCE OF 1,632.82 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N75°41'28"E, A RADIAL DISTANCE OF 2,000.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°35'06", A DISTANCE OF 125.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 13°41'39"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 478.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,480.18 FEET AND A CENTRAL ANGLE OF 03°38'39"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.75 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 23.68 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Parcel ID: 4315-505-0010-010-5

BEING A UTILITY SITE LYING IN A PORTION OF LOT 6, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH RIGHT-OF-WAY OF E/W 3 R/W (A 150.00 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 605.49 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 89°33'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY OF E/W 3 R/W, A DISTANCE OF 147.82 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 147.34 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 147.82 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 147.34 FEET TO THE NORTH RIGHT-OF-WAY OF E/W 3 R/W AND THE POINT OF BEGINNING. CONTAINING 0.500 ACRES, MORE OR LESS.

Sheet 1 of 4



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Transfer Agreement

GFC Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION

SOUTHERN GROVE

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Parcel ID: 4315-505-0010-020-8

BEING A UTILITY SITE LYING IN A PORTION OF LOT 6, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 25°57'22" WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 1204.23 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE NORTH 25°57'22" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY, A DISTANCE OF 147.58 FEET; THENCE NORTH 64°03'05" EAST, A DISTANCE OF 147.58 FEET; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 147.58 FEET; THENCE SOUTH 64°03'05" WEST, A DISTANCE OF 147.58 FEET TO THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AND THE POINT OF BEGINNING. CONTAINING 0.500 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2899 AT PAGE 2933 (EXHIBIT "A"), PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, WHICH POINT IS THE MOST NORTHERLY CORNER OF PARCEL 3 AS DESCRIBED IN THE ABOVE MENTIONED DEED AND RUNNING THENCE N25°57'22"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1204.05 FEET TO THE SOUTHWEST CORNER OF A UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, SAID PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N64°02'38"E, DEPARTING SAID RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF THE PARCEL LAST ABOVE MENTIONED AND CONTINUE ON THE SAME COURSE, A TOTAL DISTANCE OF 654.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE CONTAINING THE FOLLOWING ELEMENTS; RADIUS 171.25 FEET, CENTRAL ANGLE 104°16'41", ARC LENGTH 311.67 FEET, CHORD BEARING S54°21'56"E, A CHORD DISTANCE OF 270.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE S26°39'19"E ALONG SAID LINE A DISTANCE OF 732.16 FEET; THENCE S30°11'31"E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY BOUNDS OF E/W 3 RIGHT-OF-WAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2680 (EXHIBIT "E"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S59°48'29"W ALONG THE NORTHERLY BOUNDS THEREOF A DISTANCE OF 784.24 FEET TO THE MOST EASTERLY CORNER OF PARCEL 3 REFERRED TO ABOVE; THENCE N72°56'17"W ALONG THE NORTHERLY BOUNDS OF SAID PARCEL 3 A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING. CONTAINING 21.66 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEING A PORTION OF LOT 6, ACCORDING TO SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, AT PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT WMT-1, SAID SOUTHERN GROVE PLAT NO. 14; THENCE S73°58'33"W, A DISTANCE OF 547.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT R-1, VILLAGE PARKWAY (150' WIDE) ACCORDING TO SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, SAID PUBLIC RECORDS; THENCE N27°21'00"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 101.99 FEET; THENCE DEPART SAID RIGHT-OF-WAY LINE, N73°58'33"E, A DISTANCE OF 695.13 FEET; THENCE N16°01'27"W, A DISTANCE OF 196.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 01°42'55"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.88 FEET TO A POINT OF NON TANGENCY; THENCE N71°12'40"E, A DISTANCE OF 100.32 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N75°55'39"E, A RADIAL DISTANCE OF 1,900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°57'06", A DISTANCE OF 64.72 FEET TO THE END OF SAID CURVE; THENCE S16°01'27"E, A DISTANCE OF 396.13 FEET; THENCE S73°58'33"W, A DISTANCE OF 100.00 FEET; THENCE N16°01'27"W, A DISTANCE OF 100.00 FEET; THENCE S73°58'33"W, A DISTANCE OF 127.49 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 114,354.85 SQUARE FEET OR 2.625 ACRES, MORE OR LESS.

THE PORTION OF LOT 6 HEREIN DESCRIBED IS 370.562 ACRES OF LAND, MORE OR LESS.

Sheet 2 of 4



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Transfer Agreement

GFC Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTIONSOUTHERN GROVETOGETHER WITH: Parcel ID: 4315-505-0004-000-7

THAT PART FOR UTILITY SITE 4 ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT 14 AS RECORDED IN PLAT BOOK 71 AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALSO DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2705, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 0.50 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0013-000-3 (CONSERVATION TRACT 4)
Parcel ID: 4315-505-0014-000-0 (CONSERVATION TRACT 5)

ALL OF CONSERVATION TRACTS NOS. 4 AND 5 ACCORDING TO SOUTHERN GROVE PLAT 14 AS RECORDED IN PLAT BOOK 71 AT PAGE 35, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 4 CONTAINS 0.861 ACRES OF LAND, MORE OR LESS.
CONSERVATION TRACT 5 CONTAINS 0.577 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0034-000-5

BEING ALL OF PARCEL 31 ACCORDING TO SOUTHERN GROVE PLAT NO. 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 413.462 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0033-000-8

BEING ALL OF PARCEL 30 ACCORDING TO SOUTHERN GROVE PLAT NO. 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 298.369 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0010-000-1

BEING ALL OF CONSERVATION TRACT 6 ACCORDING TO SOUTHERN GROVE PLAT NO. 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.419 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0017-000-0

ALL OF CONSERVATION TRACT NO. 13 ACCORDING TO SOUTHERN GROVE PLAT 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CONTAINING 3.968 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0024-000-2

ALL OF THE INDIAN MOUND SITE ACCORDING TO SOUTHERN GROVE PLAT 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. CONTAINING 0.368 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4322-600-0021-000-6

BEING ALL OF PARCEL 25B ACCORDING TO SOUTHERN GROVE PLAT NO. 13 AS RECORDED IN PLAT BOOK 74 AT PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 47.515 ACRES OF LAND, MORE OR LESS.

Sheet 3 of 4

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STATE OF FLORIDA CERTIFICATION No. LB 4286

**Tradition Land Company LLC
Transfer Agreement**

GFC Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4322-600-0027-000-8 (PARCEL 27D)

A PORTION OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"E A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING. CONTAINING 14.825 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0005-000-5

BEING ALL OF PARCEL 1 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 1.39 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0006-000-2

BEING ALL OF PARCEL 2 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 1.61 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0003-000-1

BEING ALL OF WATER MANAGEMENT TRACT NO. 1 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 9.61 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0007-000-9

BEING ALL OF PARCEL 3 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 5.26 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0009-000-3

BEING ALL OF PARCEL 5 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 8.36 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-506-0001-000-9

BEING ALL OF TRACT C ACCORDING TO SOUTHERN GROVE PLAT NO. 20 AS RECORDED IN PLAT BOOK 73 AT PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 20.969 ACRES OF LAND, MORE OR LESS.

THE TOTAL COMBINED AREA OF ALL PARCELS DESCRIBED HEREIN IS 1223.271 ACRES OF LAND, MORE OR LESS.

Sheet 4 of 4



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DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments, including, but not limited to, any assessments of property owner associations and assessments and liens imposed by any governmental authority, the community development districts and special association districts which may impose and levy taxes and assessments on the Property for the year 2017 and all subsequent years.
2. Zoning restrictions and prohibitions imposed by governmental authority, including, but not limited to, plats, site plans and/or any other governmental approvals or regulations pertaining to the Property.
3. Easements, restrictions and all other matters of record.
4. Facts which an accurate survey would show.
5. Rights of any parties in possession.
6. Any matter created by Grantee or through the Grantee.

NOTE: Unless otherwise noted, the recording references refer to the Public Records of St. Lucie County, Florida.

B-1

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33451.0020

EXHIBIT "C"**DEED RESTRICTIONS**

The following restrictions, covenants and provisions shall be deemed a part of the conveyance described in the Special Warranty Deed to which these Deed Restrictions are attached and shall be deemed covenants running with the land applicable to the Property described in such Special Warranty Deed ("Property"). The Grantor shall have the right to assign its rights under this Exhibit "C" to an assignee as set forth in an assignment recorded in the Public Records of St. Lucie County, Florida (such assignee being the "Assignee"), whereupon the Assignee shall have all rights of Grantor hereunder and Grantor shall no longer have such rights under this Exhibit "C". After assignment of such rights to Grantee, any waiver or amendment of the restrictions attached hereto as Exhibit "C" shall require the written consent of Assignee and not the Grantor.

Grantor and Grantee acknowledge that it is necessary to establish and maintain a balanced and diversified mixture of improvements in projects generally known as Tradition and Southern Grove ("Project(s)"), as such Project(s) may be increased or decreased from time to time (as such name may be amended by Grantor from time to time), and it is desirable to establish and maintain minimum value for the Project(s) by requiring certain restrictions including a limitation of height and square footage of development on the Property. There shall be no improvements constructed upon the Property conveyed by Grantor, other than the "Proposed Use" (as hereinafter defined) without the prior written consent of the Grantor or the Assignee.

"Proposed Use" or "Intended Use" shall mean (unless otherwise approved in writing by Grantor (or its Assignee) the Property may only be used for (i) up to 786 multi-family residential dwelling units, (ii) up to 900 apartment units, (iii) up to 2,582,851 square feet of retail development, (iv) up to 4,296,480 square feet of office/R&D development, (v) up to 3,838,336 square feet of warehouse/industrial development, and (vi) up to 240 hotel rooms and no other uses shall be permitted upon the Property without the prior written consent of Grantor or the Assignee in its sole discretion), recognizing that the owner of the Property shall have the right without the consent of the Grantor or Assignee to shift uses as permitted under the conversion matrix set forth in the Southern Grove DRI as set forth in the Southern Grove DRI Amended and Restated Development Order contemplated under City of Port St. Lucie Resolution 15-R95 recorded in Official Records Book 3826, Page 2235 of the Public Records of St. Lucie County, Florida ("Southern Grove DRI").

The cost of construction of all improvements to and on the Property will be borne exclusively by Grantee (including the cost to provide on-site drainage pretreatment, bring the water and sewer lines to the Property) and Grantee shall be solely responsible for obtaining all approvals necessary for construction of improvements on the Property, including, without limitation, building permits. Grantee will be responsible for providing and installing all landscaping and trees on the Property in accordance with the requirements of applicable governmental requirements and the approvals required under the "Declaration(s)" (as hereinafter defined).

C-1

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The grading of the Property acquired by Grantee will be the responsibility of Grantee and Grantee will grade the Property to meet the requirements of the drainage plan and system for the Property and to meet the tie in requirements for the overall Project(s) drainage system applicable to the Property, including providing for on-site drainage pretreatment. Grantee will maintain, repair and replace all filters so as to provide filtration to prevent sedimentation in catch basins, man holes and drainage lines during construction by Grantee of improvements on the Property and it shall be Grantee's obligation to remove any sedimentation in the catch basins, man holes or drainage lines after this date of the affected portion of the Project(s) caused by or through Grantee. Grantor or its Assignee reserves the right after ten (10) days written notice to Grantee (or without notice in the case of emergency) to enter onto any portion of the Property to install such filters, remove any sedimentation or correct any grading deficiency at the cost and expense of Grantee and Grantee shall promptly reimburse Grantor or its Assignee for any and all reasonable costs and expenses incurred within thirty (30) days after Grantor or Assignee bills Grantee therefor, which bill shall be accompanied by reasonable supporting documentation.

Grantee agrees to provide an irrigation system of one hundred percent (100%) coverage of all landscaped or sodded area for the Property acquired by Grantee and the area between the Property and the adjoining public roads, if any.

At such time as Grantee obtains any land development permits for the development of the improvements upon the Property, it is hereby deemed and the Grantor and Grantee agree that the Property shall then be deemed submitted to and shall, as of such time, be encumbered by and the Property shall comply with the requirements of the following "Declaration(s)", to wit: (i) Declaration of Covenants recorded in Official Records Book 2098, Page 1697 of the Public Records of St. Lucie County, Florida, as amended from time to time as to any non-residential uses intended to be developed on the portions of the Property, subject to such land development permits, and (ii) the Declaration of Covenants recorded in Official Records Book 1700, Page 868 of the Public Records of St. Lucie County, Florida as to any residential uses intended to be developed on the portions of the Property subject to such land development permits ("Declaration(s)").

Grantee shall not damage, cause to be damaged or permit to be damaged any property or improvements in the Project(s) owned by Grantor or the Association, which improvements shall include, but are not limited to, streets, drainage lines, central water lines, central sewer lines, signage, landscaping, entry features, irrigation systems, lakes, lake banks, wetlands or littoral areas and Grantee assumes full responsibility and liability for any reconstruction or repair of any such improvements arising as a proximate cause from Grantee's construction activities or the construction activities of Grantee's employees, contractors, subcontractors or agents.

Grantor and Grantee acknowledge that Grantor or the Assignee may be entitled to certain impact fee credits for transportation impact fees, public building, impact fee, job growth impact fee, right-of-way impact fees, school impact fees, park impact fees, waste water impact fees, fire service impact fees and/or other impact fees or similar extractions by applicable governmental authority to which Grantor or the Assignee may be entitled to such credits (collectively "Impact Fee Credits"). Grantor or the Assignee may also in certain areas be entitled to credits against utility fees and/or hook up charges otherwise required to be paid to applicable utility authorities ("Utility Credits"). The parties agree that when Grantee is required to pay impact fees, utility

connection fees or other fees or extractions to applicable governmental or quasi-governmental authorities to which Grantor or the Assignee has Impact Fee Credits or Utility Credits for such obligations (as recognized by such governmental or utility authority, as applicable), Grantee shall purchase from Grantor or the Assignee such Impact Fee Credit and Utility Fee Credit in an amount equal to that which Grantee would otherwise have been required to pay to the applicable governmental or quasi-governmental authority in accordance with the terms hereof. It is the intent of the parties that if Grantor or the Assignee has any Impact Fee Credits or Utility Credits available, then Grantee shall be obligated to purchase and use such Impact Fee Credits or Utility Credits that Grantor or the Assignee has (to the extent Grantor or Assignee desires to sell same) for which Grantor or the Assignee shall be compensated as set forth herein (rather than using or transferring any other impact fees or impact fee credits or utility fees or utility fee credits available to Grantee) so that Grantor's or the Assignee's Impact Fee Credits or Utility Credits will be used up as quickly as possible to alleviate the risk of Grantor or the Assignee being left with Impact Fee Credits or Utility Credits that cannot be used in connection with development of the Project(s); provided further, that such Impact Fee Credits or Utility Credits are recognized and accepted by the applicable authority in lieu of payment of the impact and utility fees payable by Grantee. It is the intent of the parties that by Grantee paying Grantor or the Assignee for such Impact Fee Credits or Utility Credits, Grantee shall not be required to pay extra for such amounts and that upon paying Grantor or the Assignee for such amounts, Grantee shall not be obligated to pay applicable governmental authorities for the rights which are purchased from Grantor or the Assignee. If applicable, Grantor or the Assignee agrees to take all steps and to execute all documents required to fully effectuate such transfer of Grantor's or the Assignee's Impact Fee Credits or Utility Credits to Grantee in accordance with the terms hereof.

If there are water management tracts, wetlands or other areas within the jurisdiction of the South Florida Water Management District ("SFWMD") and/or Army Corp of Engineers ("ACE") with respect to the Property (collectively, "Water Permits"), Grantee shall (a) accept transfer of the Water Permits with others who are entitled to work under such Water Permits applicable to the Property, (b) comply with such Water Permits with respect to the Property and work under the Water Permits with others who are entitled to work under such Water Permits applicable to the Property, and/or (c) assist in closing the Water Permits (and/or Grantee establishing Water Permits in Grantee's own name).

Grantor or the Assignee reserves all rights with respect to the name "Tradition" or any association or club created in connection therewith; provided, however, that Grantor hereby grants to Grantee an irrevocable license to use the "at Tradition" or "of Tradition" (collectively, the "Trade Names") as part of the name of Grantee's development of the Property. Grantee may use "at Tradition" or "of Tradition" in any advertising, promotional, or other materials that set forth the name of Grantee's development, and Grantee may refer to the "Tradition" development in such materials for the purpose of providing location and context regarding Grantee's development. Except as set forth above, Grantee shall have no right whatsoever to use any of such names in any other manner without the prior written consent of Grantor or Assignee, which consent shall not be unreasonably withheld, conditioned or delayed.

The Grantee agrees that it will agree to dedicate the Fire Site located on the portion of the Property as required under the Fire Site Agreement recorded in Official Records Book 2916, Page 661 of the Public Records of St. Lucie County, Florida, as amended.

Grantee acknowledges that it is accepting the Property in an "As-Is" and "Where-Is" condition. AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT, EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES SET FORTH IN A TRANSFER AGREEMENT BETWEEN GRANTOR AND GRANTEE ("AGREEMENT") (TO THE EXTENT SUCH WARRANTIES SURVIVE CLOSING UNDER THE AGREEMENT ("CLOSING") FOR THE PERIOD OF THEIR SURVIVAL) OR IN THE CLOSING DOCUMENTS EXECUTED IN CONNECTION WITH SUCH CLOSING, GRANTEE IS ACQUIRING THE PROPERTY "AS IS" WITH ALL FAULTS AND DEFECTS, LATENT AND PATENT, AND GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES SET FORTH IN THE AGREEMENT AND IN THE CLOSING DOCUMENTS EXECUTED AT CLOSING, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, OR THE PRESENCE OR ABSENCE OF ANY POLLUTANT, HAZARDOUS WASTE, GAS OR SUBSTANCE OR SOLID WASTE ON OR ABOUT THE PROPERTY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY INTEND TO CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL AUTHORITY OR BODY HAVING JURISDICTION INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE ZONING LAWS, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER RELATED TO OR CONCERNING THE PROPERTY. GRANTEE SHALL NOT SEEK RECOURSE AGAINST GRANTOR ON ACCOUNT OF ANY LOSS, COST OR EXPENSE SUFFERED OR INCURRED BY GRANTEE WITH REGARD TO ANY OF THE MATTERS DESCRIBED IN THE SENTENCE IMMEDIATELY ABOVE AND GRANTEE HEREBY ASSUMES THE RISK OF ANY ADVERSE MATTERS RELATED TO THE MATTERS DESCRIBED IN THE SENTENCE IMMEDIATELY ABOVE. GRANTEE ACKNOWLEDGES THAT GRANTEE, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF GRANTOR OR ANY STATEMENT, REPRESENTATION OR OTHER ASSERTION MADE BY GRANTOR WITH RESPECT TO THE PROPERTY, EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES SET FORTH IN THE AGREEMENT (TO THE EXTENT SUCH WARRANTIES SURVIVE CLOSING FOR THE PERIOD OF THEIR SURVIVAL) AND IN THE CLOSING DOCUMENTS EXECUTED AT CLOSING. EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES SET FORTH IN THE AGREEMENT (TO THE EXTENT SUCH WARRANTIES SURVIVE CLOSING FOR THE PERIOD OF THEIR SURVIVAL) OR IN THE CLOSING DOCUMENTS EXECUTED AT CLOSING, GRANTEE FURTHER ACKNOWLEDGES THAT NO INDEPENDENT INVESTIGATION OR VERIFICATION WAS MADE BY GRANTOR WITH RESPECT TO ANY

INFORMATION SUPPLIED BY OR ON BEHALF OF GRANTOR CONCERNING THE PROPERTY, AND GRANTOR MADE NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, IT BEING INTENDED BY THE PARTIES THAT GRANTEE VERIFIED THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION ITSELF. GRANTEE ACKNOWLEDGES THAT THE DISCLAIMERS, AGREEMENTS AND OTHER STATEMENTS SET FORTH IN THIS SECTION ARE AN INTEGRAL PORTION OF THIS DEED AND THE AGREEMENT AND THAT GRANTOR WOULD NOT AGREE TO CONVEY THE PROPERTY TO GRANTEE WITHOUT THE DISCLAIMERS, AGREEMENTS AND OTHER STATEMENTS SET FORTH IN THIS SECTION AND SHALL SURVIVE THE CLOSING AND IS A COVENANT RUNNING WITH THE LAND.

THE COMMUNITY DEVELOPMENT DISTRICT(S) WHICH HAVE BEEN CREATED WITH RESPECT TO THE VARIOUS PORTIONS OF THE PROPERTY ("CDD(S)") MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, ON THE PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Except with Grantor's or Assignee's written consent, the restrictions and covenants set forth on Exhibit "C" shall be covenants running with the Property for a period ending on a date which is twenty-one (21) years after the death of the last surviving lineal descendant of Queen Elizabeth, the queen of England.

This Instrument prepared by:
Andrew Demers, Esq.
Weiss Serota Helfman Cole & Bierman, P.L.
2525 Ponce de Leon Boulevard, Suite 700
Coral Gables, Florida 33134

Record and return to:
Costco Wholesale Corporation
45940 Horseshoe Drive, Suite 150
Sterling, Virginia 20166
Attn: Margaret McCulla

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered on January 10, 2024 by PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida not for profit corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (the "Grantor"), to COSTCO WHOLESALE CORPORATION, a Washington corporation, whose mailing address is Costco Wholesale Corporation, 45940 Horseshoe Drive, Suite 150, Sterling, Virginia 20166 (the "Grantee") (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument; the heirs, legal representatives and assigns of individuals; and the successors and assigns of legal entities).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the real property situate in St. Lucie County, Florida, described as follows:

See attached Exhibit A which is incorporated herein

SUBJECT TO:

1. Taxes and assessments for the year 2024 and all subsequent years, including, but not limited to, assessments imposed by property owner associations, and assessments imposed by any governmental authority, community development district, or special assessment district which may impose and levy taxes and assessments on the Property;
2. Zoning restrictions and prohibitions imposed by governmental authority;
3. All matters of record as shown on an accurate title search of the Property or otherwise on Schedule B-II of that certain Title Commitment No. 11518108 issued by Chicago Title Insurance Company and listed on Exhibit B attached hereto;
4. Those matters shown on that certain ALTA/NSPS Land Title Survey dated January 4, 2024 by Culpepper & Terpening Consulting Engineers as Job No. 23-075 or an accurate survey of the property;
5. Any matter created by or through Grantee;

6. The applicable governmental requirements, approvals and restrictions imposed by the Commercial Charter for Tradition, recorded in Official Records Book 2098, Page 1697, of the Public Records of St. Lucie County, Florida, as amended; and

7. The restrictive covenants set forth in Exhibit C to this Deed.

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.

Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, except as set forth above.

IN WITNESS WHEREOF, Grantor has signed and delivered this Special Warranty Deed on the date set forth above.

[SIGNATURE BLOCK ON FOLLOWING PAGE]

Witnesses:

Signature: Mary Ann Verillo
 Print Name: Mary Ann Verillo

Address: 121 SW Port St. Lucie Boulevard
 Port St. Lucie, Florida 34984

Signature: Salome Angrand
 Print Name: Salome Angrand

Address: 121 SW Port St. Lucie Boulevard
 Port St. Lucie, Florida 34984

GRANTOR:

PORT ST. LUCIE GOVERNMENTAL
 FINANCE CORPORATION, a Florida not
 for profit corporation

By: Jesus Merejo
 Jesus Merejo, CEO

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 9 day of January 2024, by Jesus Merejo, as CEO of PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida not for profit corporation, on behalf of the corporation therein, who is [X] personally known to me, or who has [] produced the following identification _____.

Mary Ann Verillo
 Notary Public, State of Florida

SEAL



Exhibit A to Special Warranty Deed

A PARCEL OF LAND LYING IN A PORTION OF LOT 1, OF SOUTHERN GROVES PLAT NO. 45 AS RECORDED IN PLAT BOOK 121, PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE SOUTH RIGHT OF WAY LINE OF E/W 3 R/W, AS RECORDED IN SOUTHERN GROVE PLAT NO. 35, AS RECORDED IN PLAT BOOK 95, PAGE 37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE THE FOLLOWING 7 COURSES ALONG THE EASTERLY LINE OF SAID LOT 1: THENCE SOUTH 43°53'40" EAST, A DISTANCE OF 153.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 509.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°20'06", A DISTANCE OF 100.70 FEET; THENCE SOUTH 32°33'34" EAST, A DISTANCE OF 500.00 FEET; THENCE SOUTH 34°27'54" EAST, A DISTANCE OF 773.85 FEET; THENCE SOUTH 32°34'37" EAST, A DISTANCE OF 253.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,204.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'30", A DISTANCE OF 257.68 FEET; THENCE SOUTH 20°19'07" EAST, A DISTANCE OF 2,336.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE, SOUTH 70°00'00" WEST, A DISTANCE OF 93.40 FEET; THENCE NORTH 20°00'00" WEST, A DISTANCE OF 2,287.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 235.62 FEET; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 921.00 FEET; THENCE SOUTH 20°00'00" EAST, A DISTANCE OF 2,277.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1 AND THE BEGINNING OF A NON-RADIAL CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,067.50 FEET AND A CHORD WHICH BEARS NORTH 51°08'54" WEST, 1,104.34 FEET; THENCE THE FOLLOWING 6 COURSES ALONG THE WESTERLY LINE OF SAID LOT 1: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°17'47", A DISTANCE OF 1,160.67 FEET; TO A POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 932.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°17'47", A DISTANCE OF 1,013.89 FEET; THENCE NORTH 20°00'00" WEST, A DISTANCE OF 1,775.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 917.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°36'44", A DISTANCE OF 153.93 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 00°02'34" EAST, A DISTANCE OF 884.76 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1275.00 FEET, THE CHORD OF WHICH BEARS NORTH 54°45'23" EAST, 168.46 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.58 FEET THROUGH A CENTRAL ANGLE OF 07°34'33" TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET, THE CHORD OF WHICH BEARS NORTH 84°16'45" EAST, 354.60 FEET, SAID INTERSECTION POINT BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE THE FOLLOWING 2 COURSES ALONG THE NORTHERLY LINE OF SAID LOT 1: THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 355.10 FEET THROUGH A CENTRAL ANGLE OF 10°34'10"; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,003.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 132.68 ACRES, MORE OR LESS.

Exhibit B to Special Warranty Deed

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. The terms, provisions, and conditions contained in that certain Ordinance No. 95-039, by the Board of County Commissioners of St. Lucie County, recorded in Book 981, Page 1615 of Official Records; as affected by Ordinance No. 95-039, by the Board of County Commissioners of St. Lucie County recorded in Book 992, Page 2862 of Official Records.
3. The terms, provisions, and conditions contained in that certain Ordinance No. 99-001, by the Board of County Commissioners of St. Lucie County Florida, recorded in Book 1203, Page 1026 of Official Records.
4. The terms, provisions, and conditions contained in that certain Ordinance No. 00-002, by the Board of County Commissioners of St. Lucie County, recorded in Book 1301, Page 2302 of Official Records.
5. The terms, provisions, and conditions contained in that certain Notice of Establishment of the Westchester No. 1 Community District, recorded in Book 1446, Page 1324 of Official Records; as affected by Notice of Establishment of the Southern Grove Community Development District No. 5A as recorded in Book 2814, Page 1392 of Official Records; as affected by Ordinance No. 07-042 recorded in Book 2878, Page 2012 of Official Records; as affected by Agreement to Dedicate and Complete-Public Infrastructure recorded in Book 3700, Page 1922 of Official Records; as affected by True-Up Agreement recorded in Book 3700, Page 1930 of Official Records; as affected by Notice of Public Financing and Maintenance of Improvements - Southern Grove Community Development District Nos. 1 through 6, recorded in Book 3708, Page 1198 of Official Records; as affected by Assignment of Dedications, Reservations, Easements and Rights-of-Way recorded in Book 4030, Page 1147, of Official Records.
6. The terms, provisions, and conditions contained in that certain Amended and Restated Commercial Charter for Tradition and Amended and Restated Articles of Incorporation and Amended and Restated By-Laws of Tradition Commercial Association, Inc. recorded in Book 4512, Page 1357, of Official Records; as affected by Amendment and Restated Commercial Charter for Tradition, recorded in Book 4926, Page 1763 of Official Records; as affected by Supplement to Amended and Restated Commercial Charter for Tradition, recorded in Book 5016, Page 1488 of Official Records.
7. Terms and Conditions of the Annexation Agreement between Horizons Acquisition 5, LLC, a Florida limited liability company, Horizons Acquisition 2, LLC, a Florida limited liability company, St. Lucie Associates II, LLLP, a Florida limited liability limited partnership, and St. Lucie Associates III, LLLP, a Florida limited liability limited partnership, ACR Properties, LLC, a Florida limited liability company and the City of Port St. Lucie, a Florida municipal corporation recorded in Book 2137, Page 2419 of Official Records; as affected by Partial Release from Annexation Agreement, recorded in Book 3036, Page 2348 of Official Records; as affected by Fifth Amendment to Annexation

Agreement recorded in Book 3160, Page 2856 of Official Records; as affected by Ordinance 10-17 and the Sixth Amendment recorded in Book 3254, Page 1362 of Official Records; as affected by Final Release recorded in Book 3254, Page 1355 of Official Records.

8. The terms, provisions, and conditions contained in that certain Notice of Adoption of the Development Order for the Southern Grove Development of Regional Impact, recorded in Book 2689, Page 189 of Official Records; as affected by Educational Facilities Impact Fee Credit Agreement between Horizons Acquisition 5, LLC and Horizons St. Lucie Development, LLC and the School Board of St. Lucie County, Florida (Southern Grove DRI), recorded in Book 2889, Page 650 of Official Records; as affected by Settlement Agreement including Impact Fee Credit Agreement recorded in Book 2906, Page 1203 of Official Records; as affected by Amended and Restated Assignment and Certificate recorded in Book 4090, Page 655 of Official Records; as affected by Assignment and Assumption of Development Rights recorded in Book 4150, Page 2734 of Official Records.
9. The terms, provisions, and conditions contained in that certain Waiver and Consent as to Special Assessments recorded in Book 2889, Page 2823 of Official Records; as affected by Waiver as to Special Assessments recorded in Book 2920, Page 2681 of Official Records.
10. Easement granted from Horizons Acquisition 5, LLC, a Florida limited liability company to the City of Port St. Lucie, a Florida municipal corporation, recorded in Book 2902, Page 1220 of Official Records; as affected by Partial Abandonment and Termination of Blanket Flowage Easement, recorded in Book 4921, Page 1121 of Official Records.
11. The terms, provisions, and conditions contained in that certain Fire Development and Impact Fee Agreement for Southern Grove Development Impact and Western Grove Development of Regional Impact recorded in Book 2916, Page 661 of Official Records; as affected by First Amendment to Fire/EMS Development and Impact Fee Agreement for Southern Grove Development of Regional Impact and Western Grove Development of Regional Impact recorded in Book 3062, Page 938 of Official Records.
12. The terms, provisions, and conditions contained in that certain Assignment and Direction, recorded in Book 3065, Page 1878 of Official Records.
13. The terms, provisions, and conditions contained in that certain Resolution 11-R06, by the City of Council of the City of Port St. Lucie Florida, recorded in Book 3276, Page 1487 of Official Records.
14. Terms and conditions of the Amended and Restated District Development Interlocal Agreement between Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5 and Southern Grove Community Development

District No. 6 recorded in Book 3517, Page 2267 of Official Records; as affected by Second Amended and Restated District Development Interlocal Agreement recorded in Book 3539, Page 672 of Official Records; as affected by Interlocal Agreement among the Port St. Lucie Community Redevelopment Agency, the City of Port St. Lucie, and the Southern Grove Community Development District No. 1, as recorded in Book 3628, Page 2887 of Official Records; as affected by Partial Assignment of Dedications recorded in Book 3700, Page 1904 of Official Records; as affected by Partial Assignment of Dedications recorded in Book 3700, Page 1910 of Official Records.

15. The terms, provisions, and conditions contained in that certain Use Restriction recorded in Book 3822, Page 798 of Official Records.
16. Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded in Official Records Book 3826, Page 2235; as affected by Assignment and Assumption of Development Rights recorded in Official Records Book 4150, Page 2734; Assignment and Assumption of Development Rights recorded in Official Records Book 4919, Page 2309.
17. Covenants, conditions and restrictions as set forth in Special Warranty Deed recorded as Book 4150, Page 2692 of Official Records; as affected by First Modification of Deed Restrictions recorded in Book 4530, Page 1206 of Official Records; as affected by Assignment and Assumption of Development Rights, recorded in Book 5016, Page 1504, of Official Records.
18. Terms and conditions of the Billboard Agreement between Tradition Land Company, LLC, an Iowa limited liability company and Port St. Lucie Governmental Finance Corporation, a Florida not for profit corporation and Clear Channel Outdoor Inc., recorded in Book 4150, Page 2716 of Official Records; as re-recorded in Book 4151, Page 417 of Official Records.
19. Easement granted from Port St. Lucie Governmental Finance Corporation, a Florida not-for-profit corporation to Tradition Land Company, LLC, an Iowa limited liability company recorded in Book 4150, Page 2743 of Official Records; as affected by Partial Abandonment and Termination of Drainage Easement recorded in Book 4536, Page 1870 of Official Records; as affected by Partial Abandonment Termination of Drainage Easement recorded in Book 4923, Page 2775 of Official Records.
20. Terms and conditions of the Post-Closing Agreement between Port St. Lucie Governmental Finance corporation, a Florida not-for-profit corporation and Tradition Land Company, LLC, an Iowa limited liability company recorded in Book 4150, Page 2787 of Official Records.
21. The terms, provisions, and conditions contained in that certain Founder's Consent recorded in Book 4181, Page 2085 of Official Records.
22. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded on as Book 4919, Page 2299, of Official Records.

23. Conditions and easements as set forth on the plat of Southern Grove Plat No. 45 recorded in Plat Book 121, Pages 3 through 6.

Exhibit C to Special Warranty Deed

RESTRICTIVE COVENANTS

The following restrictions, covenants, and provisions (collectively, “Restrictive Covenants”) are a part of the conveyance described in the Special Warranty Deed (“Deed”) to which these Restrictive Covenants are attached. These Restrictive Covenants are covenants running with and applicable to the land (“Land”) described in the Deed and shall be binding upon Grantee and its successors and assigns.

1. **Permitted Use.** Grantee expressly acknowledges that its right to use the Land (and certain contiguous land previously acquired by Grantee) will be limited to the right to develop up to 1,900,000 square feet for Industrial Use (the “Permitted Use”) and will be governed by the terms and conditions set forth in the Southern Grove DRI Amended and Restated Development Order adopted by City of Port St. Lucie Resolution 22-R44 and recorded in Official Records Book 4924, Page 2579 of the Public Records of St. Lucie County, Florida.
2. **Sales of Land to Non-Target Industry.** Grantee acknowledges that its capital investment and the employment opportunities related to the Permitted Use is a material inducement for Grantor to convey the Land to Grantee. In the event that Grantee sells the Land, or any portion thereof, prior to the substantial completion of an approximately up to 525,000 square foot distribution facility (the “Project”), as evidenced by the issuance of a temporary Certificate of Occupancy (“Completion of the Project”), to an unaffiliated, third party (i.e., any person or entity that is not an Affiliate or a Permitted Assignee (as defined below) of Grantee) that, in Grantor’s reasonable discretion, is not a Target Industry paying average wages above the St. Lucie County average wage, Grantee agrees to pay Grantor an amount payable in cash or by wire transfer from Grantee to Grantor (the “Sales Payment”) equal to one half of any consideration (cash or fair market value of non-cash consideration) paid for the Land, or any portion thereof, in excess of the purchase price paid by Grantee to Grantor less (i) the Infrastructure Credit, and (ii) all bona fide third party costs such as closing costs, brokerage commissions, taxes, assessments, insurance, interest, finance charges and due diligence costs, etc., with respect to the purchase and sale of the Land, or any portion thereof, as such costs are evidenced by reasonable documentation by Grantee, payable within five (5) days of receipt of any consideration for the Land or portions thereof by Grantee. Grantee and Grantor acknowledge and agree that, unless a potential purchaser is a Target Industry paying average wages above the St. Lucie County average wage, the following conditions shall be met: (i) Grantee shall obtain Grantor’s written consent approving the sale of the Land, or any portion thereof, which shall not unreasonably be withheld; and (ii) the sales price shall be, at least, the fair market value of the Land, confirmed by an appraisal. Grantor shall only be entitled to the Sales Payment for sales meeting the requirements outlined herein that take place prior to Completion of the Project. The provisions of this section shall terminate upon the Completion of not less than 525,000 square feet of improvements comprising the Project or upon making the Sales Payment for Land, or portions of Land, sold.
3. **Lease of Improvements to Non-Target Industry.** Grantee acknowledges that its capital investment and the employment opportunities related to the Permitted Use is a material

inducement for Grantor to convey the Land to Grantee. If Grantee leases the Project, or any portion thereof, to an unaffiliated, third party (i.e., any person or entity that is not an Affiliate or a Permitted Assignee (as defined below) of Grantee) and the lessee, in Grantor's reasonable discretion, is not a Target Industry paying average wages above the St. Lucie County average wage, Grantee agrees to pay Grantor an amount payable in cash or by wire transfer from Grantee to Grantor (the "Lease Payment") equal to \$0.20 per square foot of the proportionate share of the net usable Land associated with the lease, payable within five (5) days of receipt of any consideration for the Land or portions thereof by Grantee. For example, if the lessee leases 25% of the leasable area of the Project, then the Lease Payment shall be equal to the net usable square footage of the Land multiplied by \$0.20 multiplied by 25%. The provisions of this section shall terminate with respect to all or any portion of the Project upon the first to occur of (i) the effective date of a lease to a Target Industry; (ii) payment of the Lease Payment; or (iii) the occupancy and operation of 525,000 square feet of the Project by a Target Industry for a period of three (3) years.

4. **Cost of Improvements.** The cost of construction of all improvements to and on the Land will be borne exclusively by Grantee, including the costs to provide on-site drainage pretreatment and to bring water and sewer lines to the Land. Grantee will be responsible for obtaining all approvals necessary for construction of improvements on the Land, including, without limitation, building permits. Grantee will be responsible for providing and installing all landscaping and trees on the Land in accordance with the requirements of applicable governmental requirements and the approvals required under the Commercial Charter for Tradition recorded in Official Records Book 2098, Page 1697, Public Records of St. Lucie County, Florida, as amended.
5. **Grading and Drainage.** The grading of the Land will be the responsibility of Grantee. Grantee will grade the Land to meet the requirements of the drainage plan and drainage system for the Land and to meet the tie-in requirements of the master drainage system applicable to the Land, including providing for on-site drainage pretreatment. Grantee will maintain, repair, and replace all filters so as to provide filtration to prevent sedimentation in catch basins, manholes and drainage lines during construction of improvements on the Property. Grantee shall be responsible for removing any sedimentation caused by Grantee in the catch basins, manholes, or drainage lines of any existing development owned by Grantor. Grantor reserves the right after 10 days written notice to Grantee (or without notice in the case of emergency) to enter onto any portion of the Land to install filters, remove sedimentation, and correct any grading deficiencies at the cost and expense of Grantee. Grantee shall reimburse Grantor for any and all reasonable costs and expenses incurred by Grantor within 30 days after Grantor delivers to Grantee a bill for such costs and expenses accompanied by reasonable supporting documentation.
6. **Irrigation.** Grantee agrees to provide an irrigation system providing 100% coverage of all landscaped or sodded areas of the Land and the areas between the Land and the adjoining public roads, if any.
7. **Permits.** If there are water management tracts, wetlands, or other areas subject to permits issued by the South Florida Water Management District ("SFWMD") and/or Army Corp of Engineers ("ACOE") with respect to the Land (collectively, "Water Permits"), Grantee

shall (i) accept a partial transfer of the Water Permits applicable to the Land, (ii) comply with the Water Permits applicable to the Land, and (iii) work under the Water Permits with others who are entitled to work under the Water Permits applicable to the Land, and/or (iv) assist in closing out the Water Permits and establishing Water Permits in Grantee's own name.

Grantor shall have the right to assign its rights under these Restrictive Covenants to an assignee by an assignment recorded in the Public Records of St. Lucie County, Florida (such assignee being the "Assignee"). Upon such assignment, the Assignee shall have all rights of Grantor under these Restrictive Covenants and the Grantor shall no longer have such rights. After assignment of such rights to the Assignee, any waiver or amendment of these Restrictive Covenants shall require the written consent of the Assignee and not the Grantor.

Grantor acknowledges and agrees that the Restrictive Covenants previously recorded against Lot 7, of Southern Grove Plat No. 43, as Recorded in Plat Book 109, Page 22, of the Public Records of St. Lucie County, Florida by means of the Special Warranty Deed recorded on November 29, 2022 at Book 4919, Page 2299 are hereby replaced and superseded in their entirety by the foregoing Restrictive Covenants which shall hereafter apply to the entirety of Lot 1, Southern Grove Plat No. 45, according to the plat thereof, recorded in Plat Book 121 Pages 3 through 6 inclusive, Public Records of Saint Lucie County, Florida.

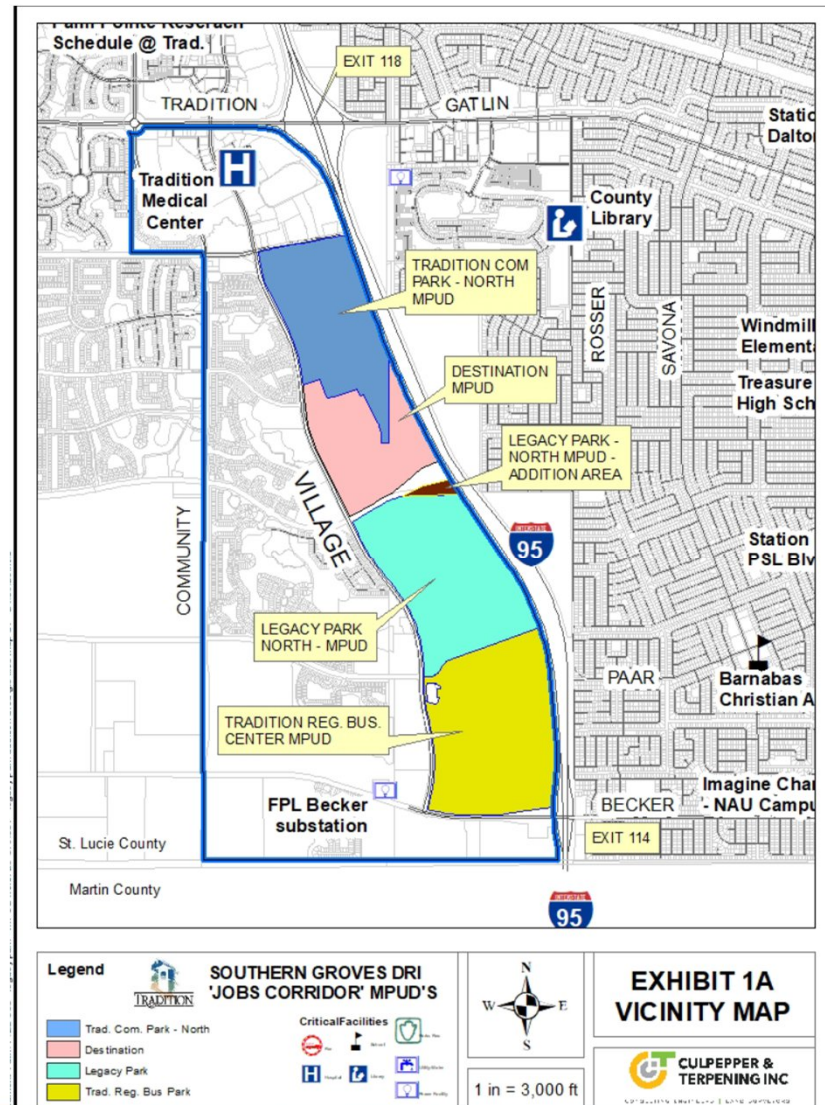


Legacy Park North @ Southern Grove MPUD 2nd Amendment
P24-137
Planning and Zoning Board Meeting
October 2, 2024

Request Summary

Applicant's Request:	An application to rezone approximately 10 acres of property and to amend the Legacy Park North @ Southern MPUD regulation book and concept plan
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicants:	Port St. Lucie Governmental Finance Corporation and Costco Wholesale Corporation
Location:	The subject property is generally located west of Interstate 95, south of Marshall Parkway, east of SW Village Parkway and north of SW Hegener Drive.

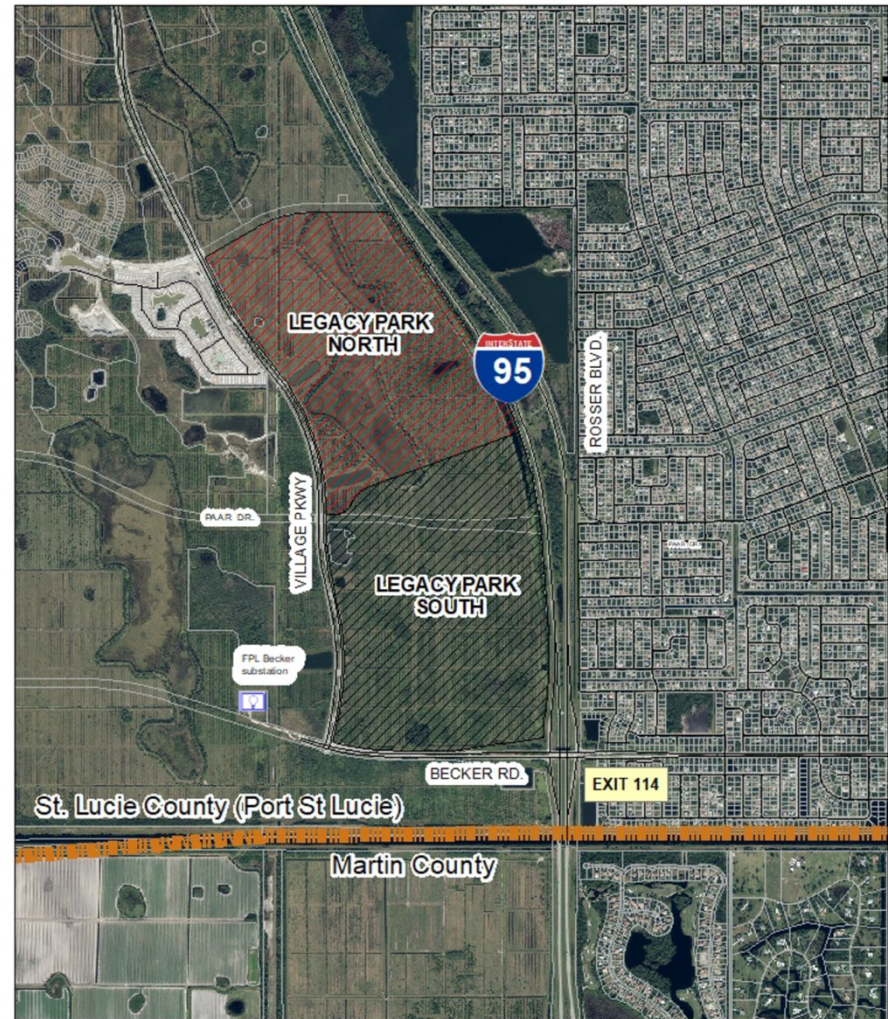
Location Map



Future Land Use Map



Aerial



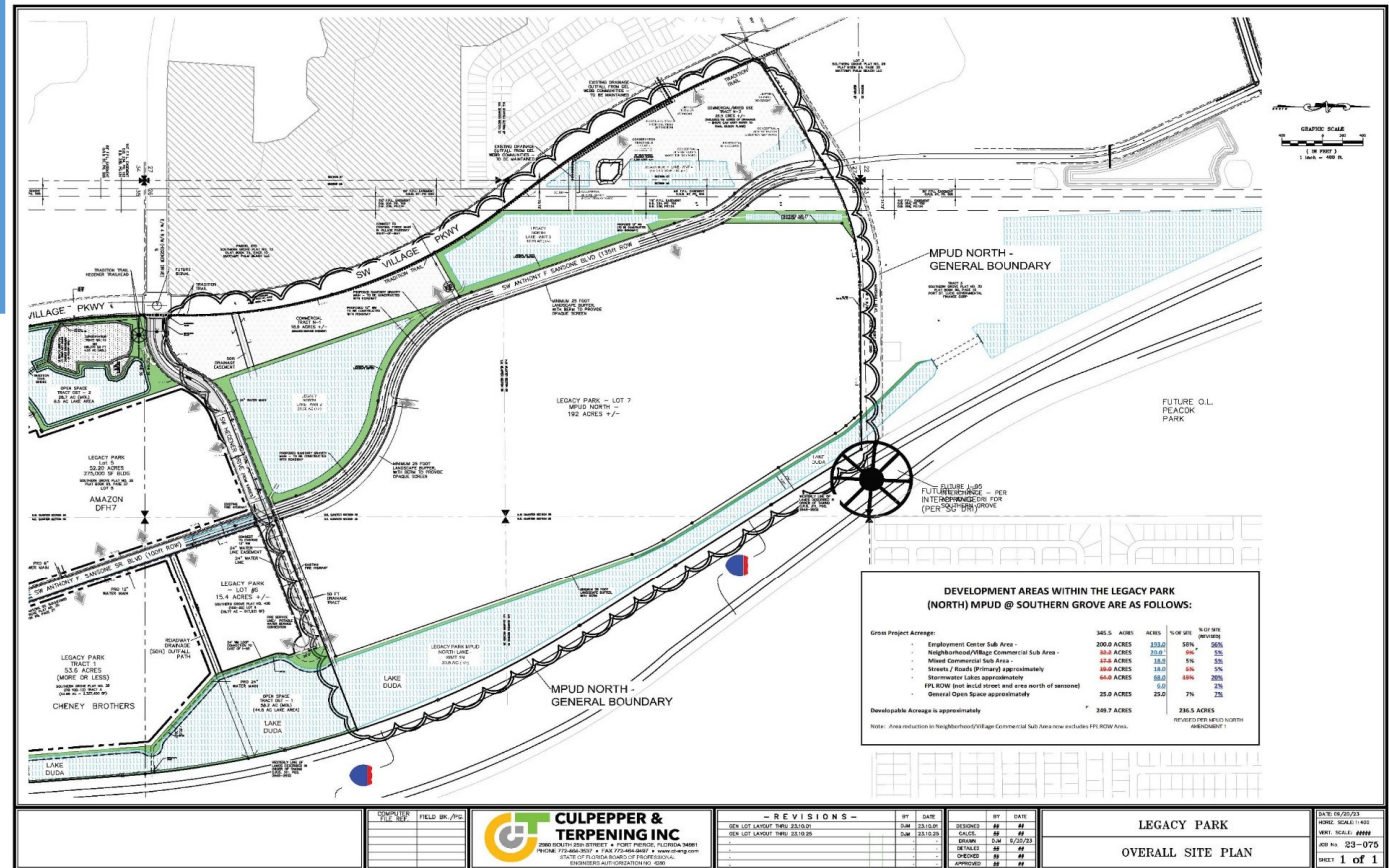
Project Background

- 2nd Amendment to Legacy Park North MPUD
- The Legacy Park North MPUD was approved in 2022 and approx. 345 acres in size.
- This application is associated with an approved text amendment to Figure 1-4 of the Future Land Use Element (P24-065) and an approved amendment to Map H, Southern Grove DRI (P24-086).
- Both applications revised the land use sub-district for Legacy Park North from Employment Center and Neighborhood/Village Commercial to Regional Business Center, provided for the re-alignment of Marshall Parkway, and other changes.

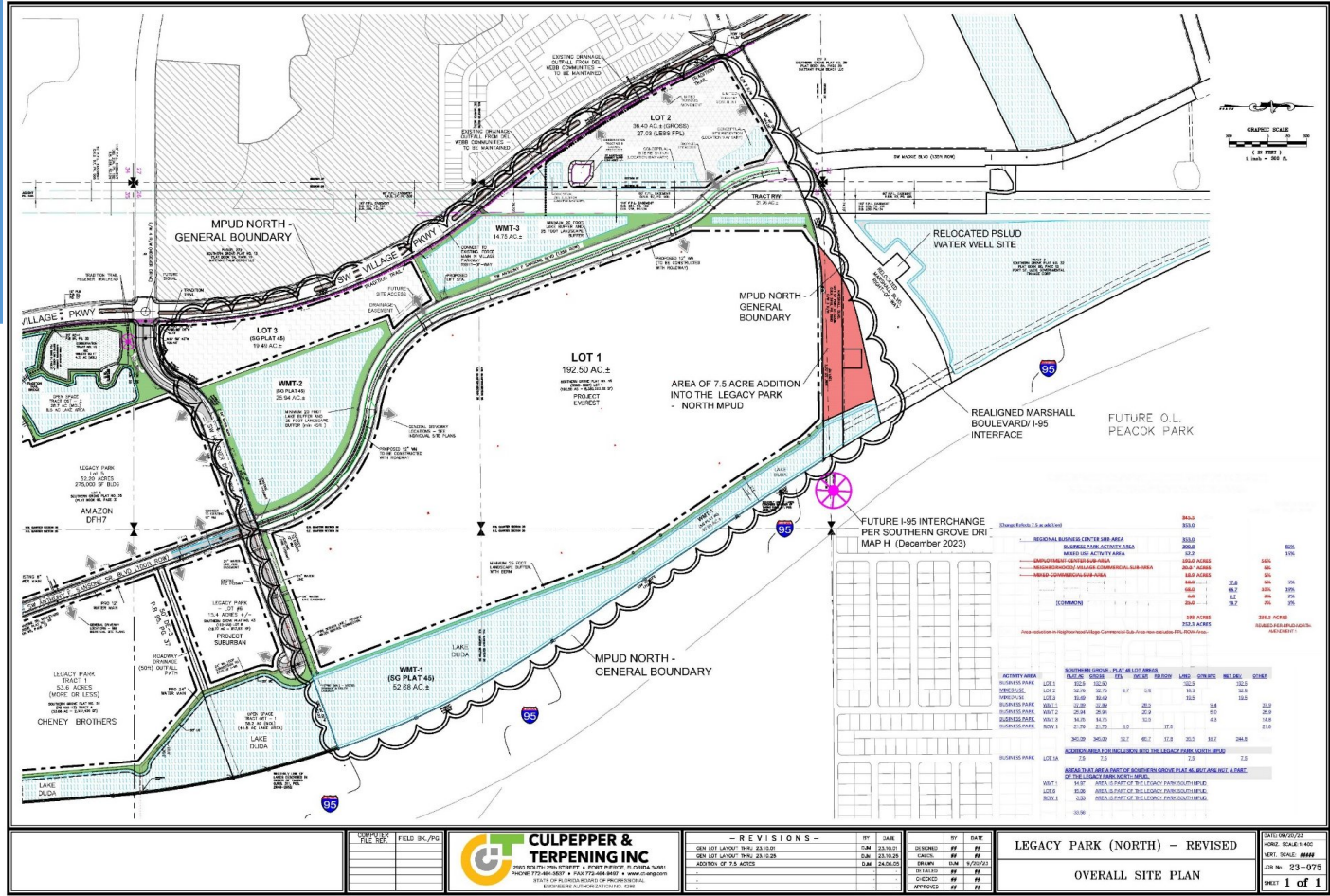
Proposed Amendment

- Rezones and adds an additional 10 acres of land to the MPUD for a total acreage of 355 acres.
- The 10 acres is located immediately north of the existing project boundary lines.
- This amendment updates the project entitlements, development standards, project maps, boundary lines, concept plan, legal description and other miscellaneous changes.

Current MPUD Concept Plan



Proposed MPUD Concept Plan



Land Use Consistency

- The subject property is located within the Southern Grove DRI and is designated as a Regional Business Center sub-district as depicted on Map H of the Southern Grove DRI and Figure 1-4 of the Future Land Use Element.
- Per Policy 1.2.2.8, Regional Business Centers (developments with more than 1,000,000 non-residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.
- A Regional Business Center subdistrict requires a minimum of two uses and the two uses must be identified on the MPUD concept plan.
- A minimum of 30 acres and a maximum of 500 acres is required and the Legacy Park North @ Southern Grove MPUD will be approximately 355 acres in size with this amendment.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the September 11, 2024, Site Plan Review Committee meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.



Agenda Summary

2024-994

Agenda Date: 10/2/2024

Agenda Item No.: 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-142 City of PSL - Intermodal Transit Facility - Landscape Modification

Location: West side of SE Belvedere Street between Deacon and Thanksgiving Avenues.

Legal Description: Port St. Lucie Section 18, Tract D

This is a request to provide landscaping in lieu of an architectural buffer wall on the northern portion of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

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

Executive Summary: The applicant is requesting to provide landscaping in lieu of a wall in the northern portion of the property to provide a clear line of site for law enforcement.

Presentation Information: N/A

Staff Recommendation: See attached Memo to Table to the November 5, 2024, Planning and Zoning Board meeting.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A.

Location of Project: 395 SE Deacon Avenue

Attachments: 1. Memo to Table

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Marissa Da Breo-Latchman, Environmental Planner II

SUBJECT: City of Port St. Lucie Intermodal Transit Facility-Landscape Modification-Request to Table Application (P24-142)

DATE: September 23, 2024

- Planning and Zoning Department staff requests that the Board table this item to the *November 5, 2024* meeting to allow the applicant and consultant time to schedule and conduct a neighborhood meeting.

Thank you.