City of Port St.Lucie

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

"A City for All Ages"

Meeting Agenda

Request to Table Item 8i

Tuesday, August 2, 2022

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Joseph Piechocki, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25

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

1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

5.a Approval of Minutes - July 5, 2022 **2022-651**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

8. Public Hearing - Quasi-Judicial

8.a P14-095-A1 Midway Business Park Master Sign Program Amendment **2022-645**

Location: South of Midway Road and just east of Interstate 95
Legal Description: Parcels of land lying within Sections 1, 2, and 11, Township 36 South, Range 39 East, St. Lucie County, Florida.
This is a request from Trea Midway Road LLC to amend the Master Sign Program for Midway Business Center. The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area.

8.b P20-017 Fairouz & Samira Guerrouj - Variance **2022-650**

Location: The property is located on the east side of Bayshore Boulevard, NE of the intersection of Bayshore and Carter Avenue.
Legal Description: Port St. Lucie Section 28, Block 219, Lot 14
This is a request to grant a variance to permit the installation of fence gates within the required breaks of the twenty (20) foot fence segments within a property frontage and permit a portion of the fence to exceed the maximum height by 1' 2" at an overall height of 5' 2". City Code Section 158.216(H) states, fencing may be utilized as landscaped treatment in that area extending from the front building line to the front property line provided that no property is enclosed, and a two-foot break is required for each twenty feet in length and no portion of the fence exceed four (4) feet in height.

8.c P21-285 Town Place PUD - Rezoning **2022-655**

Location: The property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.
Legal Description: Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens.
This is a request from Michael Houston of HJA Design Studio, LLC as agent on behalf of Owner, PSL Townplace Partners, LLC, to rezone and modify the exiting PUD (Planned Unit Development) of approximately 18.51 acres of property, known as Town Place PUD.

8.d P21-234 Riverland/Kennedy DRI Parcel D MPUD - Rezoning **2022-648**

Location: South of the Discovery Way (E/W 1) right-of-way, south of Riverland Parcel C, and west of Riverland Boulevard
Legal Description: Portions of Sections 19 and 20, Township 37 South, Range 39 East, St. Lucie County, Florida
This is a request to rezone 457 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD). The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.

8.e P22-131 John M. & Arlene Wangle - Variance **2022-467**

Location: 140 SE Rio Angelica
Legal Description: Tesoro Plat No. 4, Lot 107
This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.

8.f P22-217 Equity One (Florida Portfolio), LLC - Rezoning **2022-654**

Location: The property is located at the NW corner of the intersection of SW Becker Road and SW Port St. Lucie Boulevard.
Legal Description: Parcels A and B of Nau Ranch; Lot 8, Block 2285, Port St. Lucie Section 33; Lot 29, Block 2284, Port St. Lucie Section 33; and a portion of Tract M of Port St. Lucie Section 33.
Request: This is a request to rezone 15.446 acres from a Planned Unit Development (PUD) zoning designation to the General Commercial (CG) zoning designation.

8.g P22-142 Equity One Florida Portfolio - 7-Eleven Becker Road - Special Exception Use **2022-653**

Location: The property is located at NW corner of SW Becker Road and SW Port St. Lucie Boulevard.
Legal Description: A portion of Tract M, Port St. Lucie Section 33.
This is a request for a special exception use to allow a proposed 7-11 Convenience Store and Fueling Station at the NW corner of SW Becker Road and SW Port St. Lucie Boulevard.

8.h P22-176 Legacy Park North @ Southern Grove MPUD - Rezoning **2022-657**

Location: The property is generally located west of Interstate 95, east of south SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way.
Legal description: A portion of Southern Grove Plat No. 38, Tract B
The request is for approval of a MPUD zoning regulation book and concept plan for Legacy Park North @ Southern Grove MPUD.

8.i P22-178 Up On Top Volleyball - Variance **2022-545**

Location: The property is located at the southeast corner of NW East Torino Parkway and NW Rabbit Run.
Legal Description: Winterlakes Tract F Replat, Tract F1.
This request is to grant a variance to the Citywide Design Standards Section 5.4.1.1 to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

8.j P22-215 Verano Development of Regional Impact (DRI) - Map H Amendment **2022-662**

Location: The property is located west of Interstate 95, north of Crosstown Parkway, and southeast of Glades Cut-off Road.
Legal Description: A parcel of land lying in Sections 26, 28, 29, 33, 34 and 35, Township 36 South, Range 39 East, St. Lucie County, Florida.
This is a request to amend the Verano DRI Map H, Preliminary Master Plan to relocate the St. Lucie County school site, reconfigure the shape of the City park site, and remove references to access to Glades Cut-off Road and Peacock property.

8.k P22-182 St. Lucie County School at Verano - Rezoning **2022-552**

Location: The property is located west of the NS A road right-of-way and north of the Crosstown Parkway right-of-way.
Legal description: A parcel of land lying in a portion of Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida.
This is a request to rezone 49.11 acres of property from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I) for the purposes of building a school.

8.l P22-191 Club Pure @ The Marketplace - Special Exception Use **2022-649**

Location: The property is located at 10330 South US Highway 1, south of Jennings Road and east of South US Highway 1.
Legal Description: The Marketplace Lot D - Less First Replat in The Marketplace
This is a request to allow a school in the General Commercial (CG) zoning district per Section 158.124(C)(7) of the Zoning Code.

8.m P22-198 Wawa Convenience Store & Gas Station - Variance **2022-658**

Location: The property is located at the southwest corner of the intersection of SW Becker Road and SW Port St. Lucie Boulevard.
Legal Description: A portion of Tract L, Port St Lucie Section 33.
Request: To grant a variance to Section 158.222(B)(4) - Driveway Spacing from Intersections. The applicant is requesting a variance to allow a shared access driveway from Becker Road within the functional area of the intersection of Becker Road and Port St. Lucie Boulevard.

8.n P22-201 Soma Medical Center - Variance **2022-647**

Location: The property is located on the west side of Bayshore Boulevard, north of Dwyer Avenue, and south of Duxbury Avenue.
Legal Description: Port St Lucie Section 28, Block 234, Lots 16, 17, 18 and 19.
This is a request to grant a variance to the Citywide Design Standards, Appendix A, Approved Colors Table to allow proposed building colors to exceed the maximum percentage allowed by the Citywide Design Standards. The applicant is requesting a variance of 35.59% for "Honorable Blue" (SW6811) on the front façade and a variance of 13.61% for "Direct Green" (SW6924) on the two side facades.

8.o P22-214 City of Port St. Lucie - Southern Grove - Rezoning **2022-646**

Location: The property is generally located on the west side SW Village Parkway, immediately south of the E/W 2 road right-of-way and north of Marshall Parkway.

Legal Description: A portion of Parcel 25B, Southern Grove Plat No. 13

This is a request to rezone approximately 27.49 acres of land from St. Lucie County AG-5 - Agricultural and 2.40 acres of land from City of Port St. Lucie MPUD to City of Port St. Lucie General Use Zoning (GU).

8.p P22-179 Tabernacle of Praise for All Nations - Landscape Modification **2022-664**

Location: South of Rowley Way and north of Community Blvd.

Legal Description: Parcel 35, Tradition Plat No. 25

This is a request to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12 (F) of the Landscape and Land Clearing Code.

9. New Business

9.a Review of O.L. Peacock Sr. Park Improvements Proposed Florida Recreation Development Assistance Program (FRDAP) Grant **2022-656**

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.

"A City for All Ages"

Agenda Summary

2022-651

Agenda Date: 8/2/2022 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - July 5, 2022

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

Executive Summary: July 5, 2022 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

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

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: July 5, 2022 minutes.

City of Port St.Lucie

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

Planning and Zoning Board

Meeting Minutes - Draft

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
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Roberta Briney, At-Large, Term 1 Expires 7/12/25

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

Tuesday, July 5, 2022 **6:00 PM** **Council Chambers, City Hall**

1. Meeting Called to Order

A Regular Meeting of the Planning and Zoning Board of the City of Port St. Lucie was called to order by Chair Beutel at 6:02 PM on July 5, 2022, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:
Deborah Beutel, Chair
Alfreda Wooten, Vice Chair
Carol Taylor-Moore, Secretary
Peter Previte, At-Large
Joseph Piechocki, At-Large
Roberta Briney, At-Large

Others Present:
Teresa Lamar-Sarno, Deputy City Manager (via Zoom)
Anne Cox, Assistant Director, Planning and Zoning
Elizabeth Hertz, Senior Deputy City Attorney
Traci Mehl, Deputy City Clerk

3. Determination of a Quorum

Chair Beutel determined there was a quorum.

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - June 7, 2022 **2022-553**

There being no corrections, Vice Chair Wooten moved to approve the minutes of the June 7, 2022, Planning and Zoning Board meeting. Board Member Briney seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There were no Consent Agenda items to be heard.

7. Public Hearings - Non Quasi-Judicial

7.a P21-073 - Chapter 158 - Zoning Code, Section 158.155 Limited Mixed Use Zoning District (LMD). **2022-508**

A city initiated text amendment to add subsection 158.155(D)4 and (D)5 to the Limited Mixed Use Zoning District (LMD).

Planner Bethany Grubbs provided a brief summary of the text amendment and explained the Board previously heard an amendment to the Code to remove the institutional uses from the LMD zoning district along with other minor changes. However, upon codification, two subsections were omitted from Municode, so this amendment is again going through Planning & Zoning and City Council to reestablish subsections D4 and D5 of Section 158.155.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be heard.

There being no discussion, Vice Chair Wooten moved to approve P21-073 - Chapter 158 - Zoning Code, Section 158.155 Limited Mixed Use Zoning District (LMD). Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

Senior Deputy City Attorney Elizabeth Hertz explained the process and procedures for the Quasi-Judicial Hearings. At this time, the Deputy City Clerk swore in those individuals who intended to speak on any item under Section 8 of the Agenda.

8.a P20-177 Torino Parc (St. Matilda, LLC) - PUD Rezoning **2022-389**

Location: This property is located west of NW East Torino Parkway, north of NW West Blanton Boulevard, and south of the C-105 canal.

Legal Description: Port St. Lucie Section Forty-Six, First Replat of Tract F.

Request: This PUD (Planned Unit Development) rezoning application proposes to rezone 28.8 acres of property to allow for the development of 263, two-story, townhouse units.

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

Planner Holly Price stated she was sworn in and the files were sent to the City Clerk at least five days prior to this hearing. She presented a PowerPoint presentation and reviewed the request, location maps, zoning, master plan, background, future land use, and traffic impact analysis. She indicated the applicant is Engineering, Design, and Construction (EDC) with Bradley Currie as the agent and the owner is St. Matilda.

Planner Price noted the developer is proposing to put a left turn lane at the site entrance on Blanton Boulevard, a right turn lane at Blanton Boulevard, and a right turn lane onto Torino Parkway at the intersection of Blanton, to offset traffic which has been an issue with the neighbors. She said the City is also planning to build a single lane roundabout at the intersection of Torino Parkway and Turtle Dove Lane.

Planner Price stated the PUD is consistent with the direction and policies of the Comprehensive Plan and has 9.138 dwelling units per acre, which is less than the allowed max. She said the Site Plan Review Committee recommended approval of the PUD on October 14, 2020. She responded to the Board's questions at this time.

Mr. Currie with EDC provided a PowerPoint presentation and discussed the future land use; zoning map; adjacent City owned properties; previously approved PUD, site plan, and elevations; proposed conceptual plans, site plan, and building separation; previous vs. proposed plans; traffic impacts; and typical floor plan. He stated this was an improvement over the previously approved plan with the reduction in number of units.

Chair Beutel asked Mr. Currie to address the objections raised at the neighborhood meetings, to which he spoke to concerns regarding building height and traffic.

Board Member Piechocki questioned the levels of the traffic study, to which Planner Price and Mr. Currie responded.

Board Member Previte inquired about the availability of the traffic study for the public, to which Mr. Currie and Planner Price responded.

Chair Beutel opened Public to be Heard. At this time, the Deputy City Clerk swore in those individuals who arrived late and intended to speak.

1. Rose Taylor, 5762 NW Belwood Circle, stated she was opposed to this project due to traffic concerns and safety of the residents.

2. Michael Ansorge, 6443 NW Faye Street, inquired about the traffic study, who paid for the study, retirees, and streets without sidewalks. He also indicated the traffic study could be found in the comments at the drop box link.

3. Diane Goldberg, 6470 NW Volucia Drive, spoke to safety and the traffic study, traffic evacuations for hurricanes, turn lanes on Blanton and Torino, and students vs. seniors.

4. Steve Carroll, 5421 NW Bolin Street, discussed the number of units per acre, traffic study, and rentals vs. sales.

There being no further comments, Chair Beutel closed Public to be Heard.

Planner Price addressed some of the comments stating the applicant paid for the traffic study and that the PUD has been zoned RM since prior to 2004. Mr. Currie spoke to the public comments as well and further discussed the future land use map and how a traffic study is processed.

Board Member Previte inquired if the traffic study took into account the local colleges and renting to students, to which Mr. Currie stated their parking requirements per the Code have been met. He said the assumption was the units would be sold. Board Member Previte stated that may end up being a problem based on the future residents.

Chair Beutel asked if a bus stop could be built for the safety of the children, to which Mr. Currie explained the bus stop is inside the gates of the development.

Board Member Piechocki inquired about the type of presentation the City Council had on December 6, 2021, to which Planner Price and Mr. Currie responded.

Chair Beutel asked Mr. Currie to address the comment about emergency services not being substantial. Mr. Currie explained the requirements for emergency accesses. Chair Beutel asked Mr. Currie to look into adding an additional emergency access.

Deputy City Manager Lamar-Sarno clarified what was brought to City Council on December 6, 2021, and stated there was no agenda item for Torino Parc PUD and perhaps it was brought up by a member of the public.

Chair Beutel asked who could address the concern regarding speeding on Torino, to which Planner Price stated she would look into it.

Board Member Piechocki confirmed with Planner Price that it was Planning and Zoning's recommendation to approve this rezoning, as it complies with all rules, regulations, ordinances, and submittals.

There being no further discussion, Board Member Piechocki moved to recommend approval of P20-177, Torino Parc (St. Matilda, LLC) - PUD Rezoning, to the City Council. Board Member Previte seconded the motion, which passed unanimously by roll call vote.

8.b P22-182 St. Lucie County School at Verano - Rezoning **2022-552**

Location: The property is located west of the NS A road right-of-way and north of the Crosstown Parkway right-of-way.
Legal description: A parcel of land lying in a portion of Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida.
This is a request to rezone 49.11 acres of property from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I) for the purposes of building a school.

There being no discussion, Board Member Previte moved to table P22-182, St. Lucie County School at Verano - Rezoning, to the August 2, 2022, Planning and Zoning Board meeting. Board Member Briney seconded the motion, which passed unanimously by roll call vote.

8.c P22-001 Riverland/Kennedy DRI Riverland Center MPUD Rezoning **2022-468**

Location: Located on the northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway)
Legal Description: Portions of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida
This is a request to rezone 35.7 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD).

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

Planner Daniel Robinson stated he was sworn in and the official file was submitted to the City Clerk more than five days prior to this hearing. He asked that the file be entered into the record.

Planner Robinson provided a PowerPoint presentation and indicated the owner is Riverland/Kennedy, LLC, and the agent is Azlina Goldstein of GL. He reviewed the proposal, property location, land use, traffic impact analysis, other impacts, buffering, etc. He noted that all development will be required to comply with all applicable conditions on the Riverland/Kennedy DRI Development Order. He stated that Planning and Zoning development staff finds the request to be consistent with the directions and intent of the future land use map and the policies of the City's Comprehensive Plan and recommends approval.

Azlina Goldstein for Riverland/Kennedy stated she was sworn in and provided a PowerPoint presentation on the Riverland/Kennedy DRI Riverland Center MPUD Rezoning, P22-001. She reviewed the location maps, conceptual plan and access, traffic generation analysis, etc.

Chair Beutel opened Public to be Heard.

1. Lorraine Sedeyn - 12592 SW Cattleya Lane, questioned if the mixed use included commercial property and if there would be high-rise buildings or condos.

There being no further comments, Chair Beutel closed Public to be Heard.

Ms. Goldstein responded to the comments and stated the mixed use would comprise of residential and commercial, retail, restaurants, etc. She said the product type of the residential is still to be determined.

There being no further discussion, Board Member Piechocki moved to recommend approval of P22-001, Riverland/Kennedy DRI Riverland Center MPUD Rezoning, to the City Council. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

8.d P22-099 St Lucie West Properties, LLC - Variance **2022-459**

Location: 1100 SW ST Lucie West Boulevard
Legal Description: St. Lucie West Plat 15- Commercial Sites Phase 1, Parcel 20
This is a request to grant a variance to allow a secondary monument sign along St. Lucie West Boulevard adjacent to the site's driveway access.

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

Planner Bianca Lee provided a PowerPoint presentation and stated this was a variance to the St. Lucie West Master Sign Program and the City Code. She indicated the agent is Tyson Waters of Fox McCluskey, and the property owner is St. Lucie West Properties, LLC. She reviewed the proposed location of a secondary monument sign along St. Lucie West Boulevard and the requirements of the Master Sign Program. She stated the Planning and Zoning Board can make a motion to approve, approve with conditions, deny, or table.

Board Member Piechocki inquired if there was a precedent for this signage, to which Planner Lee explained that no other sites have two monument signs located on a major roadway.

Tyson Waters with the law firm of Fox McCluskey stated he was in attendance on behalf of the applicant, Craig Goldenfarb, who was also in attendance. Mr. Waters discussed the criteria for the variance and noted that the St. Lucie West Association that governs and creates the Master Sign Program provided a letter of recommendation supporting approval. He responded to the Board's questions at this time.

Chair Beutel questioned if the other tenants objected to or could share the secondary sign, to which Mr. Waters explained he was asking for the minimum as to the size of the sign.

Applicant Craig Goldenfarb briefly spoke about his law firm and explained that many of his clients have driven by his office because the existing signage is not legible.

The Board and Mr. Waters discussed the differences between the variances in the Master Sign Program and the City Code.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Board Member Piechocki moved to approve P22-099, St. Lucie West Properties, LLC - Variance. Board Member Briney seconded the motion, which passed unanimously by roll call vote.

8.e P22-178 Up On Top Volleyball - Variance **2022-545**

Location: SE corner of NW East Torino Parkway and NW Rabbit Run.
Legal Description: Winterlakes Tract F Replat, Tract F1.
This request is to grant a variance to the Citywide Design Standards to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

Chair Beutel indicated that P22-178, Up On Top Volleyball - Variance, was requesting to table to August 2, 2022.

There being no discussion, Secretary Taylor-Moore moved to table P22-178, Up On Top Volleyball - Variance, to the August 2, 2022, Planning and Zoning Board meeting. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

9. New Business

Chair Beutel asked Planner Price to check with Marty Sanders, Executive Director of Facilities, Maintenance and Growth Management, School Board of St. Lucie County, regarding the existing bus stop and roundabout outside the development at Turtle Dove, to see if something can be constructed for the safety of the children. She stated she also asked for information regarding a safety issue at the Selvitz and St. James bus stop, but she has not heard back and will bring it up again next month.

10. Old Business

Board Member Piechocki provided an update on the recent Site Plan Review Committee meetings. He requested an update from Deputy City Manager Lamar-Sarno on the candidates for the Planning and Zoning Board as well as on the progress of Allied Chemical and Liberty Tire Recycling.

Deputy City Manager Lamar-Sarno reported on the status of the candidates for the Planning and Zoning Board. She stated everything has been submitted to the City Council Office and she is looking to get the three vacancies filled at the end of the month. She also reported that meetings were held recently with both Mr. Sorrow and his clients and with Liberty Tire, and she believed some additional applications will be coming before this Board, but they needed to work on the buffering issue.

Board Member Piechocki spoke to Board Member Briney's concerns regarding his comments about the Board not doing a good job. Board Member Briney responded

with her concerns. Board Member Piechocki explained it was not about individuals, but for the betterment of the Board and its processes. Chair Beutel stated that change is always difficult and she appreciated everyone's efforts and contributions.

Deputy City Manager Lamar-Sarno echoed Chair Beutel's comments and stated that she and staff appreciated the Board's time and effort. She reminded the Board of the upcoming training on August 5, 2022, in Jupiter and thanked them in advance for attending.

11. Public to be Heard

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

12. Adjourn

There being no further discussion, the meeting was adjourned at 7:51 PM.

_____
Carol Taylor-Moore, Secretary

_____
Traci Mehl, Deputy City Clerk

"A City for All Ages"

Agenda Summary

2022-645

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P14-095-A1 Midway Business Park Master Sign Program Amendment

Location: South of Midway Road and just east of Interstate 95
Legal Description: Parcels of land lying within Sections 1, 2, and 11, Township 36 South, Range 39 East, St. Lucie County, Florida.
This is a request from Trea Midway Road LLC to amend the Master Sign Program for Midway Business Center. The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area.

Submitted By: Daniel Robinson, Planner III

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

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the Mason Toscana Master Sign Program amendment with the condition that the "Business Interstate Identification Sign" be removed.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the Mason Toscana Master Sign Program amendment.
2. Move that the Board recommend denial and provide explanation of recommendation.

Background: See attached staff report.

Issues/Analysis: N/A

Special Consideration: N/A

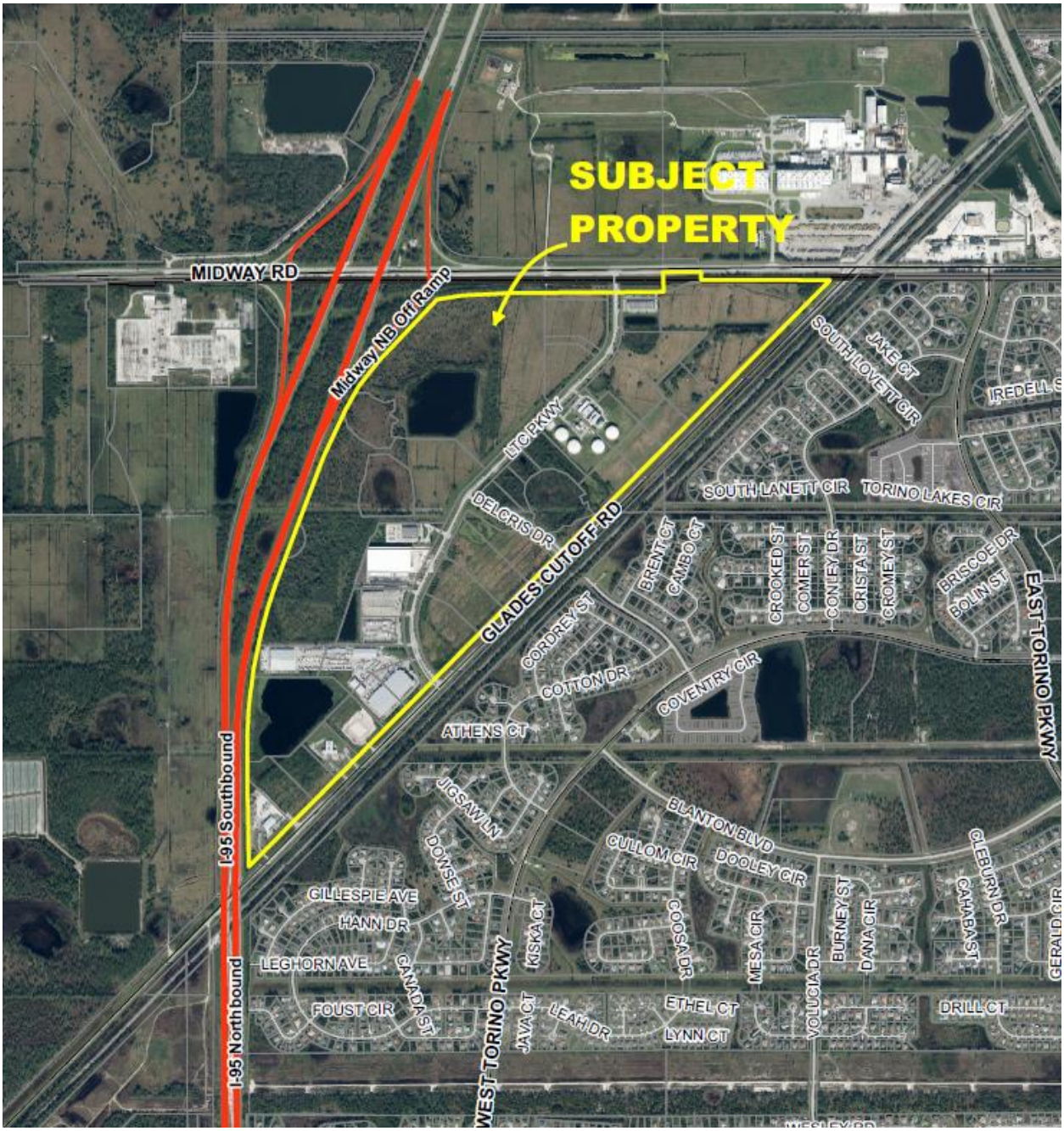
Location of Project: South of Midway Road and just east of Interstate 95

Attachments:

- Staff report
- Sign program amendment

- Exhibit 1 (Signage Map)
- Application
- Staff presentation

Midway Business Park Master Sign Program (MSP)
Master Sign Program Application
P14-095-A1



Project Location Map

SUMMARY

Applicant's Request:	This is a request from Trea Midway Road LLC to amend the Master Sign Program for Midway Business Center (LTC PUD).
Agent:	Liam Sargent, Kimley-Horn
Applicant/Property Owner:	Trea Midway Road LLC
Location:	The project is located south of Midway Road and just east of Interstate 95. (LTC PUD)
Project Planner:	Daniel Robinson, Planner III

Project Description

The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area. The amendment includes the following:

- Removal of the developer's review board. All sign reviews will be conducted by City staff.
- Update of Sign area calculation for clarity.
- Removal of address requirements. This will revert back to the City Sign Code requirements.
- Removal of language that is content based.
- Removal of any copy limitations within the allowable square footage.
- Addition of a "Business Interstate Identification Monument Sign", which is proposed to be 50 feet in height.
- Removal of temporary sign regulations so that City Code will be followed.
- Updated comparison chart.
- Updated Exhibit 1 (Signage Map)

Location and Site Information

Property Size:	381.71 acres
Legal Description:	Parcels of land lying within Sections 1, 2, and 11, Township 36 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	Heavy Industrial, Light Industrial, Residential/Office/Institutional, Utility, Service Commercial, Open Space Conservational, & General Commercial (HI, LI, ROI, U, CS, OSC, & CG)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Industrial, Commercial, and Warehouse.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	N/A	N/A	St. Lucie County
South	RL	RS-2	Residential
East	RL	RS-2	Residential
West	ROI	PUD	I-95, vacant land, and FPL sub station

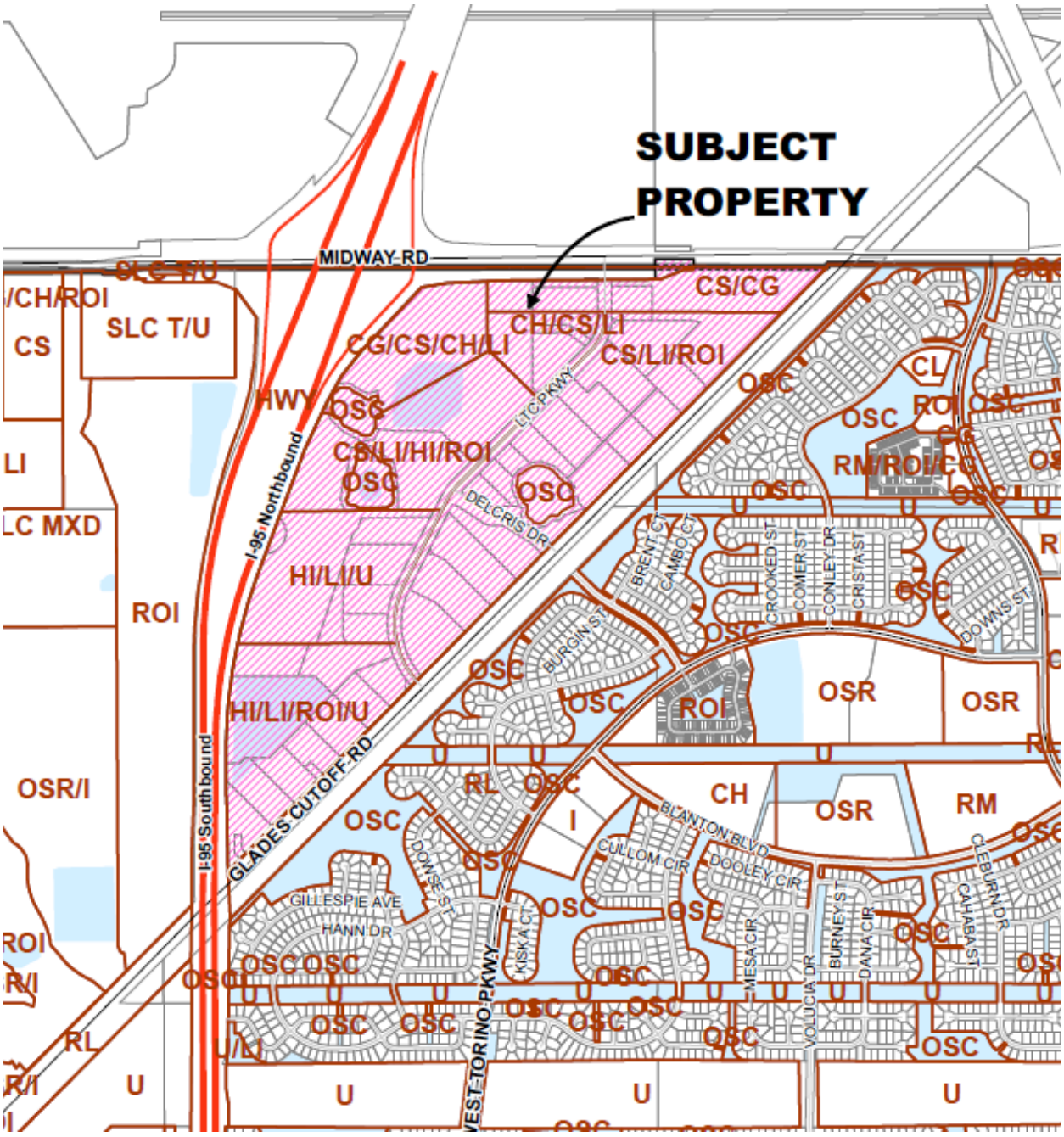
Background

The original Master Sign Program within the Midway Business Park was only for the LaMesa RV site. The LaMesa RV Master Sign Program (P13-147) proposed an interstate identity sign with the height of 45 feet for a single interstate identity monument sign. It was approved with the condition that the maximum height is set at 30 feet as proposed by the Planning and Zoning Department Staff.

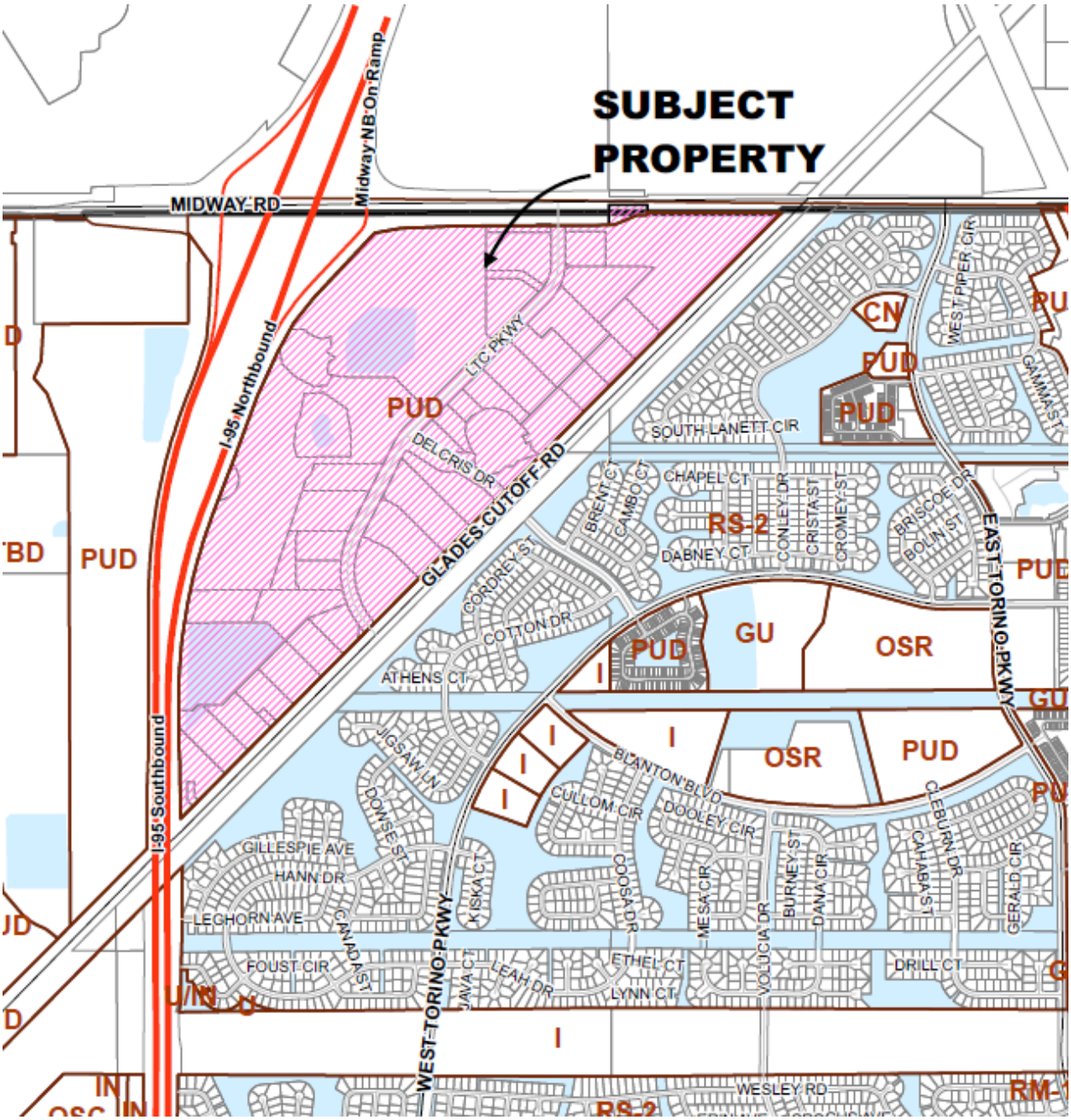
The Midway Business Park proposed a sign program for the entire business park area. This program superseded the LaMesa RV MSP. The new program (P14-095) permitted all properties abutting the I-95 interstate to have an interstate identity sign. This permits 6 interstate monument signs currently. There is potential for additional signs if the parcels are subdivided into multiple parcels. The height maximum did not change.

Staff Analysis

The current sign program allows the maximum height of 30 feet. This is 10 feet over the height maximum allowed by the City's Sign Code. The proposed height of 50 feet for the "Business Interstate Monument Sign" is excessive as it is 30 feet over the permitted maximum height of a monument sign for parcels over 20 acres is size. Section 155.03 (H) requires any sign program requirements to be consistent with the intent of the sign code. The proposed sign is not consistent with sign types permitted by the sign code.



Future Land Use


SUBJECT PROPERTY
MIDWAY RD
Midway NB On Ramp
I-95 Northbound
I-95 Southbound
LTC PKWY
PUD
DEL CRIS DR
GLADES CUTOFF RD
SOUTH LANETT CIR
CN
WEST PIPER CIR
GAMMA ST
CHAPEL CT
BRENT CT
CAMBO CT
CONLEY DR
CRISTA ST
CROMEY ST
BRISCOE DR
BOLIN ST
RS-2
DABNEY CT
EAST TORINO PKWY
CORDREY ST
COTTON DR
ATHENS CT
GU
OSR
I
JIGSAW LN
BIZANTON BLVD
DOOLEY CIR
CULLOM CIR
CLEBURN DR
CAHABA ST
GERALD CIR
MESA CIR
BURNEY ST
DANA CIR
VOLUCIA DR
COOSA DR
DONSE ST
KISKA CT
GILLESPIE AVE
HANN DR
LEGHORN AVE
CANADA ST
FOUST CIR
JAVA CT
LEAH DR
ETHEL CT
LYNN CT
DRILL CT
WEST TORINO PKWY
WESLEY RD
RM-
RS-2

Zoning Map

STAFF RECOMMENDATION

Staff does find the proposed amendment to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and complies with the requirements of Section 155.03(H) of the City's Sign Code, with the exception of the proposed Business Interstate Identification Monument Sign and recommends approval with the following condition:

The removal of the **Business Interstate Identification Monument Sign.**

PLANNING AND ZONING BOARD ACTION OPTIONS

- Motion to recommend approval as proposed
- Motion to recommend approval with the recommended condition
- Motion to recommend approval with an amended condition
- Motion to recommend denial

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

Midway Business Park

Master Sign Program

City of Port St. Lucie project number: Pl4-095-A1

Applicant:

Trea Midway Road LLC, 730 Third Avenue
New York, NY 10017

Property Owners Association:

LTC Joint Venture 700 Island Landing Drive
Saint Augustine, FL 32095-9638

~~Consultants:~~

~~Lucido & Associates~~
~~701 East Ocean Blvd.~~
~~Stuart, FL 34994~~
~~1 772 220 2100~~
~~Contact: Steve Garrett~~

Kimley Horn & Associates
1615 South Congress Avenue, Suite 201
Delray Beach, FL 33445
(561) 484-5257
Contact: Liam Sargent

Revision / Approval Timeline:

Date:	Action:
06/18/2014	Initial Submittal
07/14/2014	2nd Submittal
07/28/2014	3rd Submittal- P& Z

(Images and specific signs shown in this document have been prepared by Lucido & Associates and other consultants employed by the developer/ owner)

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Introduction

We are pleased to submit this master sign program to address the specific needs of identification, wayfinding and to some degree highlighting an existing business park and economic jewel located within the City. A master sign program is critical to the continued success of Midway Business Park due primarily to the location of the property. Although immediately adjacent to Interstate 95, Midway Business Park is somewhat remote and accessed only from Midway Road or Glades Cut- off Road. Location coupled with the fact that the property has current businesses (such as La Mesa RV) whose success is drive directly from convenient access and customers being able to easily navigate to their business, clear signs and coherent wayfinding is crucial.

This Master Sign Program provides a comprehensive overview of all signs within the Midway Business Park. The Program is composed of one major section - Proposed Signs. The guidelines are not intended to restrict imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for identification throughout the project.

Procedure
All proposed signs will follow the City of Port St. Lucie sign permitting procedures in place at the time of permitting. ~~All applicants/ businesses will be required to obtain Midway Business Park written design approval and a set of stamped approved sign plans to accompany any formal sign permit request submitted to the City.~~

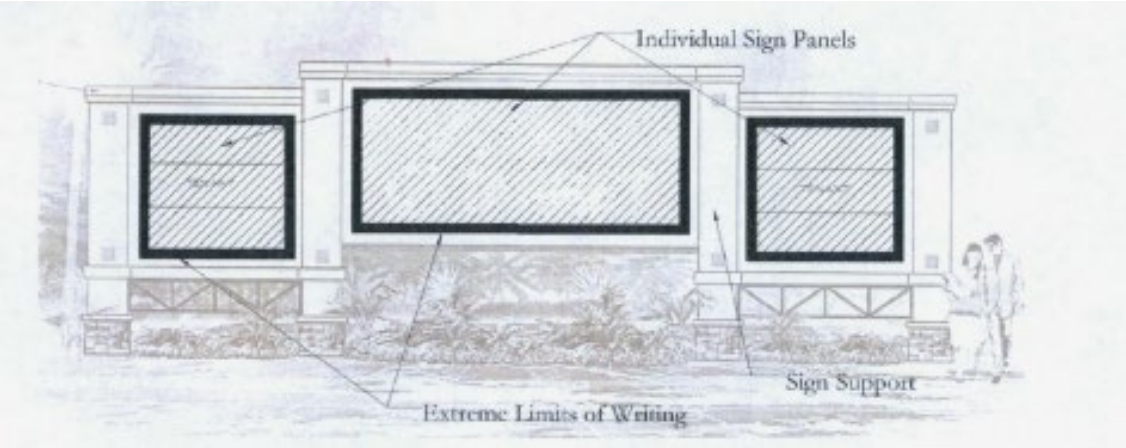
Background
The sign guidelines in this manual supersede existing City of Port St Lucie codes and ordinances. ~~and any adopted citywide design standards~~. Existing city codes shall be used for sign criteria not addressed in this program.

General Requirements (Apply to all categories within this master sign program)

Utility Setbacks:
All structures, including signs, shall be installed a minimum of 10 feet horizontally from all mains (water, gravity, sewer, force and City owned reclaimed water). The 10-foot horizontal setback shall be as measured from the outside edge of the pipe to the nearest point of the structure, including underground (footers for example) or above ground (roof overhangs for example) features. Single or double post directional and/or informative signs occurring within the rights-of-ways may encroach within these setbacks with Utility Department and Public Works Department approval. Those mains installed between structures shall have a 15-foot setback on each side. Additionally, where deep mains are installed, those greater than 9 feet, between structures, the Utility and City may, at its discretion, require additional horizontal setback.

Sign Area Calculations:
"Midway Business Park" is the brand identity and logo and shall be used and defined throughout the sign program. This brand identity/logo shall not be counted in allowable square-footage or sign face square footage calculations if used with other marketing, directional or messaging components. If the brand identity/logo is used by-itself (as in facade signage), it shall be counted towards the allowable sign area. ~~The "allowable sign area" shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of writing, forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed (See diagram below).~~ The "allowable sign area" shall include the entire area within each clearly denoted individual sign panel on upon a monument sign

when provide. Each panel on a single sign face will be added together for proposed sign area. (See example below) For all monument signs that do not have clearly denoted sign panels and any façade signs the "allowable sign area" shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, representation, or character, together with any other material or color forming an integral part of the display or used to differentiate the sign from the background or structure against which it is placed; excluding the necessary supports or uprights on which such sign is placed.



Example 1 (One Sign Face; Sign Area to be totaled between the three panels)

Allowable Sign Area

-Maximum allowable sign areas are per face
-Maximum allowable sign faces are (2) two.

Sign Setback:
All signs shall maintain a 10' setback from rights-of-way with the exception of those signs specifically designed to occur within road rights-of-way. Signs shall meet FDOT standards. Any sign located within the road rights-of-way will require approval from the Public Works Department and signs located within Midway Road and Glades Cut-Off-Road may require approval from St. Lucie County and Florida Department of Transportation.

Height:
All signs are limited to both placement height (façade signs) and overall height per each sign design criteria listed within this document. Maximum height described within each section shall not be exceeded. ~~Sign locations (as shown on the sign location plan) are conceptual. A specific sign elevation and/or plan will be provided at time of permitting.~~

Size:
The dimensions used under the "size" category are meant as a general size range for the actual sign including all posts, supports, etc. necessary for the sign element. Signs may exceed these dimensions based on the final sign design and in an effort to allow creativity and flexibility in the sign program, however "allowable sign area" may not be altered.

Lighting:
Any proposed lighting will be designed to not adversely affect the community aesthetics, create an unsafe driving

condition or project lighting into adjacent residential areas.

~~Address Incorporation:~~
~~The following section is from the City of Port St. Lucie Sign Code and is provided as a convenience. Applicants must refer to the latest adopted City of Port St. Lucie Sign Code.~~
~~Address to be incorporated in the sign design. Helvetica Medium typeface for address numbers.~~

~~All new freestanding signs shall have an address incorporated in the sign design. Where applicable a range of numbers shall be shown e.g., 2840–2910. Existing signs shall be required to include this numbering upon applying for any change. All other existing signs shall be replaced or changed to include this information as of January I, 2004. Numbering will not be included as part of the allowed square footage. It shall be composed of numbers six (6) inches in height. Notification of this requirement to all existing businesses shall be included upon renewal of business tax.~~

Inappropriate Sign Materials:
- Exposed Plywood
- Galvanized Sheet Metal

Prohibited Signs:
- ~~Church Directional Sign~~
- Flashing Sign
- Roof Sign
- ~~Credit Card Sign~~
- ~~Fraternal Organizations~~
- Bench Signs
- ~~Portable Signs~~
- Snipe Signs

- Sign with temporary, plastic, changeable letters ~~Permanent come on sign (sale today)~~
- Sign on vehicle parked permanently or overnight near a business Traffic sign replica
- ~~Human Sign"- Any individual or group of persons actively marketing a product, service and/or event by way of handheld/portable signs at intersections or along roadways~~

Temporary Signs:
Temporary signs including balloons and inflatable signs, will be allowed. For other temporary signs, please refer to current applicable City of Port St. Lucie sign code for criteria.

Proposed Signs

Throughout the project, a series of sign types occur that each function in a unique and different capacity, yet all are tied together through a common aesthetic.

Property Identification

- Primary
- Secondary

Property Directional

Parcel

Interstate Identity

Business Interstate Identification

Directional/Informational

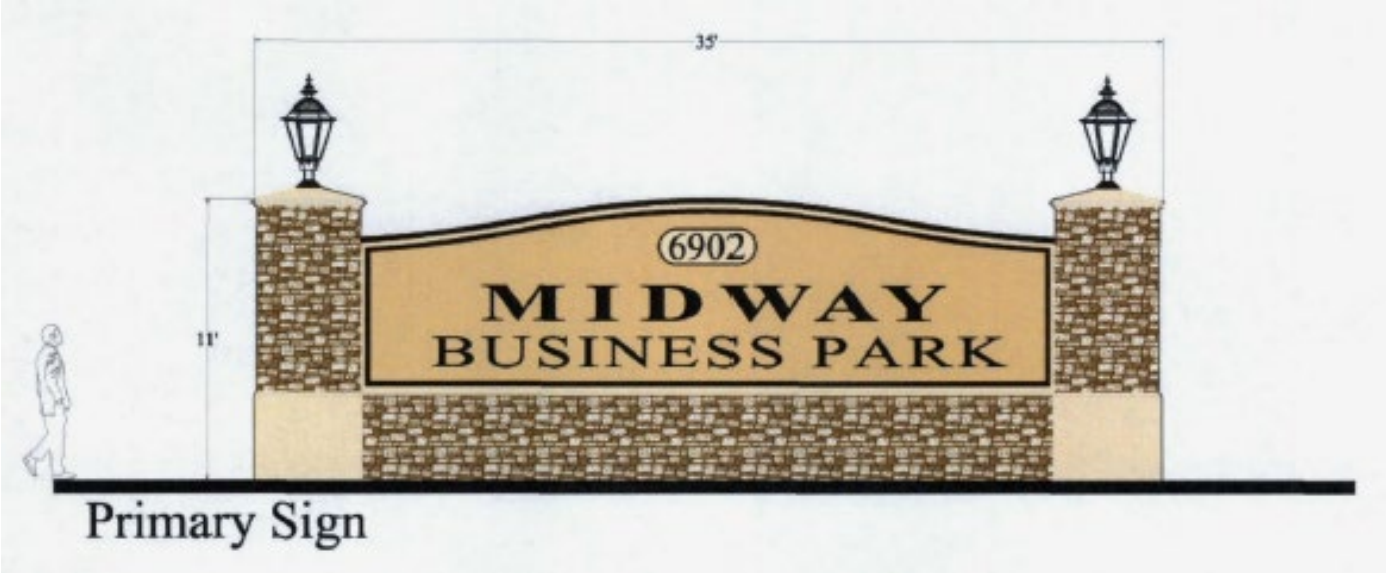
~~**Sales / Event**~~ **Banner Sign**

Decorative Standards

~~**Temporary Informational**~~

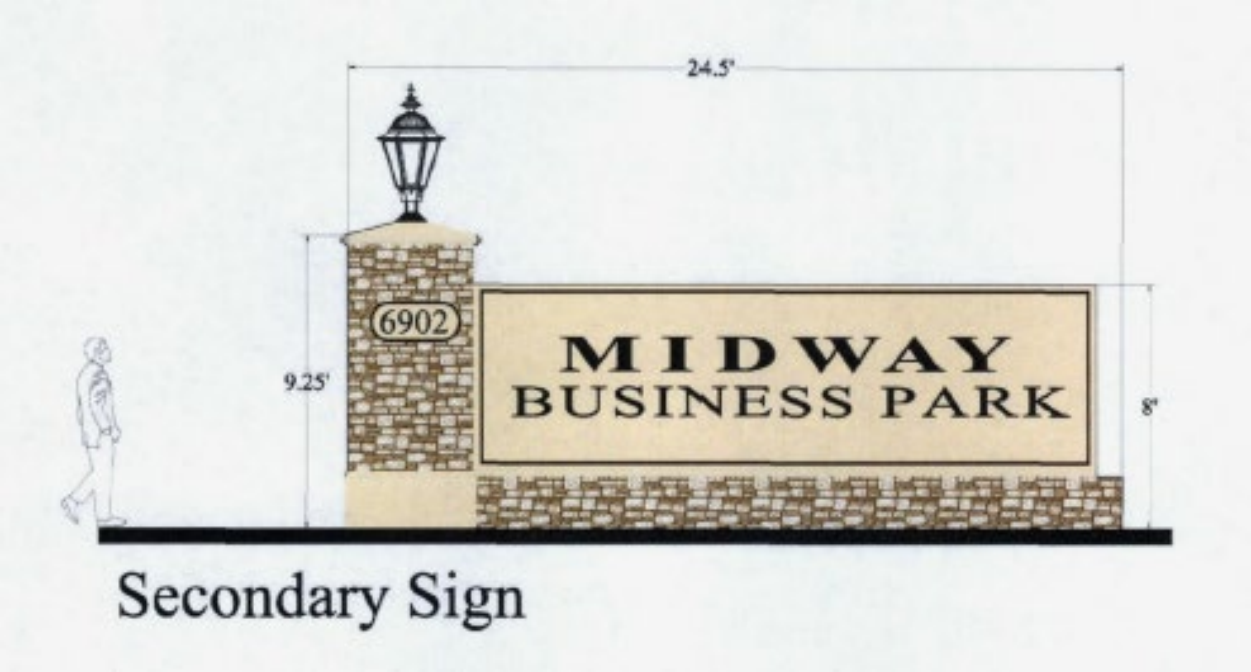
~~**Temporary Mini Directional/Informational**~~

Property Identification: Primary



Use:
Identifies the property and location to customers traveling on Midway Road and Glades Cut-off Road.
Locations:
Adjacent to Midway Road and Glades Cut-off Road. Adjacent LTC Parkway (at North and South locations).
Quantity:
Three (3)
Size:
15’ height x 45' width.
Maximum Height:
20’
Allowable Sign Area:
200 SF (per face) -Maximum two (2) faces
Materials:
CMU, Metal Cabinet, Decorative Posts and Panels, architectural foam or other materials not prohibited through this document.
Colors:
As shown on permitting drawings. ~~and compatible with Midway Business Park brand identity and/or building colors, extremely intense colors that may distract drivers are prohibited~~.
~~**Copy:**~~
~~48" Maximum copy height~~
Miscellaneous:
Sign Illumination may be either ground lit or internal depending on sign construction methods.

Property Identification: Secondary



Use:
Identifies the property and service entrance location to customers traveling on Midway Road and Glades Cut-Off Road. Identifies the property and service entrance location for service trucks from I-95 along Midway Road to the truck access and LTC Parkway connector road prior to LTC Parkway and Midway Road Intersection.

Locations:
Midway Road and Glades Cut-Off Road within entrance drive median or adjacent to entrance. Adjacent to Midway Road on truck access and LTC Parkway connector road.

Quantity:
Two (2)

Size: ~~(refer to page 2)~~
10' height x 25' wide.

Maximum Height:
10'

Allowable Sign Area:
100 SF (per face) - Maximum two (2) faces

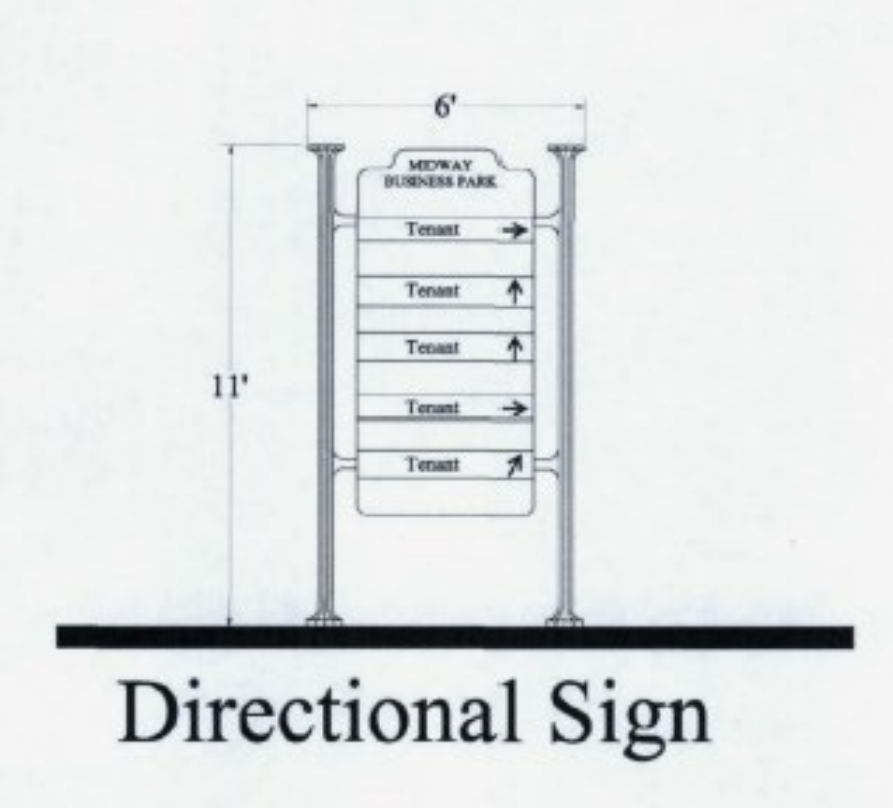
Materials:
CMU, Metal Cabinet, Decorative Posts and Panels, architectural foam or other materials not prohibited through this document.

Colors:
As shown on permitting drawings. ~~and compatible with Midway Business Park brand identity and/or building colors, extremely intense colors that may distract drivers are prohibited~~.

~~**Copy:**~~
~~36" Maximum copy height~~

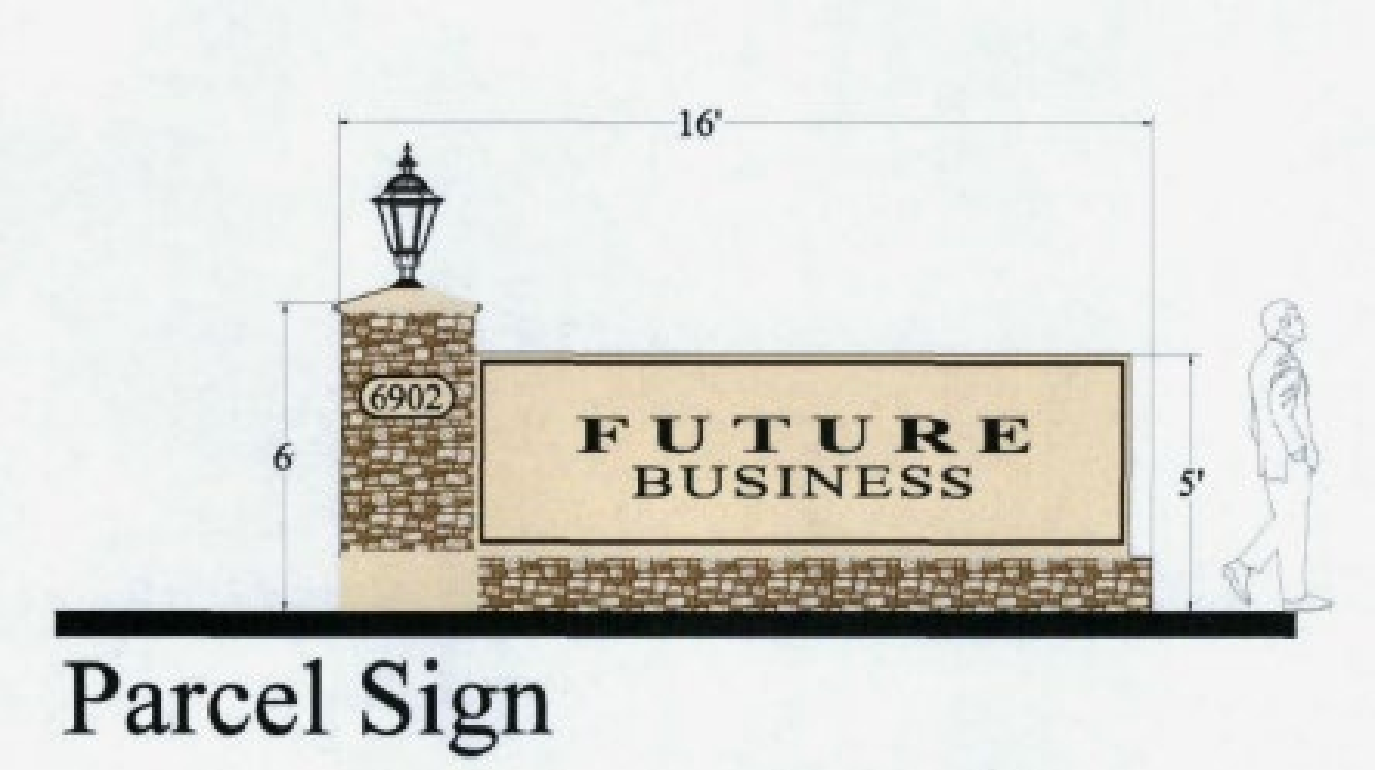
Miscellaneous:
Sign Illumination may be either ground lit or internal depending on sign construction methods.

Property Directional



Use:
Provides directional information throughout the project.
Locations:
Within LTC Parkway, Delcris Road and Midway Road right-of-way.
Quantity:
At the discretion of each parcel owner / tenant, not to exceed 12
Size: ~~(refer to page 2)~~
11' height x 6' width.
Maximum Height:
12'
Allowable Sign Area:
48 SF
Materials:
Architectural foam. decorative aluminum posts. or other materials not prohibited through this document.
Colors:
As shown on permitting drawings. ~~and compatible with Midway Business Park brand identity and/or building colors. extremely intense colors that may distract drivers are prohibited~~.
~~**Copy:**~~
~~12" maximum copy height~~
Miscellaneous:
LTC P.O.A. ~~Midway Business Park~~ will be responsible for each sign. Sign illumination may be ground or internal and determined by master developer.

Parcel Sign



Use:
Identifies individual properties within Midway Business Park from LTC Parkway, Delcris, Midway Road, and Glades Cut- off Road.

Locations:
Adjacent to primary roadway on each individual property

Quantity:
~~One (1)~~ Two (2) per parcel/individual property.

~~**Design:**~~
~~Signs must be professionally designed and made by a sign contractor. Overall design is to be consistent with the Midway Business Park parcel sign standards of appeal by master developer.~~

Allowable Sign Area:
60 SF

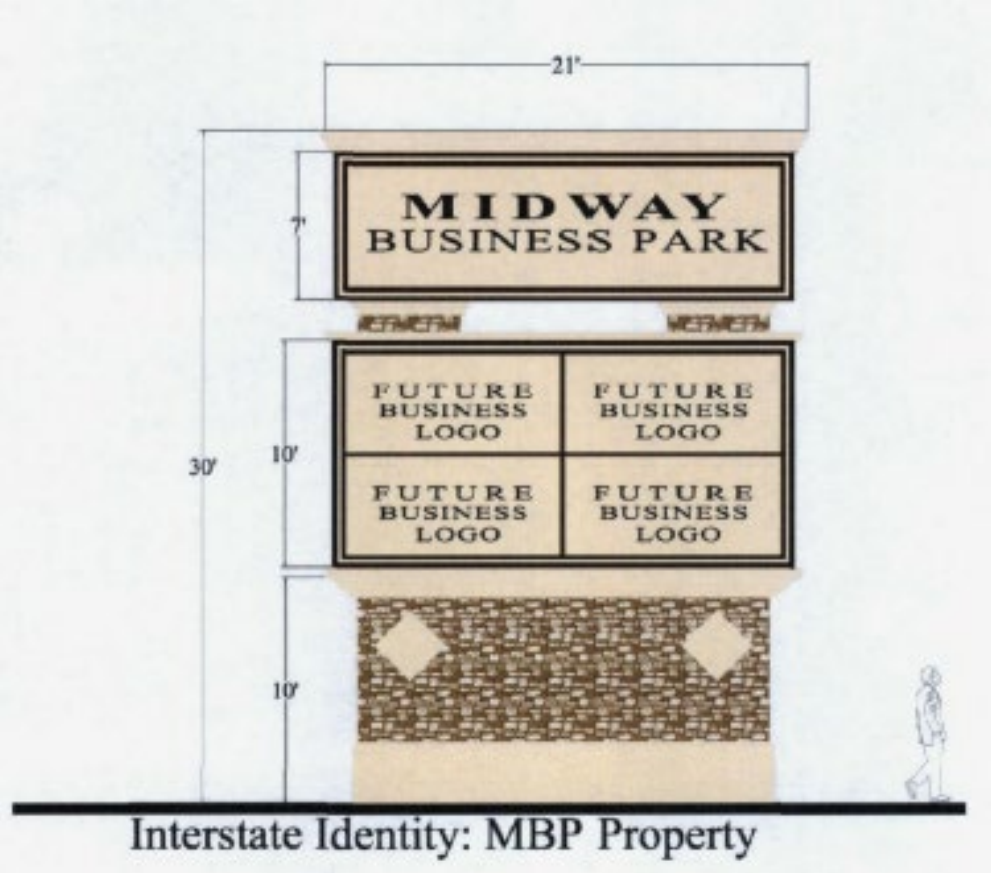
Maximum Height:
8' Height

~~**Fabrication:**~~
~~Industry standards fabrication methods allowed. Use of internal illumination through LED or fluorescent is acceptable. Halo lighting with pin mounted letters is acceptable.~~

Colors:
As shown on permitting drawings. ~~and compatible with Midway Business Park brand identity and/or building colors, extremely intense colors that may distract drivers are prohibited~~.

Miscellaneous:
Parcel sign to be maintained by individual property owners.

Interstate Identification



Interstate Identity: MBP Property

Use:
Identifies Midway Business Park and select tenants to customers traveling on I-95. Provides an opportunity to showcase and identify the City of Port St. Lucie along I-95.

Locations:
On ~~property~~ parcels directly adjacent to 1-95 frontage.

Quantity:
One (1) per parcel with I-95 frontage.

Size:
30' height x 21' Width

Maximum Height:
30'

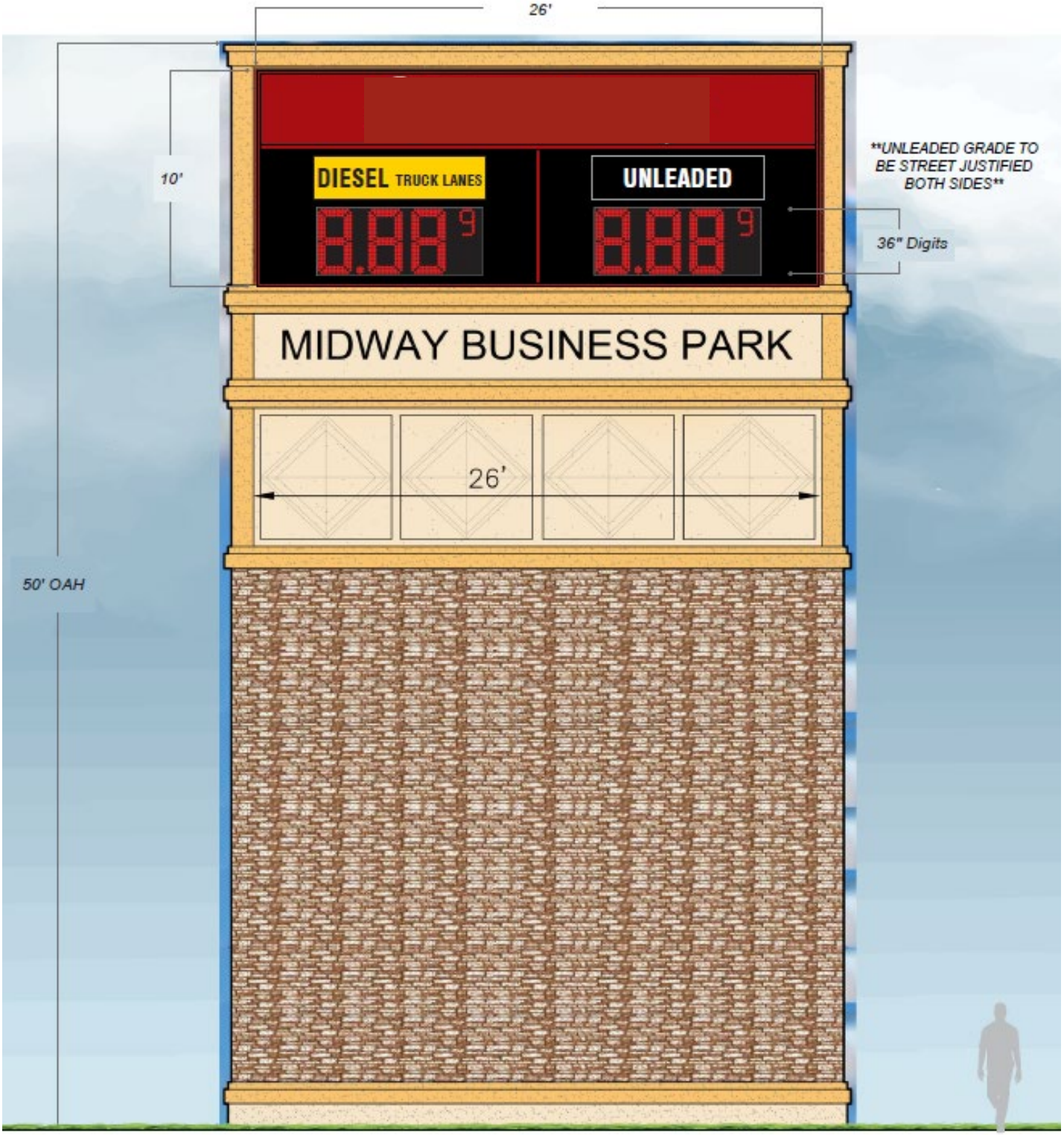
Allowable Sign Area:
500 SF (per face) maximum tow (2) faces.

Materials:
LED Changeable Copy Display.

Colors:
As shown on permitting drawings. ~~and compatible with Midway Business Park brand identity and/or building colors. extremely intense colors that may distract drivers are prohibited~~.

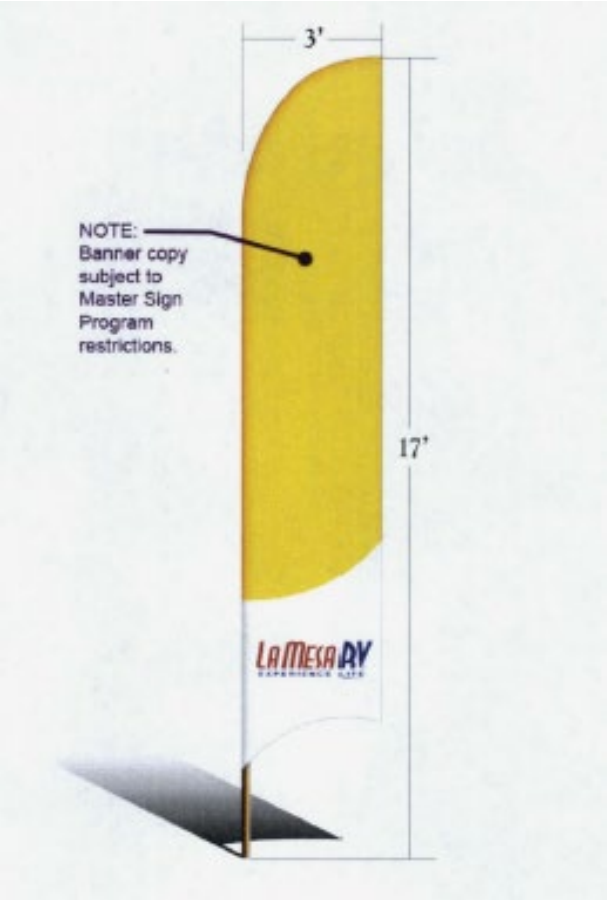
Miscellaneous:
Sign illumination may either be ground lit or internal depending on sign construction methods.

Business Interstate Identification



Use:
Identifies Gas Stations (as part of the Midway Business Park) to customers traveling along I-95. It provides an opportunity to showcase and identify the City of Port St. Lucie along I-95.
Locations:
On tract F3, located via signage easement. Adjacent to I-95 off-ramp frontage.
Quantity:
One (1)
Size:
Height: 50'
Width: 26'
Maximum Height:
50'
Allowable Sign Area:
260 SF in total.
150 SF of the total 260 SF allowed to be LED display panels.
Materials:
As shown on permitting drawings. LED changeable Copy Display allowed.
Colors:
As shown on permitting drawings.
Miscellaneous:
Sign illumination may either be LED display panels, ground lit, or internal depending on sign construction methods.

Banner Sign



Use:
Identifies and markets individual properties within Midway Business Park and/or Midway Business Park sales opportunities while providing way-finding and directional guidance.

Locations:
Adjacent to and within LTC Parkway, Glades Cut-off Road, Delcris and Midway Road.

Quantity:
~~To be determined by Midway Business Park.~~ Individual properties shall not exceed four (4).

Size: ~~(refer to page 2)~~
20' height pole x 3' width (maximum)

Allowable Sign Area:
45 SF (maximum)

Materials:
High grade products such as fiberglass or aluminum poles or approved alternate.

~~**Colors:**~~
~~As shown above.~~

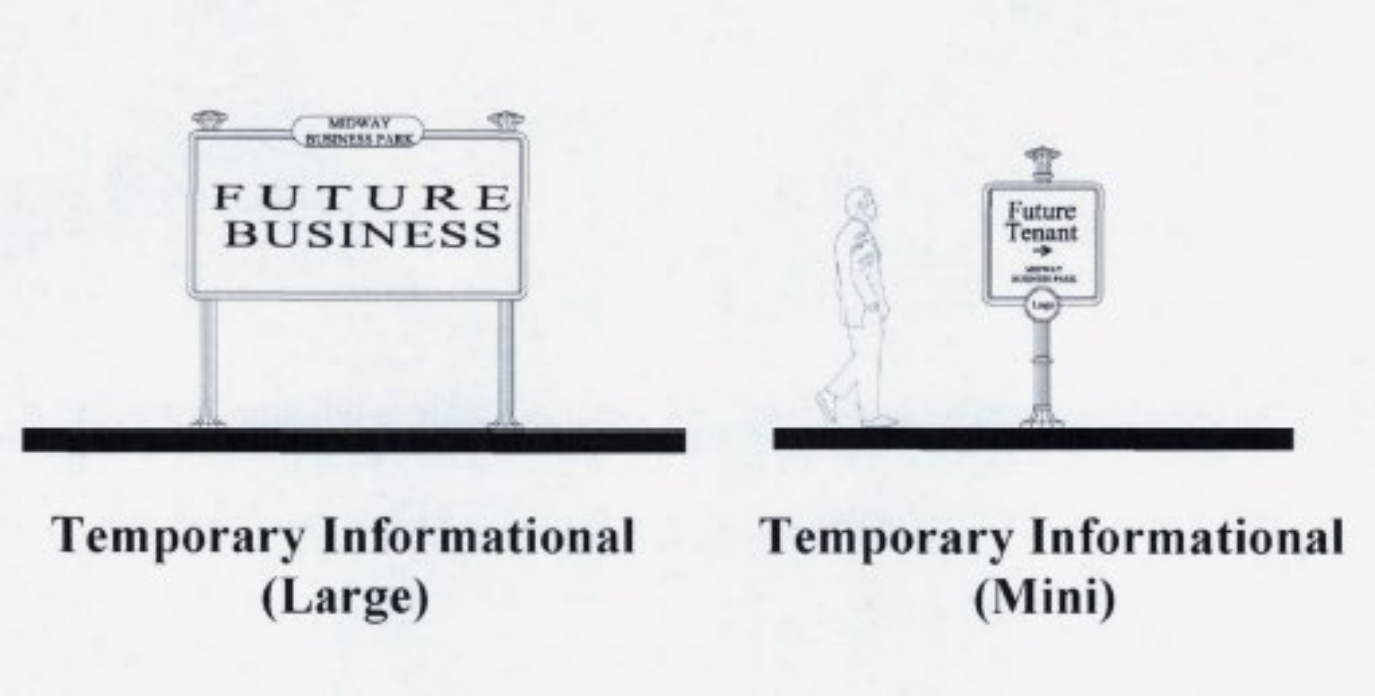
~~**Miscellaneous:**~~
~~Signs must be removed nightly.~~

Decorative Standard



Use:
Decorative element.
Locations:
Attached to project light poles throughout the project.
Quantity:
At property owner's / tenant's discretion, Maximum two (2) per light pole. No more than 50% of all streetlights can have them.
Size: ~~(refer to page 2)~~
30" wide x 60" long (represents banner size - not element banner is attached to)
Maximum Height:
30"
Allowable Sign Area:
12.5 SF (30" x 60") per face/side.
Materials:
Fabric panels, metal mounting structure
Colors:
Varies.
~~**Copy:**~~
~~Brand or company identity/logo. promotional sales information and/or seasonal events.~~
~~**Miscellaneous:**~~
~~Midway Business Park will maintain installed banners and will remove all banners in the event of hurricane or other inclement weather at their expense. Midway Business Park Park may re-install after the threat of storm has passed.~~

~~Temporary Informational~~



~~Use:~~
~~Identifies individual builders or locations within Midway Business Park providing vehicular direction to those destinations.~~
~~Locations:~~
~~On individual parcels.~~
~~Quantity:~~
~~To be approved by Midway Business Park two (2) per parcel.~~
~~Size:~~ ~~(refer to page 2)~~
~~15' height x 8' width (large)~~
~~6 8' height x 3' width (mini)~~
~~Allowable Sign Area:~~
~~32 SF (large)~~
~~12 SF (mini)~~
~~Materials:~~
~~High grade wood products or approved alternate.~~
~~Colors:~~
~~To be approved by Midway Business Park~~
~~Copy:~~
~~4 6" letter size and style to be approved by Midway Business Park.~~
~~Miscellaneous:~~
~~Individual Property Owner's will be responsible for the maintenance. Sign illumination may be determined by Midway Business Park.~~

Proposed Sign Type	Current Code Sign Type	Code	Proposed	Comments
Primary Identification	Midway Business Park MSP.	Up to 200 SF (Over 20 Acres)	200 SF 20' Height	
Secondary Identification	No Comparison		125 SF 10' Height	
Façade Signs	Façade (Commercial) Per Façade.	Up to 200 SF 1 Sign	1,000 SF	
Directional	No Comparison Exists		48 SF	This request is consistent with other MSP in providing clear, unified directional signage where and when needed within a large property with multiple destinations.
Parcel Sign	Free Standing (Commercial)	Up to 100 SF (5 to 9.9 Acres)	60 SF 6' Height	
Interstate Identity	LaMesa RV MSP			This sign type was allowed within the LaMesa RV MSP (Which is within the Midway Business Park)
Event/Sales Banner	Model Home Flag / Other MSP			This request is consistent with other MSP
Decorative Standards	No Comparison Exists		12.5 SF Max No More than 50% of Street Lights.	There are decorative banners attached to streetlights throughout the project, used to denote special events, sales promotions and / or seasonal items.
Temporary Informational	Temporary Signs			Consistent with code and other MSP
Temporary Mini Directional / Informative / Environmental	Approved MSPS		9 SF (Single) 12 SF (Multiple)	This request is consistent with other MSP in providing clear, unified signage where and when needed.

Sign Type	Prior Approved Master Sign Plan	City Code	Proposed	Comments
Property Identification: Primary	200 SF 20’ max height 3 signs total	N/A	200 SF 20’ Height 15’ x 45' Dimension	
Property Identification: Secondary	100 SF 10’ max height 2 signs total	N/A	100 SF 10’ Height 10' x 25' Dimension	
Property Directional	48 SF	N/A	48 SF	
Parcel Sign	60 SF 8’ max height	32 SF each street frontage 10’ Height	60 SF 8’ Height	
Interstate Identification	500sf 30’ Height max	N/A	500sf 30’ Height max	
Gast Station Interstate Identification	N/A	N/A	260 SF 50’ Height 50’ x 26’	
Event/Sales Banner	45 SF (maximum) 20' Height	N/A	45 SF (maximum) 20' Height	This request is consistent with other MSP
Decorative Standards	12 SF 30” Height	N/A	12.5 SF per 30” Height	There are decorative banners attached to streetlights throughout the project, used to denote special events, sales promotions and / or seasonal items.

LEGEND

- PROPERTY IDENTIFICATION (PRIMARY)
- PROPERTY IDENTIFICATION (SECONDARY)
- BUSINESS INTERSTATE IDENTIFICATION
- PARCEL SIGN
- INTERSTATE IDENTITY
- EXISTING MONUMENT SIGN
- PROPERTY DIRECTIONAL
- EXISTING

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

INTERSTATE I-95
TRACT 1 63.42 AC
TRACT 2 62.44 AC
TRACT F2 5.90
TRACT F1 8.16 AC
TRACT F3 OPEN SPACE & FUTURE DEVP. 77.85 AC
BORROW PIT 19.99 AC
TRACT A 17.33 AC
KAUFF'S PARCEL 5.51 AC
PARCEL 2 6.10 AC
PARCEL 3 4.65 AC
ANIMAL SHELTER PARCEL 4 4.38 AC
PARCEL 5 5.28 AC
LAMESA RV SERVICES PARCEL 6-8 21.28 AC
PARKWAY COMMERCE CENTER PARCEL 10 21.28 AC
PARCEL 11 6.90 AC
CEMEX PARCEL 12 4.82 AC
LTC PARKWAY
MIDWAY ROAD (STATE ROAD 712)
PARCEL 26 8.47 AC
PARCEL 27 7.94 AC
PARCEL 28 8.97 AC
PARCEL 29 6.40 AC
DELCRIS DRIVE
PARCEL 30 1.66 AC
PARCEL 31 6.29 AC
PARCEL 32 4.14 AC
TRACT K 6.47 AC
CITY OF PSL UTILITY PARCEL 33 12.87 AC
PARCEL 52 5.67 AC
PARCEL 51 3.51 AC
PARCEL 50 3.51 AC
PARCEL 49 5.00 AC
PARCEL 34 7.34 AC
PARCEL 35 7.93 AC
INDUST. BLDG PARCEL 36
TRACT 7 30.56 AC
GLADES CUT OFF ROAD

Plotted By: Lisa-Bogues, Byron Sheet Set: PROJECT MIDWAY Layout: C300 AERIAL SITE PLAN July 14, 2022 10:44:16am K:\LAK_Civil\046265018 - Port St Lucie\CADD\EXHIBITS\SIGNAGE PLAN EXHIBIT.dwg

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NO.	REVISIONS	DATE	BY

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JASON A. LEWIS, P.E.
JORDAN L. HAGGERTY, P.E.
FLORIDA LICENSE NUMBER
62572
80511
DATE 07/21/2021

KHA PROJECT 046265018
DATE DECEMBER 2021
SCALE AS SHOWN
DESIGNED BY BRD
DRAWN BY BRD
CHECKED BY JAL

MIDWAY BUSINESS SIGNAGE MAP

PROJECT MIDWAY

PORT ST. LUCIE FLORIDA

SHEET NUMBER
EX. 1

P14-095 Midway Business Park Master Sign Program Amendment

TYPE	STATUS	BUILDING TYPE
MSP	CUSTOMER RESPONSED	

ASSIGNED TO

Daniel Robinson; Breanna Vasquez; Michele Holler; Public Works Engineering

ADDRESS

SECTION	BLOCK	LOT
	LTCRanch	PUD #2, Tr. 1 & F1

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 2 AND 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST BEING ALL OF TRACT F2, AND TRACT 1 AND A PORTION OF TRACT F1, L. T.C. RANCH P.U.D. #2. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 2 THROUGH 9 AND ALL OF TRACT 3, TRACT F3, I.T.C. RANCH P.U.D. #2 1ST REPLA T, ACCORDING TO 11-fE PLAT 11-fEREOF AS RECORDED IN PLAT BOOK 68, PAGES 1 AND 2 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 3, TRACT F3, I.T.C. RANCH P.U.D. #2 1ST REPLAT,· THENCE RUN ALONG 11-fE EAST LINE OF SAID TRACT 3 11-fE FOLLOWING COURSES: SOUTI-f 00"22'00" EAST, 90.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY,· THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 35. 00 FEET, A CENTRAL ANGLE OF 90V5'39'; AN ARC LENGTH OF 55.04 FEET, A CHORD LENGTH OF 49.54 FEET AND A CHORD BEARING OF NORTH 45"22'11" WEST,· THENCE RUN SOUTH 89"42'34" WEST, NON-TANGENT TO SAID CURVE, 667.16 FEET,· THENCE RUN SOUTH 0078'01" EAST, 1095.64 FEET,· THENCE RUN SOUTH 4574'52" EAST, 39.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCA VE NORTHWESTERLY,· THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90V8'36: AN ARC LENGTH OF 55.07 FEET, A CHORD LENGTH OF 49.56 FEET AND A CHORD BEARING OF NORTH 89"47'14" EAST,· THENCE RUN SOUTH 44'45'18" WEST, CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SAID TRACT 1, NON-TANGENT TO SAID CURVE, A DISTANCE OF 1362.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCA VE SOUTHEASTERLY,· THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE HA VING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 77·44'33: AN ARC LENGTH OF 171.86 FEET, A CHORD LENGTH OF 171.18 FEET AND A CHORD BEARING OF SOUTH 35'54'12" WEST,· THENCE RUN ALONG SAID EAST LINE OF TRACT 1 THE FOLLOWING COURSES: SOUTH 27'02'13" WEST, NON-TANGENT TO SAID CURVE, 188.21 FEET THENCE RUN SOUTH 26'59'55" WEST, 90.41 FEET,· THENCE RUN SOUTH 89"23'47" WEST, 743.04 FEET,· THENCE RUN SOUTH 18"24'04" WEST. 113.96 FEET,· THENCE RUN SOUTH 46V4'21" WEST. 75.37 FEET,· THENCE RUN SOUTH 18"24'04" WEST, 1258. 79 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE RUN SOUTH 89'52'41" WEST, ALONG SAID SOUTH LINE, 849.17 FEET TO THE WEST LINE OF SAID TRACT 1 AND A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 5555.58 FEET, A CENTRAL ANGLE OF 08"27'5o: AN ARC LENGTH OF 820.70 FEET, A CHORD LENGTH OF 819.94 FEET AND A CHORD BEARING OF NORTH 16"25'49" EAST,· THENCE RUN ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID TRACT F2 AND TRACT 3, THE FOLLOWING COURSES: NORTH 20'38'35" EAST, NON-TANGENT TO SAID CURVE, 198.93 FEET TO A POINT ON A NON-TANGENT CURVE CONCA VE NORTHWESTERLY,· THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 221.80 FEET, A CENTRAL ANGLE OF 137'42'52□ AN ARC LENGTH OF 533.11 FEET, A CHORD LENGTH OF 413. 74 FEET AND A CHORD BEARING OF NORTH 20'38'35" EAST,· THENCE RUN NORTH 20'38'35" EAST, NON-TANGENT TO SAID CURVE, 71.63 FEET,· THENCE RUN NORTH 20'4l'57" EAST, 717.78 FEET,· THENCE RUN NORTH 24'37'26" EAST, 520.09 FEET,· THENCE RUN NORTH 29'19'36" EAST, 354.50 FEET,· THENCE RUN NORTH 38'31'56" EAST, 354.54 FEET,· THENCE RUN NORTH 4370'41" EAST, 943.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT 3,· THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 3, THE FOLLOWING COURSES: NORTH 80'36'18" EAST, 282.10 FEET,· THENCE RUN NORTH 87'18'57" EAST, 599. 72 FEET,· THENCE RUN NORTH 89'41'29" EAST, 883.19 FEET,· THENCE RUN SOUTH DOV8'36" EAST, 23.99 FEET,· THENCE RUN NORTH 89'42'15" EAST, 140.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND LIES IN ST. LUCIE COUNTY, FLORIDA AND CONTAINS 132.528 ACRES MORE OR LESS.

SITE LOCATION

NW LTC PKWY

PARCEL #

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

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

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

UTILITY PROVIDER

DESCRIBE REQUEST

A proposed amendment to the existing approved Master Signage Plan that designates specific new signage regulations for several new proposed sign types for the upcoming Industrial and Gas Station projects located off LTC Parkway.

Primary Contact Email

liam.sargent@kimley-horn.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Liam	Sargent

Business Name

ADDRESS

1615 South Congress Avenue, Suite 201

CITY	STATE	ZIP
Delray Beach	FL	33445

EMAIL	PHONE
liam.sargent@kimley-horn.com	5614845257

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name		
TREA MIDWAY ROAD LLC		
ADDRESS		
NW LTC PKWY		
CITY	**STATE**	**ZIP**
Port Saint Lucie	FL	34981
EMAIL	**PHONE**	
liam.sargent@kimley-horn.com	(561) 484-5257	

Midway Business Park Master Sign Program Amendment

Planning and Zoning Board Meeting of August 2, 2022
P14-095-A1

Summary:

The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area.

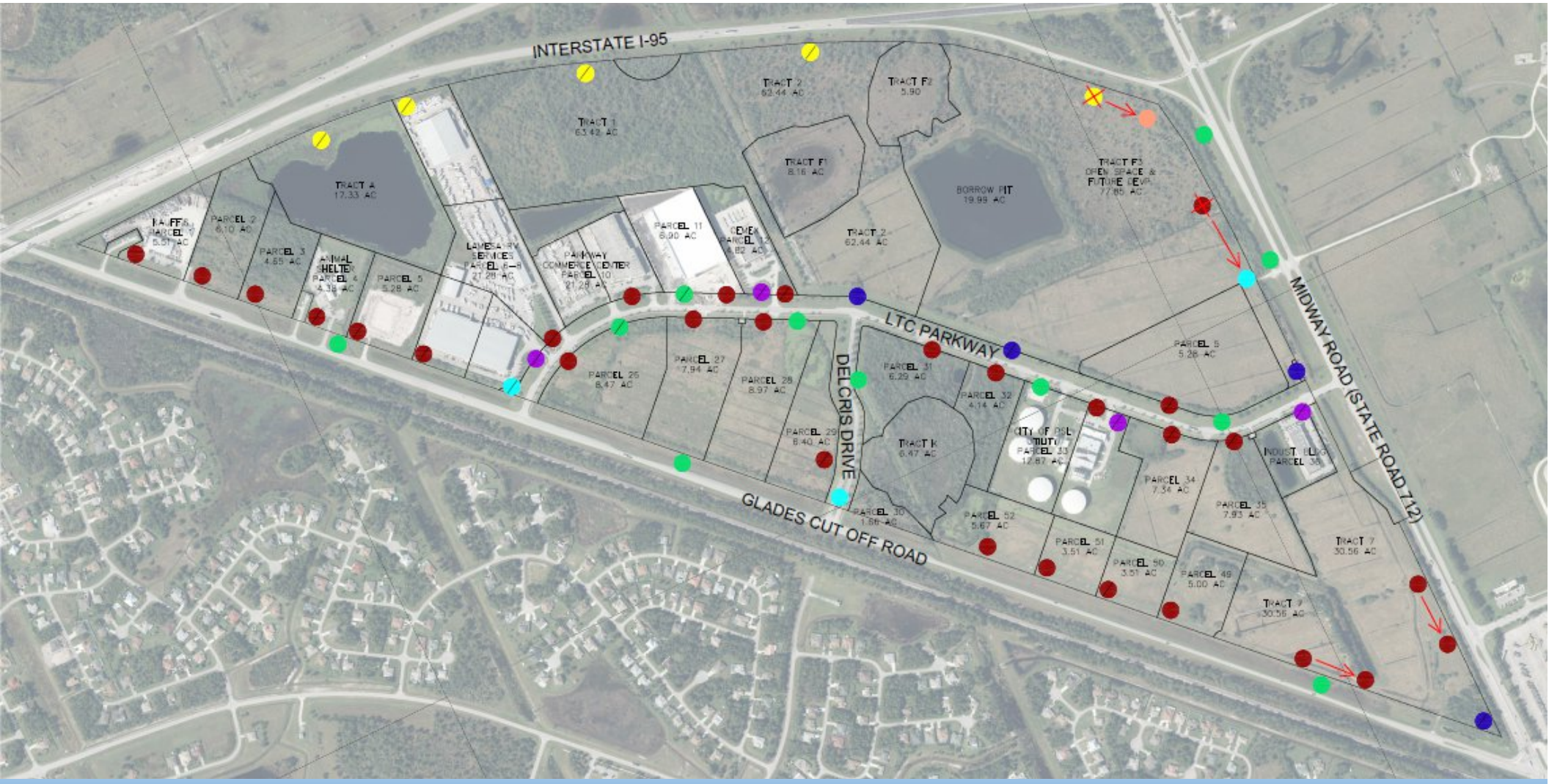
Summary:

The Midway Business Park Master Sign Program was approved by City Council in 2014. This amendment provides the following updates:

- Removal of a review board and prior MSP review for submittal to the City.
- Update of Sign area calculation for clarity.
- Removal of address requirements so that City Code will be followed.
- Removal of language that is content based.
- Removal of any copy limitations within the allowable square footage.
- Addition of a “Business Interstate Identification Monument Sign.
- Removal of temporary sign regulations so that City Code will be followed.
- Updated comparison chart.

Regulations Table

Sign Type	Prior Approved Master Sign Plan	City Code	Proposed	Comments
Property Identification: Primary	200 SF 20' max height 3 signs total	N/A	200 SF 20' Height 15' x 45' Dimension	
Property Identification: Secondary	100 SF 10' max height 2 signs total	N/A	100 SF 10' Height 10' x 25' Dimension	
Property Directional	48 SF	N/A	48 SF	
Parcel Sign	60 SF 8' max height	32 SF each street frontage 10' Height	60 SF 8' Height	
Interstate Identification	500sf 30' Height max	N/A	500sf 30' Height max	
Gast Station Interstate Identification	N/A	N/A	260 SF 50' Height 50' x 26'	
Event/Sales Banner	45 SF (maximum) 20' Height	N/A	45 SF (maximum) 20' Height	This request is consistent with other MSP
Decorative Standards	12 SF 30" Height	N/A	12.5 SF per 30" Height	There are decorative banners attached to streetlights throughout the project, used to denote special events, sales promotions and / or seasonal items.

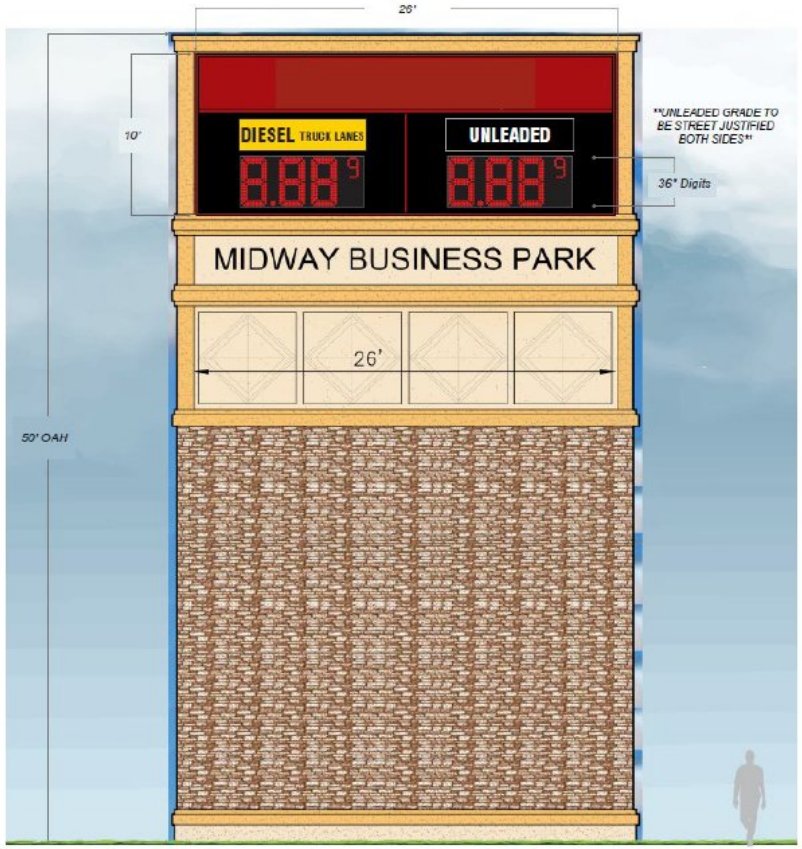

INTERSTATE I-95
TRACT 1
63.42 AC
TRACT 2
62.44 AC
TRACT F1
5.90
TRACT F
8.16 AC
TRACT A
17.33 AC
BORROW PIT
19.99 AC
TRACT F3
OPEN SPACE &
FUTURE DEVP
77.85 AC
PARCEL 2
6.10 AC
PARCEL 3
4.85 AC
ANIMAL
SHELTER
PARCEL 4
4.38 AC
PARCEL 5
5.28 AC
LAMESA RV
SERVICES
PARCEL A-B
27.28 AC
PARCEL 11
6.90 AC
PARCEL 12
6.82 AC
PARKWAY
COMMERCE CENTER
PARCEL 10
21.28 AC
LTC PARKWAY
MIDWAY ROAD (STATE ROAD 712)
DELCRIS DRIVE
GLADES CUT OFF ROAD
PARCEL 25
8.47 AC
PARCEL 27
7.94 AC
PARCEL 28
8.97 AC
PARCEL 29
8.40 AC
PARCEL 30
1.66 AC
PARCEL 31
6.29 AC
PARCEL 32
4.14 AC
TRACT K
6.47 AC
PARCEL 33
12.87 AC
PARCEL 34
7.34 AC
PARCEL 35
7.93 AC
PARCEL 52
5.67 AC
PARCEL 51
3.51 AC
PARCEL 50
3.51 AC
PARCEL 49
5.00 AC
TRACT 7
30.56 AC
PARCEL 5
5.26 AC

Interstate Identification





Business Interstate Identification



Recommendation:

Staff does find the proposed amendment to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and complies with the requirements of Section 155.03(H) except for the proposed Business Interstate Identification Monument Sign and recommends the following condition:

The Proposed Business Interstate Identification Monument sign be removed from the document.

"A City for All Ages"

Agenda Summary

2022-650

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P20-017 Fairouz & Samira Guerrouj - Variance

Location: The property is located on the east side of Bayshore Boulevard, NE of the intersection of Bayshore and Carter Avenue.
Legal Description: Port St. Lucie Section 28, Block 219, Lot 14
This is a request to grant a variance to permit the installation of fence gates within the required breaks of the twenty (20) foot fence segments within a property frontage and permit a portion of the fence to exceed the maximum height by 1' 2" at an overall height of 5' 2". City Code Section 158.216(H) states, fencing may be utilized as landscaped treatment in that area extending from the front building line to the front property line provided that no property is enclosed, and a two-foot break is required for each twenty feet in length and no portion of the fence exceed four (4) feet in height.

Submitted By: Stephen Mayer, Planner III

Executive Summary: This is a request to grant a variance to the requirements of Chapter 158.216 (H), Fences used as Landscape Material, of the City's Code to permit the installation of fence gates within the required two -foot breaks of the twenty (20) foot fence segments and permit a portion of the fence to exceed the maximum height by 1' 2" at an overall height of 5' 2".

Presentation Information: Staff will provide a brief presentation.

Issues/Analysis: See staff report.

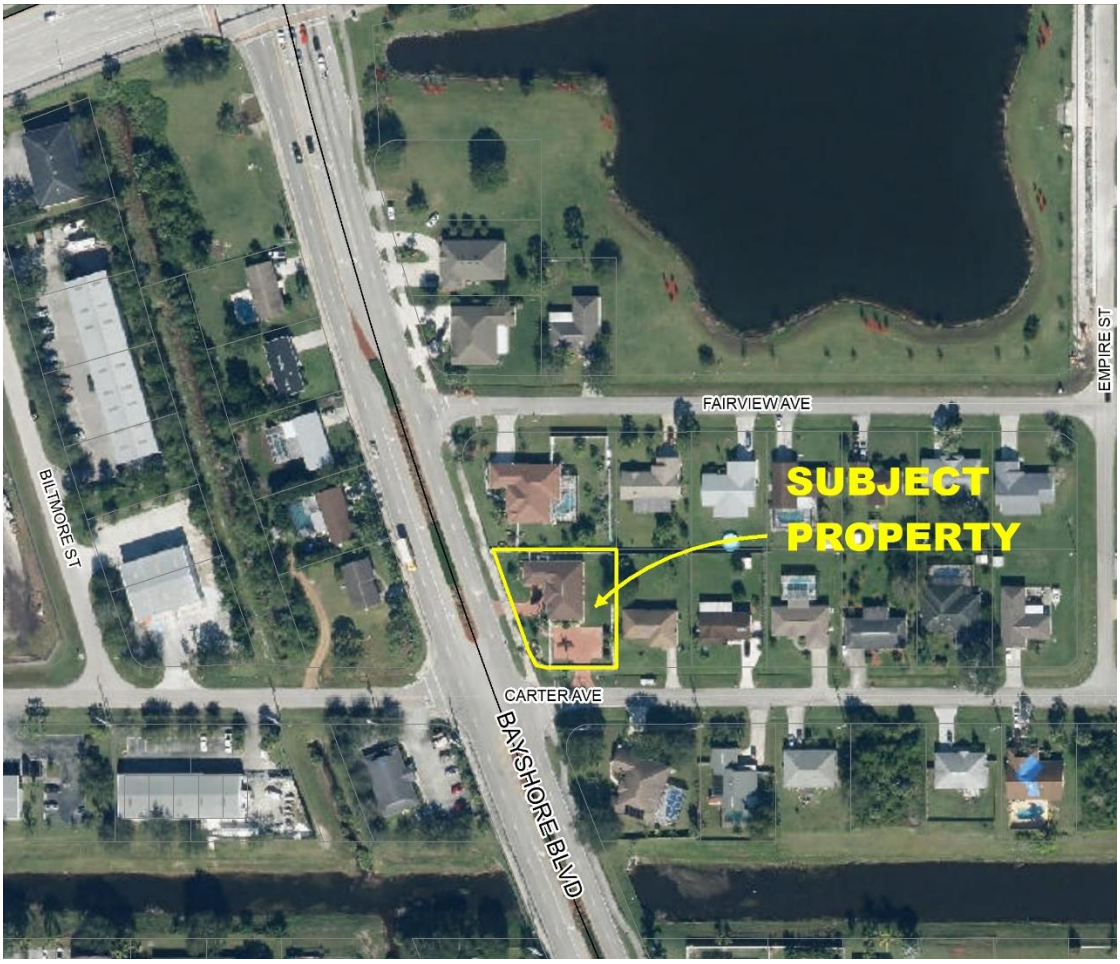
Special Consideration: There are currently pending code enforcement proceedings.

Location of Project: 657 SW Carter Avenue. Located on the east side of Bayshore Blvd, NE of the intersection of Bayshore and Carter Ave.

Attachments:
1. Staff Report
2. Application and Applicant's Response to Criteria
3. Petitions
4. Code Compliance Memo
5. Staff Presentation

Legal Sufficiency Review:
N/A

Guerrouj, Fairouz & Samira
Variance
P20-017



Project Location Map

SUMMARY

Applicant's Request:	To grant a variance to allow the installation of hinged gates within the two-foot breaks between the sections of fencing located within the property frontage and to grant a variance of 1'2" to allow a portion of the fence to be 5'2" in height.
Applicant/Property Owners:	Fairouz & Samira Guerrouj
Agent:	Christian Schoepp
Location:	657 SW Carter Avenue. Located on the east side of Bayshore Blvd, NE of the intersection of Bayshore and Carter Ave.
Application Type:	Variance application – Quasi-judicial

Project Planner:	Stephen Mayer, Planner III

Project Description

Per code Sec. 158.216(H), fencing may be utilized as landscaped treatment in that area extending from the front building line to the front property line provided that no property is enclosed, and a two-foot break is required for each twenty feet in length and no portion of the fence exceed four (4) feet in height. A small section along the side, but in front of the house, is 5'2" in height. The remainder of the fence enclosing the front yard is 4' high.

This is a request to grant a variance to the requirements of Chapter 158.216 (H), Fences used as Landscape Material, of the City's Code to permit the installation of fence gates within the required breaks of the twenty (20) foot fence segments and permit a portion of the fence to exceed four (4) feet in height.



Review Criteria

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

Public Notice Requirements

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

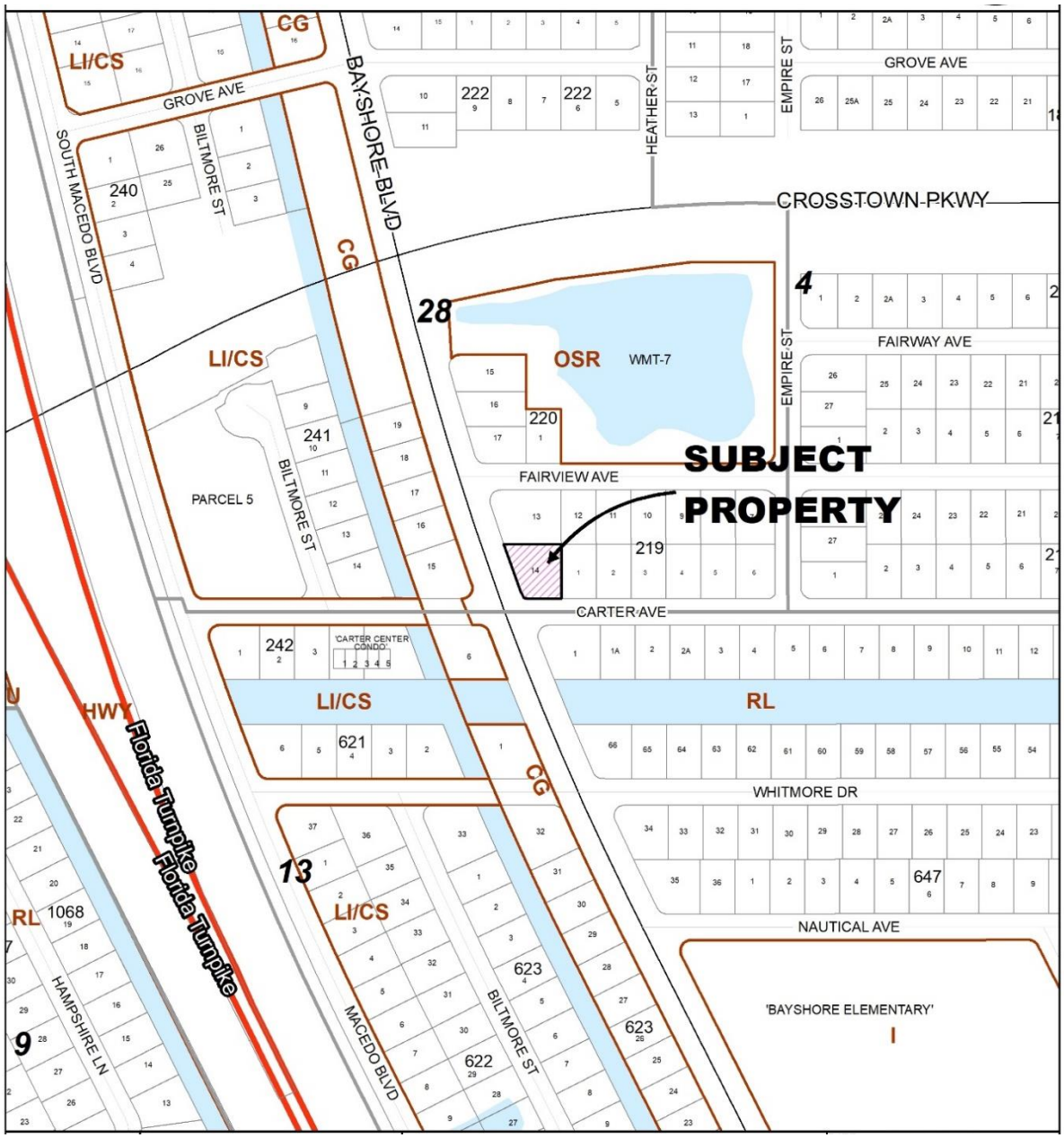
Location and Site Information

Parcel Number:	3420-635-0202-000-5
Property Size:	0.3 acres/13,145 s.f.
Legal Description:	Port St. Lucie Section 28, Block 219, Lot 14
Address:	657 SW Carter Ave
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	RS-2 (Single Family Residential Zoning District)
Existing Use:	Single Family Residential

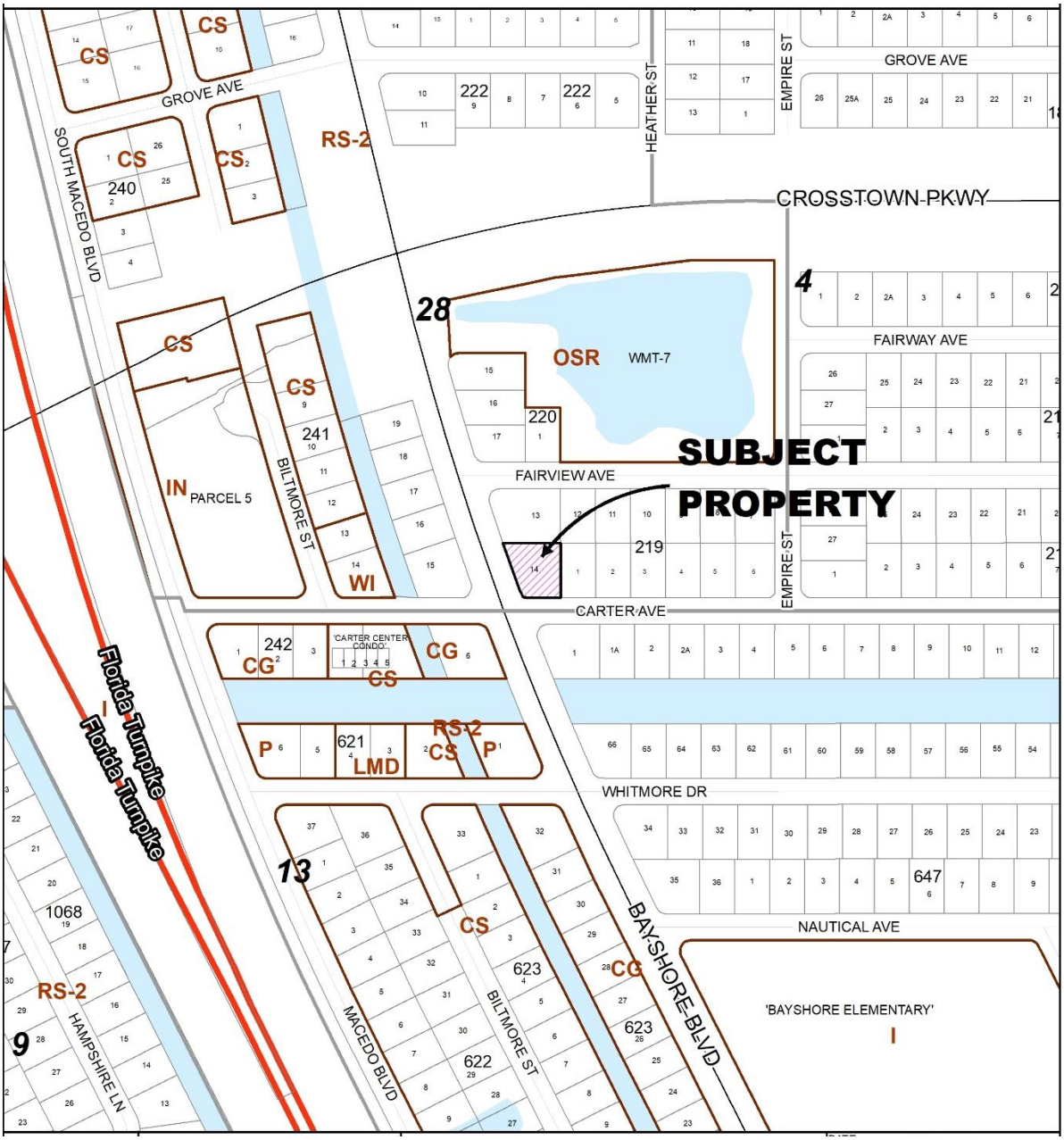
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North, East, South	RL	RS-2	Single Family Residential
West	CG	RS-2	Single Family Residential

RL- Low Density Residential
CG- General Commercial
RS-2- Single Family Residential



Future Land Use Map


SUBJECT PROPERTY
GROVE AVE
CROSSTOWN PKWY
FAIRWAY AVE
FAIRVIEW AVE
CARTER AVE
WHITMORE DR
NAUTICAL AVE
SOUTH MACEDO BLVD
HEATHER ST
EMPIRE ST
BILTMORE ST
MACEDO BLVD
BAYSHORE BLVD
HAMPSHIRE LN
Florida Turnpike
'CARTER CENTER CONDO'
'BAYSHORE ELEMENTARY'
PARCEL 5
WMT-7
RS-2
CS
CG
IN
WI
OSR
LMD
P
I
28
4
13
9
240
241
242
220
219
621
622
623
647
1068

Zoning 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.

   Staff findings: The property is located within a neighborhood of properties with a single family residential (RS-2) zoning classification and residential low-density (RL) future land use designation. There are no special conditions or circumstances that exist that are peculiar to the land, structure, or building, which are not also applicable to other properties within the RS-2 zoning district, including the adjacent properties.

2) That the special conditions and circumstances do not result from any action of the applicant.

   Staff findings: The required "breaks" within the fencing have been enclosed with gates. The overall height of the fence is 1'2" higher than the maximum allowed in one area. There are no special conditions or circumstances that require the gates in the two-foot breaks, nor the excess height of the fence.

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.

   Staff findings: Granting the variance will confer special privilege in thatother properties with the RS-2 zoning district are not allowed to have completely enclosed fences in the front yard.

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.

   Staff findings: See #1.

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

   Staff findings: The property owner has reasonable use of the property without the gates in the fence breaks and the and the maximum height of 5'2".

6) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited

to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

- *Staff findings: Acknowledged.*

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:

- Motion to approve
- Motion to approve with conditions

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

- Motion to deny

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

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

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

RECEIVED

MAY 09 2022

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

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: christian@schoepplaw.com

PROPERTY OWNER:

Name: Fairouz Guerrouj & Samira Guerrouj

Address: 657 SW Carter Ave, Port St. Lucie, FL 34983.

Telephone No: 305-215-9355

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

Name: Christian F. Schoepp

Address: 1221 Brickell Avenue Suite 900, Miami Florida 33131

Telephone No: 305-215-9355 Email: christian@schoepplaw.com

SUBJECT PROPERTY:

Legal Description: PORT ST LUCIE-SECTION 28- BLK 219 LOT 14 (MAP 34/32S) (OR 2928-131)

Parcel I.D. Number: 3420-635-0202-000-5

Address: 657 SW Carter Ave, Port St. Lucie, FL 34983.

Current Zoning Classification: Residential RS-2 PSL

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.

This is a request for a variance of the City of Port St. Lucie's Code ordinances: SEC. 158.216(H) - Fences Used as Landscape Material.

Both the location of the home located at 657 SW Carter Ave, Port St. Lucie, Fl 34983 have caused undue hardship upon the owners.

Hardship include vandalism, repeat crime upon both the property grounds, and the owners of the property.

Property owners are asking an exemption from SEC. 158.216(H) where for small picket fence doors to remain in place.

The doors act as deterrence from vandalism and other forms of crime and have proved to be effective since their installation.

Signature of Applicant

Fairouz Guerrouj & Samira Guerrouj
Hand Print Name

5/09/2022
Date

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

VARIANCES

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

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

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

(2) That the special conditions and circumstances do not result from any action of the applicant;

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

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

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

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

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

VARIANCES

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

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

The residence is located on a main road easily accessible to pedestrians and has been targeted by crime and vandalism as a result. The current design of the property makes it easily accessible to vandalism and criminal activity as evidenced by previous occurrence.

The waiver currently requested is the minimum that will allow owners to make reasonable use of the land, where the gates requested are small, overhead, and do not interfere with the Chapter's intention to open. The owners of the property have already tried every other means of security and only enjoyed security in their property after the doors were installed

The waiver requested will not confer on the plaintiff a special privilege which is denied by the city code ordinance since the small palisade doors are barely noticeable and access to the property for public safety remains entirely possible, and without any difficulty.

Residents of the property must be able to benefit from the same security conditions as other residents of the zoning district.

The residence is a corner lot, is located around several public schools, multiple shops, and various businesses located in an industrial area opposite the property, thus located opposite a crossroads whose traffic is dense and constant, which subjects it to a high flow of pedestrians, intense and permanent movements.

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

The conditions and circumstances do not result from the plaintiffs' actions.

Plaintiffs have pursued all other remedies prior to filing the following waiver, often including contacting law enforcement and other city agencies.

Residents have also installed many security devices that have failed to deter crime, squatting, wild and unauthorized intrusions, permanent damage to their lawns and their property.

(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;

The requested waiver will not confer upon the plaintiff a special privilege which is denied by the city code ordinance since the small palisade doors are barely noticeable, short, overhanging, not buried underground, and access to the property for public safety remains possible.

Residents of the property must be able to benefit from the same security conditions as other residents of the zoning district.

Granting the waiver will benefit the neighbors since crime will decrease and they will not be subject to trouble from law enforcement.

(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;

A literal interpretation of the provisions of the chapter would deprive the petitioners of rights commonly enjoyed by other property, where, without the waiver, resident property will continue to be criminal activity and visible hardship, including vagrancy and vandalism.

The other neighbors will also benefit from the variance since they will no longer be subject to vandalism, nor damage to their property outside and inside their respective homes, nor disturbed by the police called to the property

A survey of local residents showed that the residence of the applicants having direct access to a main road deprives them of their rights.

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

The waiver currently requested is the minimum waiver that will allow owners reasonable use of the land, where the gates requested are small in size and do not interfere with the intention of opening the Chapter. The owners of the property have already tried every other means of security and only enjoyed security in their property after the doors were installed.

Small Doors gates are an effective deterrent for crime, for any other wild and unauthorized intrusion by owners, since owners are no longer subject to vagrancy, damage to their multiple assets, and vandalism since they have been installed.

Due to small Doors gates, residents no longer call law enforcement, saving public money

(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 gap does not go against the general intention of opening the Chapter since the gates are only a deterrent, and the doors are not locked, and do not limit access to the property for law enforcement or other public purposes.

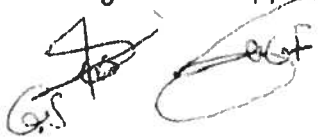
Surrounding neighbors and the general public will not be harmed by the doors since small doors do not restrict access to law enforcement or other public warrants, or cause other harm related to public safety.

Neighbors will also benefit from the security associated with small doors.

(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.

Effectively, there will be full compliance with all additional conditions and warranties that the Planning and Zoning Board or Zoning or Zoning Administrator may prescribe, including, but not limited to, reasonable time periods within which the action for which the derogation is requested must be started or completed, or both.

Signature of Applicant



Hand Print Name

Date

5/09/2022

RECEIVED

MAY 09 2022

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

VARIANCES

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

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

THE SPECIAL CONDITIONS ARE UNIQUE TO OUR PROPERTY
ATTACHED LETTER OF 07/14/2021

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

THEY ARE NOT THE RESULT OF OUR ACTIONS
ATTACHED LETTER OF 07/14/2021

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district; GRANTING THIS REQUEST WILL NOT CONFER ANY SPECIAL PRIVILEGE AS WE STILL MEET THE INTENT OF THE CODE IN ALLOWING ACCESS BY FIRST RESPONDERS. DENYING THIS REQUEST LEAVES THE HOME VULNERABLE TO CONTINUED ACTS OF VANDALISM AND DENIES US THE QUIET ENTOYMENT OF OUR HOME AND PROPERTY. WE HAVE GONE TO GREAT LENGTHS ADD THE GOLL WING DESPITE OUR BEST AND EXPENSIVE EFFORTS THE METHODS EMPLOYED THUS FAR HAVE NOT RESOLVED THIS PROBLEM. THE POLICE DEPARTMENT HAS BEEN INEFFECTIVE AND BEST OUR INTERNET CONNECTION HAS ALSO BEEN CUT ELIMINATING OUR ABILITY TO MONITOR OUR HOME WHEN WE ARE AWAY. WE HAVE SPENT IN EXCESS OF 300 000.00 REPAIRING OUR HOME AND SECURING IT FROM VANDALISM.

(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;

3) AND 4) ATTACHED LETTER OF 07/14/2021

(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;

IT WILL CREATE UNDUE HARDSHIP AS WE WILL BE FORCED TO SEEK OTHER METHODS TO FURTHER SECURE OUR PROPERTY. NOTE THAT WE HAVE ALSO ~~REQUESTED PATROLS FROM THE P.S.L. POLICE DEPARTMENT.~~ THESE PATROLS HAVE NOT SOLVED THE PROBLEM. THE REQUESTED VARIANCE IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE FUTHER PROTECTION OF OUR HOME...

I HAVE SEVEN SMALL PENINGS IN FRONT OF THE MAIN ENTRANCE OF OUR HOUSE WHICH IS LOCATED IN A BOULEVARD BY CHOICE WHERE THERE ARE MANY PASSAGES, THESE PASSERS-BY DO NOT RESPECT THE RIGHT TO PRIVATE PROPERTY AND GO HOME WITHOUT FEAR, IS WHAT YOU FIND THAT IT IS NECESSARY TO HAVE SEVEN OPENINGS FOR THE EMERGENCY !!! ACCORDING TO MISS COXE, AN OPENING IS ENOUGH FOR THE EMERGENCY WORKERS. THE OTHERS MUST BE ORDERED TO BE CLOSED. THESE OPENINGS IF THEY REMAIN OPEN WITHOUT PUTTING DOORS TO DISSUADE PEOPLE PASS AWAY BECOME AND REMAIN A PROBLEM

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

GRANTING THIS REQUEST IS IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF CODE AS IT CONTINUES TO ALLOW ACCESS BY FIRST RESPONDERS
ATTACHED LETTER OF 07/14/2021

(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 WILL FULLY COMPLY WITH ANY ADDITIONAL CONDITIONS AND SAFEGUARDS PRESCRIBED BY THIS BOARD.

ATTACHED LETTER OF 07/14/2021

SAMIRA GUERROUJ

SG

Signature of Applicant

FAIROUZ GUERROUJ
Hand Print Name

07/14/2021
Date

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
FILE # 3157223 OR BOOK 2928 PAGE 131, Recorded 01/15/2008 at 02:14 PM
Doc Tax: $1400.00

Prepared By and Return To
JOSEPH R CASACCI, P A
14 Rose Drive
Fort Lauderdale, Florida 33316

Property Appraisers Parcel Identification
(Folio) Number(s): 3420-635-0202-000-5

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

WARRANTY DEED

This indenture made on the 11th day of January 2008, between WALDO DEVELOPMENT, INC., a Florida corporation, whose address is 585 SW Biltmore Street, Port St. Lucie, Florida 34983, as Grantor, and FAIROUZ GUERROUJ, a single woman, and SAMIRA GUERROUJ, a single woman, as joint tenants with right of survivorship, whose post office address is 6, Grande Aollee Vapillon, 77700 Serris, France, as Grantees.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, and sells, aliens, remises, releases, conveys and confirms unto the Grantee the following described land situate in St. Lucie County Florida, viz:

Lot 14, Block 218, Port St. Lucie Section Twenty-Eight, according to the map or plat thereof as recorded in Plat Book 14, Page(s), Public Records of St. Lucie County, Florida.

The Grantors herein declare that the subject property is not now nor is contiguous to their homestead property nor the homestead property of their spouse or immediate family.

SUBJECT TO restrictions, covenants, reservations, easements, declarations, agreements and limitations of record.

AND said Grantor do hereby covenant with said Grantee that the Grantor is/are lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of encumbrances, except taxes accruing subsequent to December 31, 2008.

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 as witnesses:

WITNESSES

Signature: Erica Santiago
Printed Name: Janeli B Shure
Signature: Janela B. Shure
Printed Name

WALDO DEVELOPMENT, INC.

JAMES A. DOVAS, President

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this 11th day of January 2008, before me, an officer duly qualified to take acknowledgments, in the State and County aforesaid, personally appeared JAMES A. DOVAS, President, WALDO DEVELOPMENT, INC., a Florida corporation, personally known to me to be the person described in, and who produced _____ as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same and did take an oath.

LEDA DIANE GOFF
MY COMMISSION # DD 370859
EXPIRES: December 15, 2009
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires: 12-15-08

Ms Fairouz Guerrouj

Ms Samira Guerrouj

657 SW Carter Ave

34983 Port Saint Lucie

Paris, July 14, 2021

To Department''Planning&Zoning Department

Document to be linked to the " VARIANCE APPLICATION " procedure

*Legal Description is/

*Port St Lucie Section 28 Block 219 Lot 14 (OR Book 2928-131)

*Parcel ID Number 3420-635-0202-000-5

*Zoning. RS 2
*Description of requested variance.

Monsieur, Madame,

We deposited the permit for installation of the fence, after the vandalism of our property in 2008, the thieves have cost us all, robbed us all, without leaving anything. It looks like we have been raped. I invite you to consult the police report dating from 2008, to date, no one has been caught.

We slept in our car for days because we were terribly shocked, damaged, distraught. It took 7 years to rebuild everything with our own money, with our own energy, to go back and forth, between Paris and Miami, when we had just bought our property.

For us, it was dark, awful, dreadful, monstrous years that we lived. Never in our lives will we forget the day when we saw the interior lights of our house, all on, and the main door wide open. Inside, everything was empty and damp; it smelled of Molde, everywhere without exception, in every corner of the house.

I must tell you that the responsibility of the police is severely involved in this vandalism, since they had all our contact details, our emails, our phones, we even filled out the form, indicating each time the date of our departure and the date of our arrival, in order to ask them to watch, to check our property when we are away.

Unfortunately, the police failed in its mission, at its word given.
We tell you about this monstrous adventure, because we no longer want to relive this pain and this vandalism once again, which was excruciating, and appalling.

Our goal is to secure our property, and our life, quite simply, but with your collaboration, with your help, with your support, otherwise we cannot do it alone.

We believed that this permit and the construction of our fence in 2008, would protect us, protect our property, and avoid any unauthorized entry into our property.

Well, today, this is no longer the case, because thanks to its 7 openings on all sides, this facilitates and encourages unknown people, outsiders, animals, potential thieves, people who want us kill, cross; infiltrate our property without being authorized.

As the police officer, the detective said, we quote: "You are lucky you were not there because they had the care and determination to kill you. It's just material that you lost because you are alive today. «We must point out to you, that there is an Amendment 1 of the American constitution, this Amendment says that nobody has the right to enter our property without authorization, it is Amendment 1 of the American Constitution, which said.

The police, the firefighters, must have a pass from the judge to the court to enter our property, or in the event of an absolute emergency, fire, accident, vandalism,... ..ect.... other than that, no one has the right to enter our property. Otherwise, it's JAIL for anyone who crosses our property without our permission, and without the permission of the Court Judge.

We currently have 7 small openings in front of the main entrance of our property, do you find it necessary to have 7 openings for the emergency. In addition, you are very well informed when we are there, and when we are not there, on the one hand, and on the other hand, according to Ms. COX, we quote her: "" *an opening is enough for emergencies , the rest must be condemned to be closed* "". That's what she told me, when I filed and paid, the Application variation request, in November 2018.

We posed, and installed, these small doors to strongly dissuade, unknown people, to respect, and to execute `` the right not to cross our property, whether it is an animal, an individual, or others " .

For all these reasons mentioned in our mail, we ask you to accept our request to modify the permit, as well as our request for exemption, so that the 6 openings are closed, and that only one opening remains accessible to be used, for emergency, firefighters and police, as indicated, moreover, Mrs. Cox.

While keeping a single door open, with its current aesthetic, which will play a deterrent role for any external intrusion, because this small door will be equipped with a free hook which serves as opening and closing so that any person belonging to the police , and firefighters can use it day and night (see video).

Description of the requested variance

We are looking for a solution to install hinged doors in the 20 foot slots of our fence. This leaves "opening" as required by the code. The fence is only 4 feet tall. We want to open a single door via a free hook that serves as opening and closing, day and night (see video), however, the other 6 will remain closed. From what we understand, the code is intended to allow first responders, police and firefighters, to access our

home in the event of an emergency. Hinged doors allow access.

We live in France. We have owned the house since 2008. Since our purchase, we have been victims of repeated acts of vandalism, both when we were in Port Saint Lucie, and in France. These acts included a break and enter, and a flooding of our home by thieves, and squatters.

This required the complete reconstruction of the interior, and the installation of the fence all around our property. These attacks continued, with a shot that shattered the entire rear of our car, attempts at forced entry, and reproduced, of passers-by entering our lawn with their dogs, while they are not allowed to access our property.

We have put in a lot of effort, and means, to protect our home, and limit access. We installed a fence all around the property, exterior lighting on all night, cameras, a security system, but this became insufficient, because these free entrances **STRONGLY encourage intrusions**, they do not dissuade them, it is for that, it is necessary to look into this very precise point, and find a lasting solution, to avoid and prevent any intrusion in the future.

This is why we call on you, Mr. Finizio, Mrs. Cox, to help us to be able to enjoy our property with all the tranquility that is.

The variance requested is the minimum variance that will make possible the additional protection of our home, and thus of our lives. Acceptance of this request is in keeping with the general intent of the code, as it still allows first responders, police, and firefighters to access it.

We will fully comply with the additional conditions and warranties prescribed by this advice.

For all these reasons, we ask you to please help us to allow us to benefit from this exceptional exemption, and from this modification of the permit, to allow us to enjoy our property, to enjoy the tranquility that we no longer had since 2008, and especially to secure our home, and our lives, whether we are in Port Saint Luci, or in France.

We kindly ask you to take into account our call for help, and our attentions which are always faithful to the respect of the city code, however, a situation, or an exceptional problem, deserves to acquire and lead to a solution as exceptional as it is.

We thank you very much for your help and for your assistance in this case.

Please accept, Madam, Monsieur, the expression of my most distinguished greetings

Signature
Miss Guerrouj



City of Port St. Lucie

FENCE PERMIT

Fence Contractor HBJ Guerro Fences

Date 11-7-08 Permit Number 08-13292

Address 6057 SW Carter Ave

Section 29 Block 214 Lot 14

Insp. ID _____ Insp. Date _____ Fence Type 6' pvc, 4' pvc

The person accepting this permit shall conform to the terms of the application on file in the office of the Building Department and construction shall conform to the requirements of the City Code.

NOTICE

No inspection will be made unless this card is posted in a conspicuous and protected place accessible to the inspector.

[Form Revised 04/29/2002]

INSPECTION TYPE CODES

ALPHA	NUM	INSPECTION TYPE
Phase 5		
FRAA	4204	Frame All
AIRR	1400	Air Conditioning Rough
ELER	3100	Electric Rough-In
FRAM	4200	Framing
PLUT	6300	Plumbing Top out
NAIL	5800	Nailing
WNDR	4201	Windows/Door Bucks
ROSH	6801	Roof Sheathing/Wind Brace/Tie Down
DRIN	6802	Dry In Inspection/Nail/Window Dbks
GASR	4500	Gas Rough-In
FPLC	3700	Fireplace
WINB	9200	Wind Brace
TIED	8600	Tie Down
TUND	6803	Underlayment for Tile
PPAT	6002	Pool Patio/Safety Glass
PELE	3300	Pool Electric
Phase 6		
APEN	1500	Approval by Engineering
CINS	2000	Insulation Certificate
AIRF	1300	Air Conditioning Final
LATH	9600	Wire Lath
ROOF	6800	Roof Final
INSU	2001	Ceiling/Wall Insulation
METR	5400	Meter
HEAL	4800	Health Department Certificate
TERM	8200	Termite Certificate
APPL	1600	Approval by P & Z
FIRM	3600	Fire Marshal Certificate
HAND	4700	Handicap
SEWR	7000	Sewer
PATI	6000	Patio
FEMA	3602	Federal Emergency Management
ELEF	3000	Electric Final
PLUF	6100	Plumbing Final
GASF	4400	Gas Final
TUGP	5603	Temp Underground Piping
GAST	4600	Gas Tank
WINS	9000	Wall Insulation
DRYW	2800	Drywall
IPTR	6804	In Progress Tile Roof
ALRM	1450	Alarm/Barrier
SAFG	6401	Safety Glass
MECF	5300	Mechanical Final
FENC	3200	Fence
OPRO	4202	Opening Protection
Phase 7		
ENCL	3500	Pool Enclosure
FINL	3400	Final
UTIL	9601	Utilities
BARR	1451	Barrier Inspection

For this Inspection Call Engineering at 871-5177

For this Inspection Call P & Z at 871-5212

Permit # 0813292
Confirm # 702
FINAL # 3400

City of Port St. Lucie

Building Department
CITY of PORT ST. LUCIE
FLORIDA

AIRS

THE AUTOMATED INSPECTION REQUEST SYSTEM

Dial

772-871-5270

or

Request your inspections on-line

HTTP://PSLFL.VETROL.COM

This site allows you to:

- request inspections
- view the status of all inspections for a particular permit
- download weekly reports
- view a list of scheduled inspections
- Do a Property Search
- Do a Contractor Search
- View Active Contractor Lists

Construction under this permit will be done in accordance with the new FBC/FRC 2004

CITY OF PORT ST. LUCIE

WEB SITE: HTTP://WWW.CITYOFPSL.COM

BUILDING PERMIT APPLICATION

PERMIT # [redacted] CONF # [redacted] FOLIO #

RP#

THIS AREA TO BE FILLED IN BY CONTRACTOR

PROPERTY ADDRESS 7

LEGAL DESCR | SECTION | BLOCK | LOT | PROJECT NAME

OWNER MAIL ADDRESS ZIP PHONE

CONTRACTOR Same MAIL ADDRESS ZIP COMPANY NAME (if not same as contractor)

Contractor E-Mail Address PHONE FAX #

ARCHITECT MAIL ADDRESS PHONE LIC # E-Mail Address

ENGINEER MAIL ADDRESS PHONE LIC # E-Mail Address

MORTGAGE LENDER'S NAME MAIL ADDRESS PHONE

USE OF BUILDING

CLASS OF WORK [X] NEW [ ] ADDITION [ ] ALTERATION [ ] OTHER

DESCRIBE WORK

SQ FT Living:

SQ FT Non-Living:

VALUATION OF WORK: $

SPECIAL CONDITIONS

Model Home Yes No

OCCUPANCY TYPE	IMPACT FEES BOLDED	
TOTAL SQ FT OF BLDG	PLAN REVIEW FEE	$
	PERMIT	$ 60
TYPE OF CONST.	EDUCATION	$
	ROAD	$
VALUATION PER SQ FT	RADON CHARGE	$
	BIC CHARGE	$
# OF STORIES	PUBLIC BUILDING	$
	LIBRARY	$
MISCELLANEOUS	COUNTY PARKS	$
	N OF C	$
SPECIAL APPROVALS	CITY POLICE	$
	FIRE/EMS	$
REQUIRED	SLC LAW ENF.	$ 15
	MISCELLANEOUS	$
	TOTALS	$ 1680
	RECEIVED	SDS FEES

APPLICATION ACCEPTED BY | PLANS CHECKED BY | APPROVED FOR ISSUANCE BY | USE ZONE

Asbestos: It is the owner's or operator's responsibility to comply with the provisions of s. 469.003, Florida Statutes and to notify the Department of Environmental Protection of her or his intentions to remove asbestos, when applicable, in accordance with the state and federal law.

APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO DO THE WORK AND INSTALLATIONS AS INDICATED. I CERTIFY THAT NO WORK OR INSTALLATION HAS COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT AND THAT ALL WORK WILL BE PERFORMED TO MEET THE STANDARDS OF ALL LAWS REGULATING CONSTRUCTION IN THE CITY OF PORT ST. LUCIE. I UNDERSTAND THAT SEPARATE PERMITS MUST BE PULLED FOR ELECTRICAL, HVAC, PLUMBING AND INSULATION. I UNDERSTAND THAT THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 3 MONTHS OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED.

I UNDERSTAND THAT GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL ANY PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Contractor (date) Signature of Owner (if owner builder) (date)

CITY WATER		INVERT	FFE
CITY SEWER		R-	FGE
SEPTIC TANK PERMIT #			
SETBACKS			
COST			
SURVEY			
PLOT PLAN			
LEV. SHEET			
GRADING PLAN			
ER			
FI			
W (Heating Stlp)			
FLOOD HAZARD		ZONE	

NOTARY as to Contractor:

NOTARY as to Owner or Agent:

SWORN BEFORE ME ON THIS 7 DAY OF JUN 20 05

CERTIFICATE OF COMPETENCY HOLDER

Contractor's State Certification or Registration #:

Expiration Date:

Contractor's Certificate of Competency #:

APPLICATION APPROVED BY:

PERMIT VALIDATION CHK. M.O. CASH

BATCH # ITEM # CHECK #

05-35238

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	05-04-04	05-04-04			

LEGAL DESCRIPTION:
LOT 14 IN BLOCK 219 OF PORT ST. LUCIE - SECTION TWENTY-EIGHT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 7, PAGES 7A THROUGH 7C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

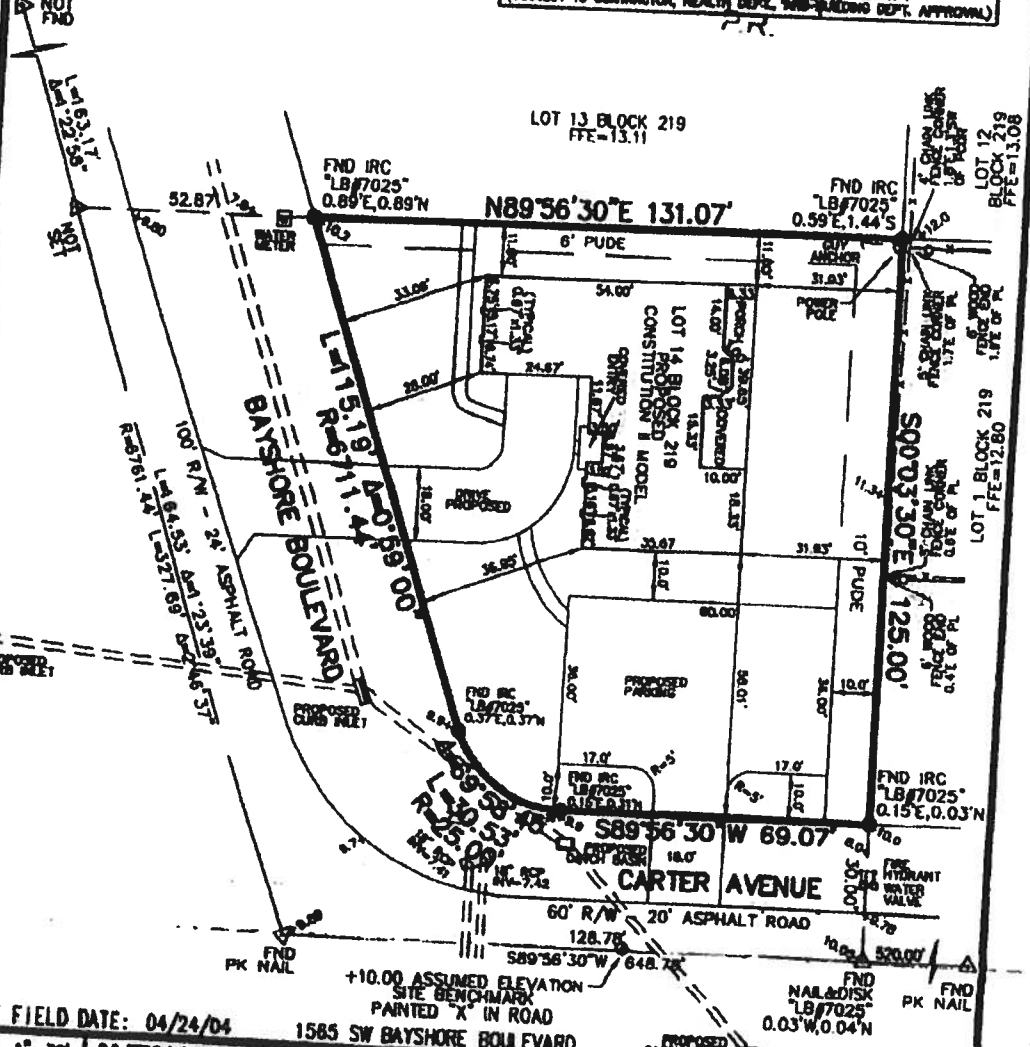
ABBREVIATIONS:
(C) = CALCULATED
(M) = MEASURED
(P) = PLATTED
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND 5/8" IRON REBAR
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
PCP = PERMANENT CONTROL POINT
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
SF = SQUARE FOOT
● = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

GRAPHIC SCALE 1" = 30'

SURVEYORS NOTES:
1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X.
4. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 14 AS BEING S00°03'30"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED.
8. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LISCENSED SURVEYOR AND MAPPER.

Contractor Copy
- CITY WATER AND SEWER
City of PSL

PROPOSED PLOT PLAN
(SUBJECT TO CONTRACTOR, HEALTH DEPT. AND BUILDING DEPT. APPROVAL)



LAST FIELD DATE: 04/24/04

SCALE:	1"=30'
DATE:	05/04/04
DRAWN:	AJP
JOB NO.:	04-0137

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
1218 SE Industrial Boulevard
Port St. Lucie, Florida 34952
Phone: (772) 380-0000
Fax: (772) 380-0520
LB#7280

DATE:	REVISIONS:
6-28-05	REVISE HOUSE DIMENSIONS
1-6-05	ADD PROPOSED DRAINAGE SYSTEM
FB/PG:	107/3

CERTIFIED TO:
LIBERTY HOME BUILDERS, INC.

I hereby certify that the survey shown hereon is true and correct and is based on actual measurements taken in the field. This survey meets the Minimum Technical Standards of Chapter 61G17 Florida administrative code.

ALEXANDER J. PIAZZA
Professional Surveyor & Mapper
Florida Certificate No.: 6330

Building Department of Port St. Lucie, FL

Period	Batch	Item	Print Date/Time
11/30/08	3089	011	11/07/08 09:49:10

Customer: GUERROUJ FAIROUZ

Qty	Description	Fee	Total
1	PERIPERM 0813292	65.00	65.00
1	ARCI05-35238	15.00	15.00
		Total Due	80.00

Payments	Check #	Check Date	Amount
Cash		/ /	80.00

Permit No. 0813292 Confirm 7023

Bldg. Fee	65.00
Schools	0.00
Roads	0.00
Radon Tax	0.00
BIC	0.00
Public Bldg.	0.00
Library	0.00
Parks	0.00
N of C	0.00
Police	0.00
Fire EMS	0.00
SLC Law Enf.	0.00
Total	65.00

Petition for Variance from City's Code of Ordinance: SEC. 158.216(H) – Fences Used as Landscape Material

Address: 657 SW Carter AVE, Port St. Lucie Florida – Legal Description: PORT ST LUCIE-SECTION 28-BLK 219 LOT 14 (MAP 34/32S)(OR 2928-131)

Attorney: Christian F. Schoepp, Esq, 1221 Brickell Avenue, Miami Florida, Phone: (305) 215-9355, Fax: (305) 402-6478.

Rule: SEC. 158.216(H) – Fences Used as Landscape Material: "Fences used as Landscape Material. On property zoned residential, segments of fencing may be utilized as landscaped treatment in that area extending from the front building line to the front property line provided that no property is enclosed. Fence material shall not exceed four (4) feet in height. A two-foot break is required for each twenty feet in length. The fence material shall be limited to wood, masonry, stone, vinyl or metal picket."

The type of action requested: Exemption from SEC. 158.216(H) for the property located at: 657 SW Carter AVE, Port St. Lucie Florida where property owners are asking for small picket fence doors to remain in place.

The specific facts that demonstrate a substantial hardship: Property has been vandalized on multiple occasions and has been used as grounds for illicit activity when owners are not present at the residence.

The reason why the variance serves: The variance is necessary to avoid precedent conditions where owners' property has been vanadalized and created unsafe conditions.

Variance sought is permanent.

Name	Address	Phone Number	Email Address
Chevade Reid	500 N Congress Ave	561-774-3320	
Kenny mcmillan	123 Tropical ave	772-242-7315	
Nunie Celestin	5153 breckenridge pl	561-667-2920	
Lift Joseph	2028 Dock st	561.856.3529	
Samantha mendez	1614 Douglass Rd	786-473-3448	
Vante Devon	117 Sw Carter ave	561-352-0049	
Ernie Jones	5153 breckenridge pl	561-388-9961	
Clive miller	3011 King Palm way	561-572-6736	
Jodiana nicole	2024 SW 14 St	561-695-7086	
Jawon laier	181 sw fairway Ave	561-485-3269	
Denius Stephens	181 sw fairway ave	561-386-5327	
Erik White	181 SW fairway ave	561-503-3378	
Keyonta lee	4941 haverhill Rd	561-635-1928	
Vanesha Pierre	438 S sw 10th ave	561 303-5736	
Brandon Reid	4941 haverhill comm	561-903-5735	
Joshua Lanier	119 military circl	561-530-5121	
Bianca armstrong	5450 fenton drive	561-253-2032	
Christian Picart	12461 NE lynch ln	561-800-7895	
Zamia Pierre	438 S w 10 Ave	410-900-6989	
Britni Gordon	12461 NE lynch ln	561 876-6943	
[redacted] Alice	1950 N. Congress Ave	561-408-4438	

R1.28b-TH

Petition for Variance from City's Code of Ordinance: SEC. 158.216(H) – Fences Used as Landscape Material

Address: 657 SW Carter AVE, Port St. Lucie Florida – Legal Description: PORT ST LUCIE-SECTION 28-BLK 219 LOT 14 (MAP 34/32S)(OR 2928-131)

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Variance sought is permanent.

Name	Address	Phone Number	Email Address
ANDREA DIXON	1602 SW Merchant LN PSL 34953	772-204-3253	
Carl Dixon	1602 SW Merchant Ln PSL	77 [illegible] 4146	
Tianne Dixon	1602 SW Merchant lane Port Saint lucie	772-200-9706	
Toni Ann Dixon	1602 SW merchant lane Port Saint Lucie FL		
Camilo Dios	3153 SW Blackmt PSL 34982	772-307-5404	
Jesus Hernandez		772-521-4568	

Petition for Variance from City's Code of Ordinance: SEC. 158.216(H) – Fences Used as Landscape Material

Address: 657 SW Carter AVE, Port St. Lucie Florida – Legal Description: PORT ST LUCIE-SECTION 28-BLK 219 LOT 14 (MAP 34/32S)(OR 2928-131)

Attorney: Christian F. Schoepp, Esq, 1221 Brickell Avenue, Miami Florida, Phone: (305) 215-9355, Fax: (305) 402-6478.

Rule: SEC. 158.216(H) – Fences Used as Landscape Material: "Fences used as Landscape Material. On property zoned residential, segments of fencing may be utilized as landscaped treatment in that area extending from the front building line to the front property line provided that no property is enclosed. Fence material shall not exceed four (4) feet in height. A two-foot break is required for each twenty feet in length. The fence material shall be limited to wood, masonry, stone, vinyl or metal picket."

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Variance sought is permanent.

Name	Address	Phone Number	Email Address
Lionel Hamilton	533 SE Cliff Road	772-985-5905	Pedlar01@gmail.com
BRANDON Reid	4991 haverhill commons Ave	561-303 5735	DBoy300h@gmail.com
Kendall McMillan	191 Viking Street	772-342-7881	

Petition for Variance from City's Code of Ordinance: SEC. 158.216(H) – Fences Used as Landscape Material

Address: 657 SW Carter AVE, Port St. Lucie Florida – Legal Description: PORT ST LUCIE-SECTION 28-BLK 219 LOT 14 (MAP 34/32S)(OR 2928-131)

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Variance sought is permanent.

Name	Address	Phone Number	Email Address
Kendra Adams	162 SW. Ewing Ave PSL	772-626-0332	Kendracasey4@gmail
Attorney in fact		772-940-4462	
Kylie Reeves			
Alex Stone	120 Sc. Jupiter Ave	772-307-1590	
Ms. Robert Wilson Jr	746 SW Avens	772-240-4423	
Joseph Locklar	292 Westarbor Ave PSL FL 34952	772-621-6690	
Justin Locklar		772-207-6906	
[illegible]	PSL dump		

Petition for Variance from City's Code of Ordinance: SEC. 158.216(H) – Fences Used as Landscape Material

Address: 657 SW Carter AVE, Port St. Lucie Florida – Legal Description: PORT ST LUCIE-SECTION 28-BLK 219 LOT 14 (MAP 34/32S)(OR 2928-131)

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The reason why the variance serves: The variance is necessary to avoid precedent conditions where owners' property has been vanadalized and created unsafe conditions.

Variance sought is permanent.

Name	Address	Phone Number	Email Address
Tanya Kelson	158 Sw Fairview Ave	561-667-0752	
Eric White	198 Sw Fairway Ave	561-503-3778	
Angelo Hall	160 Sw Grave Ave	561-4184964	
mike Pierre	1745w Ray Ave	772-242-7315	
carlos Luis	1361 Sw carter St	561-268-3767	
Vonta mathews	120 irving st	561-352-0049	
Erin mathews	1401 Sw Hutchins St	561-398-8961	
Jw Joseph	338 Sw Twig Ave	561-856-3529	
Jalon Jackson	133 Sw fairway Ave	561-485-3264	
estilla menendez	117 Sw fairview Ave	561-891-4979	

Miss GUERROUT FAIROUZ

Miss GUERROUT SAMIRA

657, SW CARTER AVE

PSL 34983 FLORIDA

the: 05/09/2022

RECEIVED
MAY 09 2022
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Dear;

I will be present at the city of Port St lucie planning zoning board meeting of July 5 2022 at 6h00 pm. for the public Hearing regarding my VARIANCE Application. for 657. SW CARTER AVE PSL 34983 FL.-

Sincerely,

CITY OF PORT ST. LUCIE

Neighborhood Services Department

"A City for All Ages"

MEMORANDUM

To: Planning & Zoning Department / P&Z Board

Thru: Michael B. Lubeck, Neighborhood Services Assistant Director

From: Wesley Armstrong, Code Compliance Supervisor

Re: 657 SW Carter Ave – Variance Hearing

Date: November 16, 2020

On 1/18/2018, Code Compliance received an anonymous call in complaint concerning 657 SW Carter Avenue regarding a possible unpermitted fence. A case was generated, #18-00349. Upon inspection, a decorative fence was found in the front yard which exceeds the allowable height limit and without the required breaks as per ordinance SEC. 158.216(H).
Code Compliance held off enforcement as we were contacted by the property owner, Fairouz Guerrouj, and her attorney, Glenn Webber. Over the course of eighteen months, the case was placed on hold for the following reasons:

- The homeowner stated she lives in France and must be given enough time to travel to Florida to attend the hearing in person.
- The attorney stated he could not attend a magistrate hearing as he had another trial scheduled.
- The attorney stated a variance application would be submitted to Planning & Zoning, after 4 months, an application was received. Over the following 8 months, Planning & Zoning were unable to schedule a variance hearing date with the property owner, so the application was withdrawn.

Staff continued with the case, bringing the property to a Special Magistrate Hearing on 7/3/2019. The Special Magistrate found the property was in violation and a Certification of Fines hearing on 8/7/2019 assessed a lien to the property. That lien maxed out on 1/9/2020 and a new case was opened, #20-00211.

A Notice of Violation letter was sent to the property owner on 1/10/2020. The property was not brought into compliance; therefore, the case was scheduled for a Special Magistrate Hearing on 3/11/2020. The case was postponed due to a Variance Hearing being scheduled in May 2020. In October 2020, the decision was made by the City Attorney's Office (CAO) to move forward with the case due to the amount of times the Variance Hearing was postponed by the homeowner.
On 11/2/2020, the CAO was contacted by Glenn Webber. He inquired about a variance date and pending Code hearing. It was explained to him that a Variance Hearing could be scheduled for 12/1/2020, but the Code hearing would proceed on 11/4/2020. To allow time for a possible Variance

Hearing, Code requested if the property was found in violation, that 45 days be given to bring the property into compliance.

On 11/3/2020, the CAO received a Motion to Continue from Glenn Webber asking to postpone the code case from the Special Magistrate Hearing scheduled for the following day. He stated he must be given time to review the case prior to hearing. Later that day, Fairouz Guerrouj stated in an email that Glenn Webber did not represent her and that she did not want the city to speak to him regarding her case.

On the morning of 11/4/2020, the front pickets were removed from the fence. As the property was still in violation due to the gate being closed and the fence being too tall, the case went to Special Magistrate. The Special Magistrate denied the Motion to Continue and found the property owner to be in violation of the City code. The property owner was given the option of attending virtually due to being in France but declined. No one attended the hearing on her behalf. On 11/5/20, the front pickets were placed back on the fence.

The City has given the homeowners until 12/19/2020 to bring the property into compliance, otherwise the case will go to a Certification of Fines Hearing on 1/13/2021.
The current violations of the fence are:

- Height: 5 ft (in the front)
- Height: 5 ft 2 inches (on the front left side)
- No break: pickets installed between fencing allowing no breaks
- No break: when the front gate is closed, there is no break for 51ft 8 inches.

Code Compliance has determined that the fence be removed or reduced to a height that does not exceed 4ft. That the pickets be removed between fence panels to allow for a 2ft break, every 20ft. Also, the front gate must be removed or remain in the open position as the fence panel on either side is roughly 17ft long.

FAIROUZ & SAMIRA GUERROUJ VARIANCE

Project: P20-017

Planning and Zoning Board Meeting

Stephen Mayer, Planner III

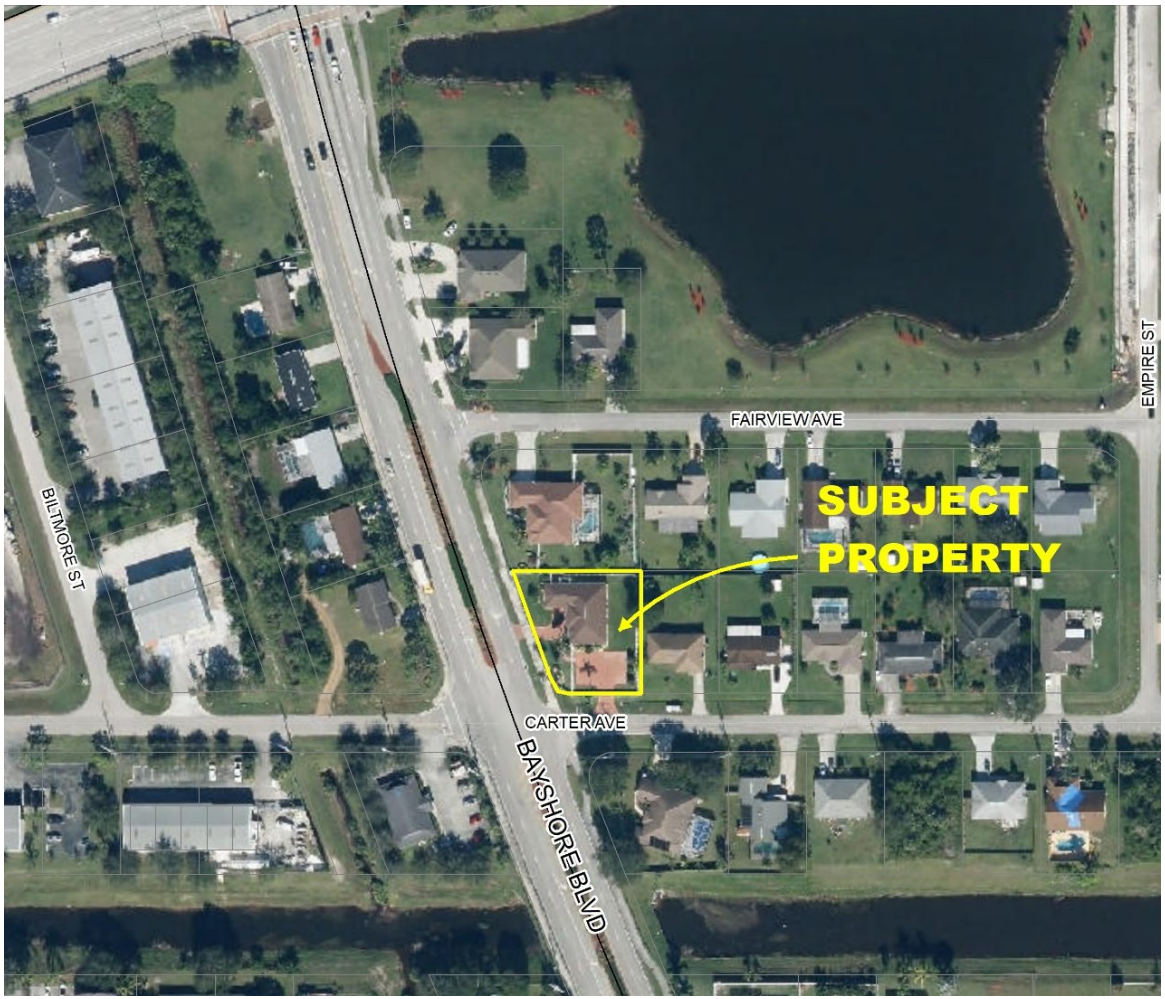
CityofPSL.com

REQUESTED VARIANCE

- This is a request to grant a variance to the requirements of Chapter 158.216 (H), Fences used as Landscape Material, of the City's Code to permit the installation of fence gates within the required breaks of the twenty (20) foot fence segments and permit a portion of the fence to exceed four (4) feet in height.
- Applicable Code Section: Per code Sec. 158.216(H), fencing may be utilized as landscaped treatment in that area extending from the front building line to the front property line provided that no property is enclosed, and a two-foot break is required for each twenty feet in length and no portion of the fence exceed four (4) feet in height.
- Applicant & Owner: Fairouz & Samira Guerrouj
- Address: 657 SW Carter Avenue.
- Location: Located on the east side of Bayshore Blvd, NE of the intersection of Bayshore and Carter Ave.

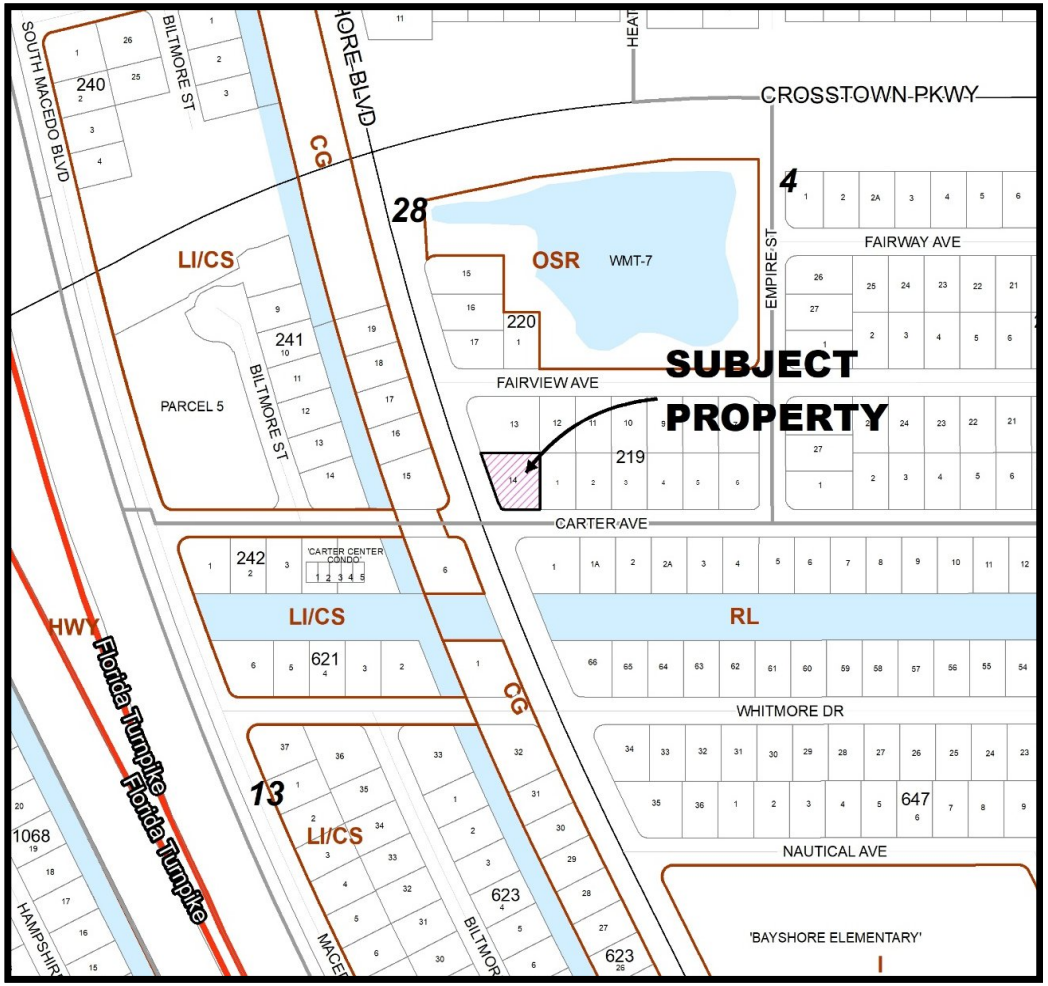
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AERIAL



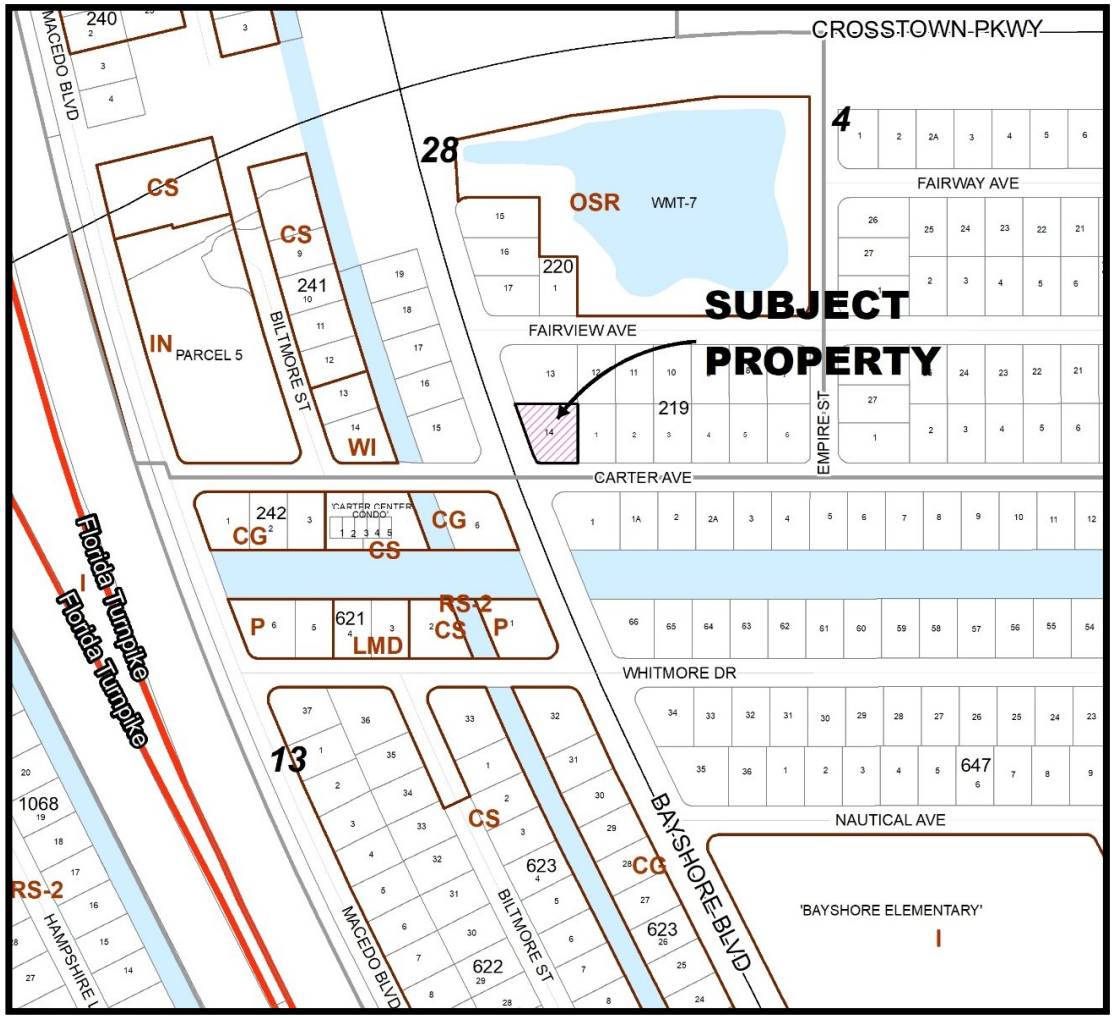
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FUTURE LAND USE



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ZONING



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Looking southeast

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Looking northeast

CityofPSL.com



Gates between the “breaks”

CityofPSL.com

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

CityofPSL.com

"A City for All Ages"

Agenda Summary

2022-655

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P21-285 Town Place PUD - Rezoning

Location: The property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.

Legal Description: Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens.

This is a request from Michael Houston of HJA Design Studio, LLC as agent on behalf of Owner, PSL Townplace Partners, LLC, to rezone and modify the exiting PUD (Planned Unit Development) of approximately 18.51 acres of property, known as Town Place PUD.

Submitted By: Stephen Mayer, Planner III

Executive Summary: This is a request request from Michael Houston of HJA Design Studio, LLC as agent on behalf of Owner, PSL Townplace Partners, LLC, to rezone and modify the exiting PUD (Planned Unit Development) of approximately 18.51 acres of property, known as Town Place. The Future Land Use remains Commercial General/Residential High Density. The proposed amendment includes a PUD development agreement and concept plan proposing a horizontal mixed-use project with 14-acre portion of the site dedicated to a maximum of 264 multi-family units and a 4.51-acre portion dedicated for commercial development.

Presentation Information: Staff will make a brief presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning and modification of the existing Planned Unit Development, known as Town Place PUD.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the rezoning request.
2. Move that the Board recommend denial of the applicant's request for a rezoning.

Background: The Town Place PUD was previously approved and will be modified via this rezoning request. Please see staff report for a more detailed background.

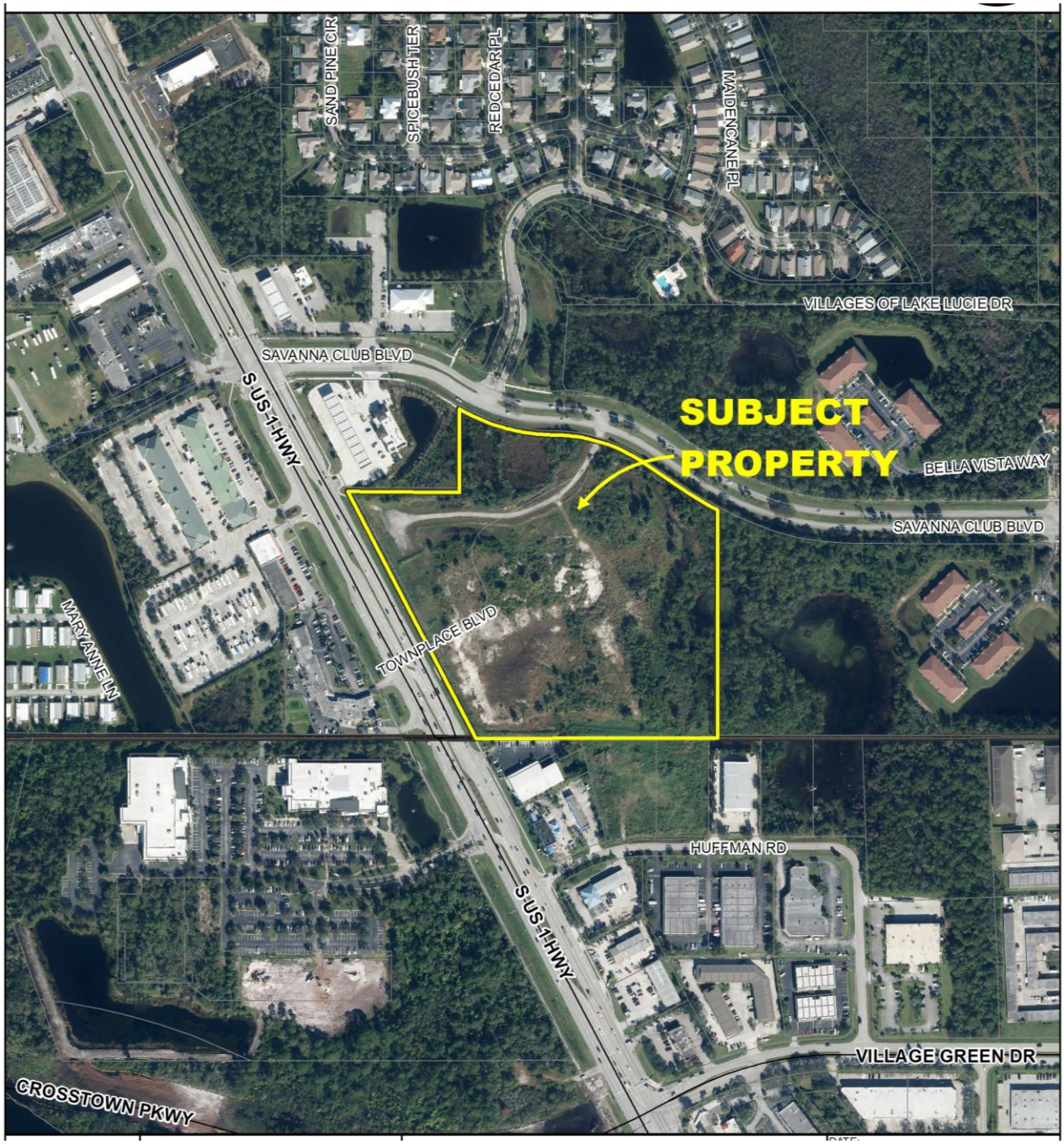
Issues/Analysis: Please see staff report.

Special Consideration: N/A

Location of Project: The subject property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.

Attachments: 1. Staff Report; 2. Conceptual Development Plan; 3. Application and PUD Document; 4. Agent Authorization Letter; 5. Statement of Unified Control; 6. Traffic Report; 7. Parking Rate Justification Statement; 8. Traffic Memo from Public Works; 9. Staff Presentation

Town Place Planned Unit Development (PUD)
PUD Rezoning
P21-285



Project Location Map

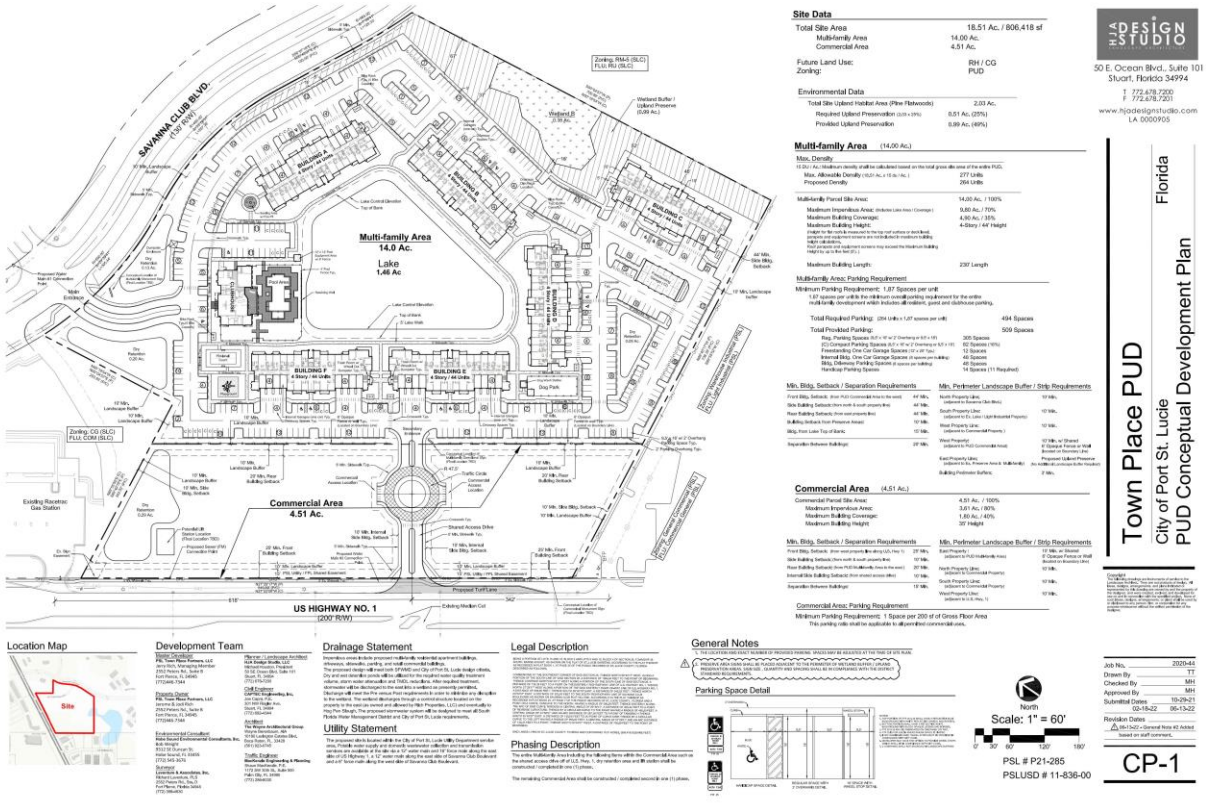
SUMMARY	
Applicant's Request:	PUD (Planned Unit Development) Rezoning for Town Place PUD to build 264 four-story apartment units.
Agent:	HJA Design Studio, LLC/ Tod Troxell
Applicant/Property Owner:	PSL Townplace Partners, LLC/ Jerome Rich
Location:	This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard
Project Planner:	Stephen Mayer, Planner III

Project Description

This PUD rezoning application proposes to rezone 18.51 acres of property to allow for the development of a horizontal mixed-use development, with 264 apartment units in six four-story buildings and a 4.51-acre commercial component. The total proposed density is 14.26 dwelling units per acre. This property has a future land use designation of Commercial General and Residential High Density (CG/RH) which allows up to 15 dwelling units per acre. The apartment units may be owner-occupied or rentals. Recreation use areas includes a 3,500 sq. ft. clubhouse, community swimming pool, dog park, seating area, a pickleball court and a playground. The Conceptual Master Plan is included in the PUD document (and below).

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the PUD conceptual plan at their May 25. 2022 meeting.



Proposed Master Conceptual Plan

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda. See attached comments from neighbors.

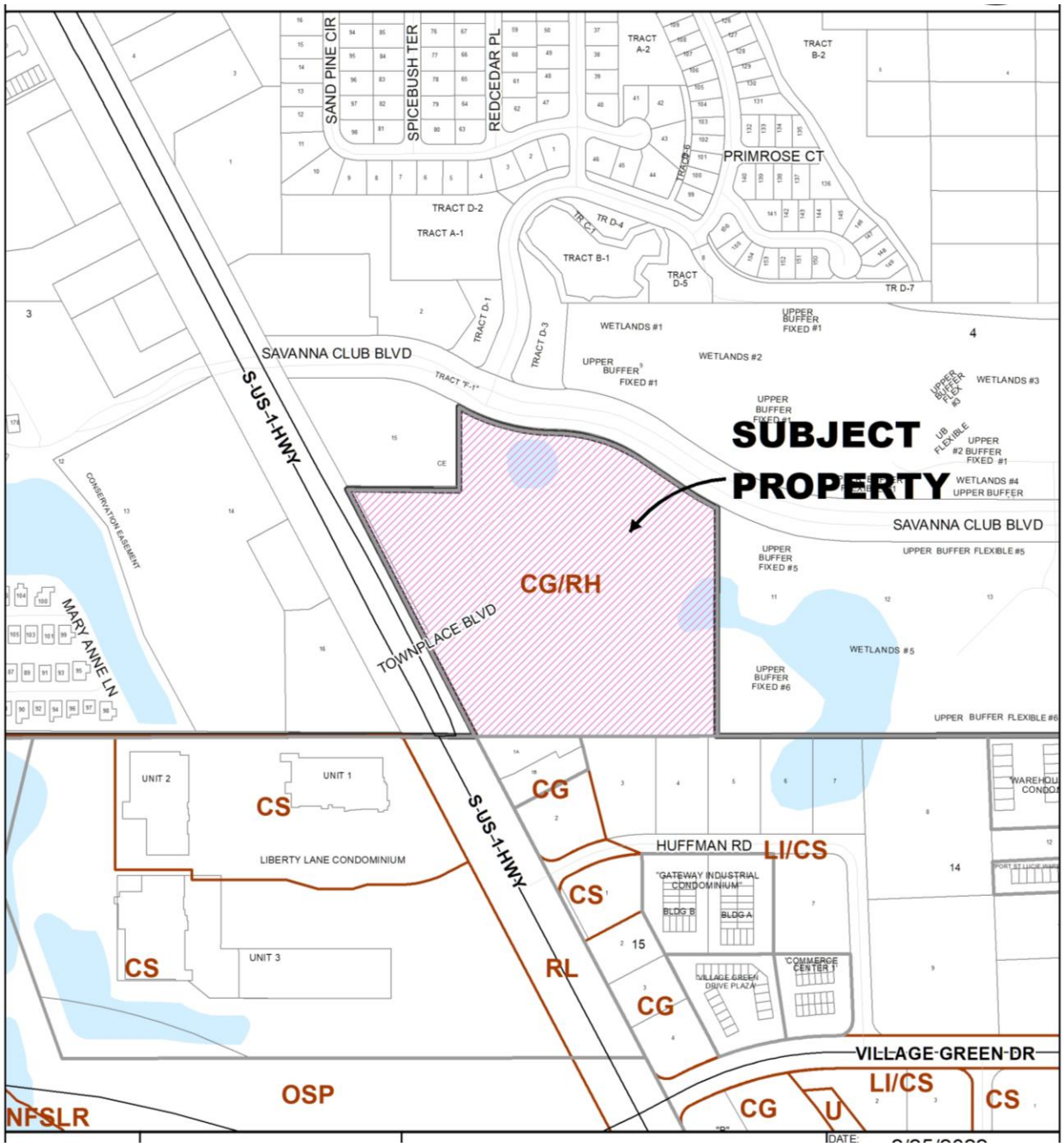
Location and Site Information

Parcel Number:	3426-341-0001-000-2
Property Size:	18.58 acres
Legal Description:	Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens.
Future Land Use:	Commercial General and Residential High Density (CG/RH)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	Mixed-Use residential and commercial development

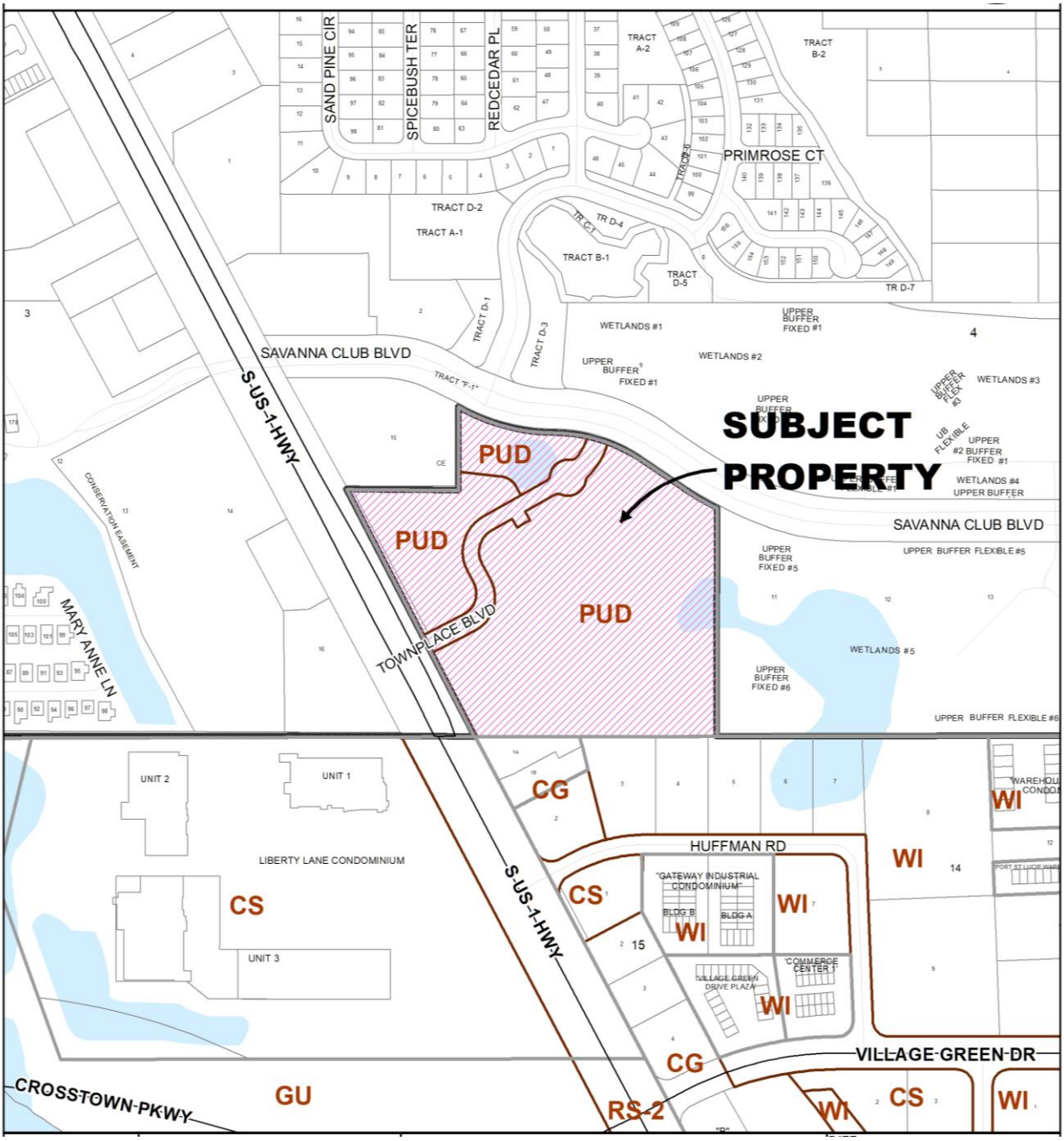
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC Commercial and Residential Urban	SLC RM-5 and CG	Gas station and multi-family residential
South	CG and LI/CS	CG and WI	Retail, Office and Car Wash
East	SLC Residential Urban	SLC RM-5	Multifamily residential (Bella Vista Apartments)
West	SLC and PSL CS	SLC CG and PSL CS	Retail Strip Plaza and Medical office

RM-5 Residential Medium, – CG Commercial General, WI – Warehouse Industrial, PUD, Planned Unit Development – CS – Commercial Service



Future Land Use Map


SAND PINE CIR
SPICEBUSH TER
REDCEDAR PL
PRIMROSE CT
TRACT A-2
TRACT B-2
TRACT D-2
TRACT A-1
TRACT B-1
TRACT D-5
TR D-4
TR C-1
TR D-7
TRACT D-1
TRACT D-3
SAVANNA CLUB BLVD
S-US-1-HWY
WETLANDS #1
WETLANDS #2
WETLANDS #3
WETLANDS #4
WETLANDS #5
UPPER BUFFER FIXED #1
UPPER BUFFER FIXED #5
UPPER BUFFER FIXED #6
UPPER BUFFER FLEXIBLE #5
UPPER BUFFER FLEXIBLE #6
SUBJECT PROPERTY
PUD
PUD
PUD
TOWNPLACE BLVD
CONSERVATION EASEMENT
MARY ANNE LN
UNIT 1
UNIT 2
UNIT 3
LIBERTY LANE CONDOMINIUM
CS
CS
CG
CG
WI
WI
WI
WI
WI
WI
HUFFMAN RD
"GATEWAY INDUSTRIAL CONDOMINIUM"
BLDG B
BLDG A
"COMMERCE CENTER 1"
"VILLAGE GREEN DRIVE PLAZA"
VILLAGE GREEN DR
CROSSTOWN PKWY
GU
RS-2

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RH (High Density Residential) allows a maximum density of 15 dwelling units per acre. The application proposes a maximum of 264 units which is a density of 14.26 dwelling units per acre.

ZONING REVIEW (ARTICLE X)

Project Description: The site is proposed to be rezoned by modifying an existing Planned Unit Development (PUD) to a new proposed PUD District. The new PUD proposes a maximum of 264 apartment units and a 4.51-acre commercial site.

Standards for District Establishment

Area Requirement	The PUD area is 18.58 acres, which is over the minimum 2 acres required by code.
Relation to Major Transportation Facilities	The PUD has access to Savannah Club and US Highway One.
Consistency with City's Comprehensive Plan	The PUD is consistent with respect to internal design and relationship to adjacent properties per Section 158.172 (E).
Relation to Utilities, Public Facilities, and Services	The site can be served by Public Facilities and Utilities. The applicant must provide utility agreements prior to approval of construction plans.
Evidence of Unified Control of Area	The applicant has provided evidence of unified control.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	The applicant has provided a PUD concept plan and PUD document, regulating uses and other development standards.
Residential Density and non-residential intensity	The Residential Density is 14.26 dwelling units per acre
Provision for Pedestrian Circulation	The applicant is providing pedestrian circulation via a 6' wide internal sidewalk connecting each residential building to amenities and connecting with existing 5' sidewalks along Savannah Club Boulevard and US Highway One through the commercial component. The applicant is proposing a bike rack for every residential building and for the commercial buildings.
Off Street Parking and Loading Requirements	The applicant is proposing a minimum parking requirement ratio of 1.87 parking spaces per unit. The applicant has provided a written justification, attached herein. The total required parking based on Section 158.221 of the City's Land Development code is 1.5 spaces for every 1-bedroom unit, 2 parking spaces for every 2 or more-bedroom unit, and 1 guest parking space

	for every 5 units. This would equate to 527 parking space per code. The required parking based on the modified ratio is 494 spaces. The applicant is providing a total of 509 parking spaces, of which 305 are regular marked surface parking spaces, 82 are compact spaces, 12 within freestanding one-car garages, 48 are within internal one car parking garages, 48 are in the individual driveways, and 14 are handicap parking spaces. The commercial area will be parked at 1 space per 200 square feet of gross floor area.
Underground Utilities	The applicant will be providing underground stormwater systems and utilities.
Protection of Natural Features	At least 25% of the upland habitat is required to be preserved or mitigated through payment of a fee or offsite mitigation. Of the 2.03 acres of pine flatwoods, the applicant is preserving .99 acres (or 49%). The applicant is required to obtain a Clearing Permit prior to construction. The site contains 1.52 acres of freshwater marshes in two jurisdictional wetlands. One wetland will be preserved on site and mitigation will be provided for the other. Exotic vegetation removal is required concurrent with development. A site survey for gopher tortoises shall be conducted on all upland properties. If gopher tortoises are identified on the property, then the property must be surveyed for listed species associated with gopher tortoise burrows prior to obtaining a Clearing Permit.
Stormwater	A 1.46-acre lake is depicted on the concept plan, as well as several dry retention areas that total 0.71 acres.
Landscaping and Buffering Requirements	The concept plan shows that the PUD will provide the 10' minimum buffer and landscape requirements along the north, south, and west property lines, including a 6' opaque fence or wall along the shared boundary between residential and commercial components of the mixed-use PUD. The applicant is proposing to utilize the upland preserve area as a buffer along the eastern property line, which abuts a multi-family development. That development has a large wetland and upland preserve area on the east side.

PUBLIC WORKS TRAFFIC ANALYSIS REVIEW: This application and Traffic Report prepared by Mackenzie Engineering and planning, Inc. dated August 24, 2021, has been reviewed by the Public Works Department and the transportation elements of the project were found to follow the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed PUD allows a maximum 264 apartment units with 78,408 square feet of commercial anticipated for the commercial component. Per ITE Trip General Manual, this would generate a total of 552 PM Peak trips. The submitted traffic report indicates that the segments of US1 and Savanna Club

Boulevard are anticipated to operate at an acceptable Level of Service with the addition of this project trips counts. The Level of Service requirement for improvement within the city is a Level of Service E and this project is not triggering these types of improvements. However, the City has requested some mitigation improvements. The Conceptual Plan is showing the intention of constructing a right turn lane along US Highway One for the entrance into the project site. Please note that the main entrance for the residential portion is accessed along Savanah Club Boulevard.

No direct impact to city roadways is anticipated from this development. Please note that the two most impacted roadways; are not City roads. Savannah Club Boulevard is a St. Lucie Count Roadway, and US Highway One is a Florida Department of Transportation roadway.

RELATED PROJECTS

P16-060 Town Place CPA/Small Scale – Modified the boundaries of the existing General Commercial land use area changed a portion of the site from Residential Medium Density to High Density Residential.

P04-109 Town Place PUD - Via Ordinance 04-132, adopted by the City Council on November 22, 2004, the Town Place PUD was approved to allow for a mixed-use project, including 72 multi-family dwelling units on a total of 6.51 acres, and an office/commercial component of 12.01 acres. All buildings units were no more than two-stories in height.

P04-110 Town Place Phase I Site Plan – Site plan approval for 72 two- story townhouse units and 30,020 square feet of office.

P05-074 Town Place Phase I Site Plan – Site plan amendment and construction plans for 72 two story townhouse units and eight one -story commercial/office buildings. Approved by City Council on January 9, 2006.

P06-146 Town Place Tract 3 outparcels Site Plan – On August 14, 2006, City Council approved the construction of three, one-story retail buildings with a total of 26,112 square feet.

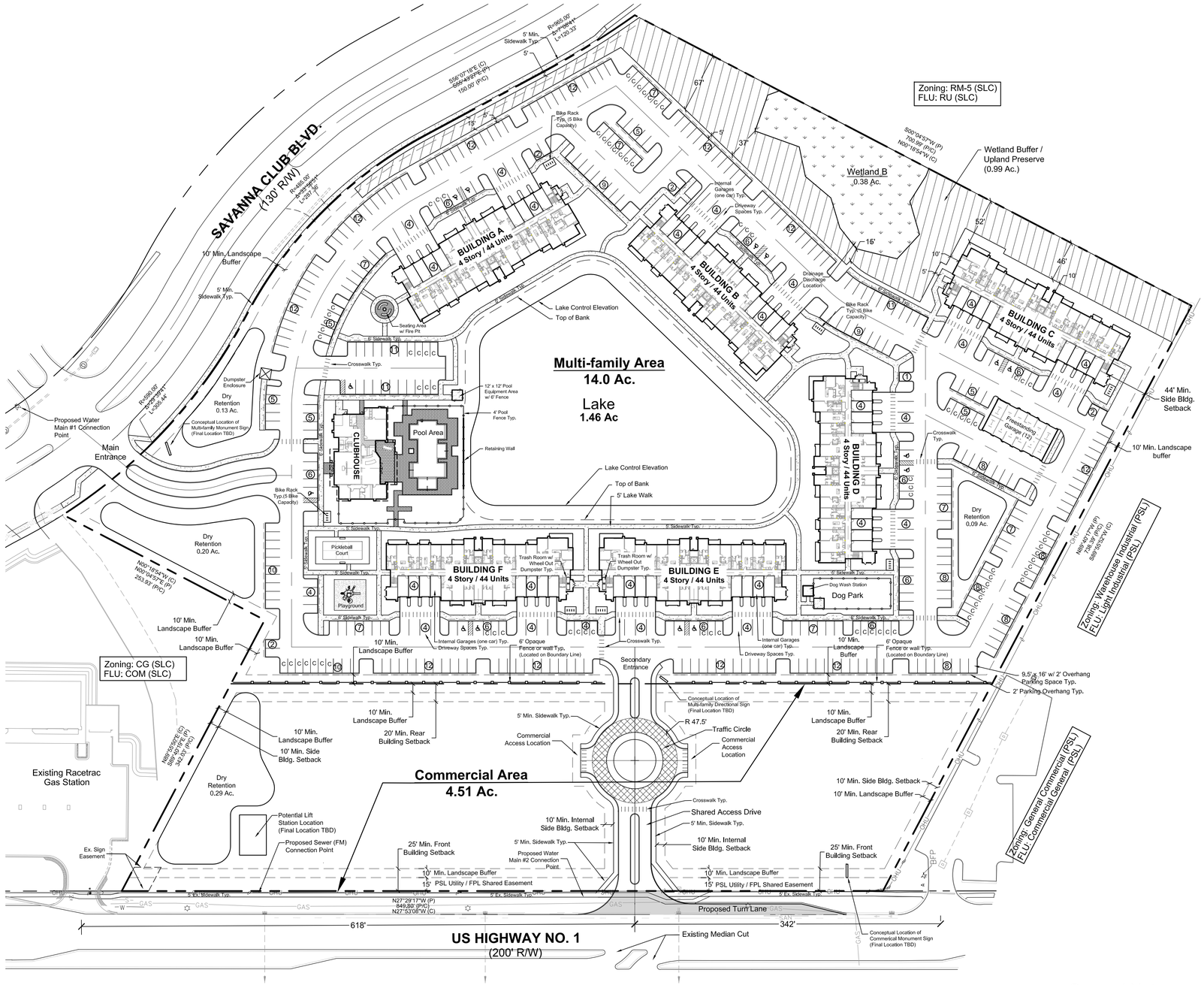
STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD rezoning on May 25, 2022.

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.



Site Data

Total Site Area	18.51 Ac. / 806,418 sf
Multi-family Area	14.00 Ac.
Commercial Area	4.51 Ac.
Future Land Use:	RH / CG
Zoning:	PUD

Environmental Data

Total Site Upland Habitat Area (Pine Flatwoods)	2.03 Ac.
Required Upland Preservation (2.03 x 25%)	0.51 Ac. (25%)
Provided Upland Preservation	0.99 Ac. (49%)

Multi-family Area (14.00 Ac.)

Max. Density

15 DU / Ac.: Maximum density shall be calculated based on the total gross site area of the entire PUD.

Max. Allowable Density (18.51 Ac. x 15 du / Ac.)	277 Units
Proposed Density	264 Units

Multi-family Parcel Site Area:	14.00 Ac. / 100%
Maximum Impervious Area: (Includes Lake Area / Coverage)	9.80 Ac. / 70%
Maximum Building Coverage:	4.90 Ac. / 35%
Maximum Building Height:	4-Story / 44' Height

(Height for flat roofs is measured to the top roof surface or deck level, parapets and equipment screens are not included in maximum building height calculations. Roof parapets and equipment screens may exceed the Maximum Building Height by up to five feet (5'),)

Maximum Building Length:	230' Length

Multi-family Area: Parking Requirement

Minimum Parking Requirement: 1.87 Spaces per unit

1.87 spaces per unit is the minimum overall parking requirement for the entire multi-family development which includes all resident, guest and clubhouse parking.

Total Required Parking: (264 Units x 1.87 spaces per unit)	494 Spaces
Total Provided Parking:	509 Spaces
Reg. Parking Spaces (9.5' x 16' w/ 2' Overhang or 9.5' x 18')	305 Spaces
(C) Compact Parking Spaces (8.5' x 16' w/ 2' Overhang or 8.5' x 18')	82 Spaces (16%)
Freestanding One Car Garage Spaces (12' x 20' Typ.)	12 Spaces
Internal Bldg. One Car Garage Spaces (8 spaces per building)	48 Spaces
Bldg. Driveway Parking Spaces (8 spaces per building)	48 Spaces
Handicap Parking Spaces	14 Spaces (11 Required)

Min. Bldg. Setback / Separation Requirements

Front Bldg. Setback: (from PUD Commercial Area to the west)	44' Min.
Side Building Setback: (from north & south property line)	44' Min.
Rear Building Setback: (from east property line)	44' Min.
Building Setback from Preserve Areas:	10' Min.
Bldg. from Lake Top of Bank:	15' Min.
Separation Between Buildings:	20' Min.

Min. Perimeter Landscape Buffer / Strip Requirements

North Property Line: (adjacent to Savanna Club Blvd,)	10' Min.
South Property Line: (adjacent to Ex. Lake / Light Industrial Property)	10' Min.
West Property Line: (adjacent to Commercial Property)	10' Min.
West Property: (adjacent to PUD Commercial Area:)	10' Min. w/ Shared 6' Opaque Fence or Wall (located on Boundary Line)
East Property Line: (adjacent to Ex. Preserve Area & Multi-family)	Proposed Upland Preserve (No Additional Landscape Buffer Required)
Building Perimeter Buffers:	3' Min.

Commercial Area (4.51 Ac.)

Commercial Parcel Site Area:	4.51 Ac. / 100%
Maximum Impervious Area:	3.61 Ac. / 80%
Maximum Building Coverage:	1.80 Ac. / 40%
Maximum Building Height:	35' Height

Min. Bldg. Setback / Separation Requirements

Front Bldg. Setback: (from west property line along U.S. Hwy 1)	25' Min.
Side Building Setback: (from north & south property line)	10' Min.
Rear Building Setback: (from PUD Multi-family Area to the east)	20' Min.
Internal Side Building Setback: (from shared access drive)	10' Min.
Separation Between Buildings:	15' Min.

Min. Perimeter Landscape Buffer / Strip Requirements

East Property : (adjacent to PUD Multi-family Area)	10' Min. w/ Shared 6' Opaque Fence or Wall (located on Boundary Line)
North Property Line: (adjacent to Commercial Property)	10' Min.
South Property Line: (adjacent to Commercial Property)	10' Min.
West Property Line: (adjacent to U.S. Hwy. 1)	10' Min.

Commercial Area: Parking Requirement

Minimum Parking Requirement: 1 Space per 200 sf of Gross Floor Area

This parking ratio shall be applicable to all permitted commercial uses.

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
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www.hjadesignstudio.com
LA 0000905

Town Place PUD

City of Port St. Lucie
Florida

PUD Conceptual Development Plan

Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Location Map



Development Team

Master Developer
PSL Town Place Partners, LLC
Jerry Rich, Managing Member
2552 Peters Rd., Suite B
Fort Pierce, FL 34945
(772)446-7344

Property Owner
PSL Town Place Partners, LLC
Jerome & Jodi Rich
2552 Peters Rd., Suite B
Fort Pierce, FL 34945
(772)446-7344

Environmental Consultant
Hobe Sound Environmental Consultants, Inc.
Bob Weight
9512 SE Duncan St.
Hobe Sound, FL 33455
(772) 545-3676

Surveyor
Laventure & Associates, Inc.
Richard Laventure, PLS
2552 Peters Rd., Ste. D
Fort Pierce, Florida 34945
(772) 398-4630

Planner / Landscape Architect
HJA Design Studio, LLC
Michael Houston, President
50 SE Ocean Blvd, Suite 101
Stuart, FL 34994
(772) 678-7200

Civil Engineer
CAPTEC Engineering, Inc.
Joe Capra, P.E.
301 NW Flagler Ave.
Stuart, FL 34994
(772) 692-4344

Architect
The Wayne Architectural Group
Wayne Berenbaum, AIA
10180 Lexington Estates Blvd.
Boca Raton, FL, 33428
(561) 923-0745

Traffic Engineer
MacKenzie Engineering & Planning
Shaun MacKenzie, P.E.
1172 SW 30th St., Suite 500
Palm City, FL 34990
(772) 286-8030

Drainage Statement

Impervious areas include proposed multi-family residential apartment buildings, driveways, sidewalks, parking, and retail commercial buildings.
The proposed design will meet both SFWMD and City of Port St. Lucie design criteria. Dry and wet detention ponds will be utilized for the required water quality treatment volume, storm water attenuation and TMDL reductions. After required treatment, stormwater will be discharged to the east into a wetland as presently permitted. Discharge will meet the Pre versus Post requirements in order to minimize any disruption to the wetland. The wetland discharges through a control structure located on the property to the east (as owned and allowed by Rich Properties, LLC) and eventually to Hog Pen Slough. The proposed stormwater system will be designed to meet all South Florida Water Management District and City of Port St. Lucie requirements.

Utility Statement

The proposed site is located within the City of Port St. Lucie Utility Department service area. Potable water supply and domestic wastewater collection and transmission services are available at the site via a 12" water main and 16" force main along the east side of US Highway 1, a 12" water main along the east side of Savanna Club Boulevard and a 6" force main along the west side of Savanna Club Boulevard.

Legal Description

BEING A PORTION OF LOTS 15 AND 16, BLOCK 3 AND LOTS 9 AND 10, BLOCK 4 OF SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, THENCE NORTH 89°40'17" WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1984.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'17" WEST ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 736.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 27°29'17" WEST ALONG A PORTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 849.80 FEET; THENCE SOUTH 89°40'19" EAST, A DISTANCE OF 342.03 FEET; THENCE NORTH 00°19'43" EAST, A DISTANCE OF 253.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAVANNA CLUB BOULEVARD AS SHOWN ON SAVANNA CLUB PLAT NO. ONE, ACCORDING (TO) THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, AT PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 965.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°29'41", A DISTANCE OF 496.67 FEET TO A POINT OF REVERSE CURVATURE; THENCE BY A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 33°56'51" AND AN ARC DISTANCE OF 287.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°47'27" EAST, A DISTANCE OF 150.00 FEET TO (A) POINT OF CURVATURE; THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 07°08'41" AND AN ARC DISTANCE OF 120.33 FEET TO A POINT; THENCE SOUTH 00°04'57" WEST, A DISTANCE OF 700.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST, LUCIE COUNTY, FLORIDA AND CONTAINING 18.51 ACRES, (806,418 SQUARE FEET)

Phasing Description

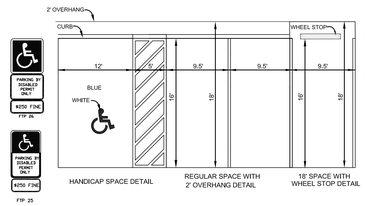
The entire Multi-family Area including the following items within the Commercial Area such as the shared access drive off of U.S. Hwy. 1, dry retention area and lift station shall be constructed / completed in one (1) phase.

The remaining Commercial Area shall be constructed / completed second in one (1) phase.

General Notes

1. THE LOCATION AND EXACT NUMBER OF PROVIDED PARKING SPACES MAY BE ADJUSTED AT THE TIME OF SITE PLAN.
2. PRESERVE AREA SIGNS SHALL BE PLACED ADJACENT TO THE PERIMETER OF WETLAND BUFFER / UPLAND PRESERVATION AREAS. SIGN SIZE , QUANTITY AND SPACING SHALL BE IN COMPLIANCE WITH THE DISTRICT STANDARD REQUIREMENTS.

Parking Space Detail



NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE INTERNATIONAL WHEELCHAIR SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
5. IF NO CURBING IS USED, WHEEL STOPS MUST BE PROVIDED IN ACCORDANCE WITH FTP 27 DETAIL.
6. DEVELOPERS MAY HAVE THE OPTION TO PROVIDE WHEEL STOPS WHICH SHALL BE IN COMPLIANCE WITH CITY CODE.
7. 2' OVERHANG SHALL NOT ENCROACH IN LANDSCAPE BUFFERS

North

Scale: 1" = 60'

0' 30' 60' 120' 180'

PSL # P21-285

PSLUSD # 11-836-00

Job No.	2020-44
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	10-29-21
	02-18-22 06-13-22
Revision Dates	
	06-13-22 - General Note #2 Added based on staff comment.

CP-1

Town Place PUD

For

PSL Town Place Partners, LLC
A Florida Limited Liability Company

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

Prepared by:
HJA Design Studio
50 E Ocean Blvd., Suite 101
Stuart, FL 34994

July 22, 2022

City of Port St. Lucie Project Number P21-285
PSLUSD # 11-836-00

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-Location Map
-Aerial Map
-Zoning Map
-FLU Map

EXHIBIT A – DEVELOPMENT TEAM

Master Developer:	**Environmental Consultant:**
PSL Town Place Partners, LLC Jerome Rich, Managing Member 2552 Peters Rd., Suite B Fort Pierce, FL 34945 (772) 446-7344	**Hobe Sound Environmental Consultants, Inc.** Bob Weigt 9512 SE Duncan St. Hobe Sound, FL 33455 (772) 545-3676 bobhsenv@gmail.com
Property Owner:	**Surveyor**
PSL Town Place Partners, LLC Jerome & Jodi Rich 2552 Peters Rd., Ste B, Fort Pierce, FL 34945 (772) 446-7344	**Laventure & Associates, Inc.** Richard Laventure, PLS 2552 Peters Road, Ste. D Fort Pierce, FL 34945 (772) 398-4630 gatorrr@msn.com
Planning Consultant/Landscape Architect:	**Architect:**
HJA Design Studio, LLC Michael Houston, President 50 SE Ocean Blvd. Suite 101 Stuart, FL 34994 (772) 678-7200 mhouston@hjadstudio.com	**The Wayne Architectural Group, PA** Wayne Berenbaum, AIA 10180 Lexington Estates Blvd. Boca Raton, FL 33428 (561) 923-0745
Engineer:	**Traffic Engineer:**
CAPTEC Engineering, Inc Joe Capra, P.E. 301 NW Flagler Ave. Stuart, FL 34994 (772) 692-4344 htourjee@gocaptec.com	**MacKenzie Engineering & Planning, Inc.** Shaun MacKenzie, P.E. 1172 SW 30th St., Suite 500 Palm City, Florida 34990 (772) 286-8030 Shaun@mackenzieengineeringinc.com

EXHIBIT B – PUD Application

PUD REZONING APPLICATION

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

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: mhouston@hjadstudio.com OR ttroxell@hjadstudio.com

PROPERTY OWNER:

Name: PSL Town Place Partners, LLC

Address: 2552 Peters Rd, Unit Ste B, Fort Pierce, FL 34945-2635

Telephone No. 772-446-7344 Email jrich@richpropertiesfl.com

AGENT OF OWNER (if any)

Name: Michael Houston - President HJA Design Studio

Address: 50 SE Ocean Blvd., Suite 101, Stuart, FL 34994

Telephone No. 772-678-7200 Email mhouston@hjadstudio.com

PROPERTY INFORMATION

Legal Description: See Exhibit J in PUD document
(Include Plat Book and Page)

Parcel I.D. Number: 3426-341-0001-000-2

Current Zoning: PUD

Proposed Zoning: PUD

Future Land Use Designation: Existing: CG&RM Proposed:CH/RH Acreage of Property: 18.51

Reason for rezoning request:

See Justification Statement (Exhibit D)

Signature of Owner | Michael Houston Hand Print Name | 10/29/2021 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. 03/03/20

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Town Place

Project Number: P _____ New Submittal ✓ or Resubmittal_____ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* *X = Incomplete or Missing* *NA = Not Applicable*

Applicant Checklist	*Description of Item Provided*	*Sufficient* P&Z	Eng.	Utility
✓	**Sufficiency Checklist**: One original completed and signed by applicant.			
✓	**Cover Letter:** Sixteen copies of a typed letter explaining the purpose and history of the application.			
N/A	**Written Response to Comments:** Sixteen copies. For resubmittals only.			
✓	**Completed Application:** Sixteen copies. Use black ink or type to fill out completely and legibly.			
✓	**Owner's Authorization**: Sixteen copies of authorization on Owner's letterhead.			
✓	**Application Fees**: Refer to each department's fee schedule.			
✓	**Proof of Ownership:**			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…			
	…Unity of Title			
✓	**PUD/MPUD Document and Concept Plan** (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Town Place

Project Number: P _____ New Submittal ✓ or Resubmittal_____ (Check One)

Applicant Certification

I, Michael Houston *(Print or type name)*, do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

(Signature of Applicant) 10/29/2021 *(Date)*

Planning and Zoning Department Representative

I, _____ *(Print name)*, as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date). Additional Comments:*

(Signature of Planning and Zoning Department Representative) *(Date)*

Engineering Department Representative

I, _____ *(Clearly print or type name)*, as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date). Additional Comments*:

(Signature of Engineering Department Representative) *(Date)*

Utilities System Department

I, _____ *(Clearly print or type name)*, as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date) Additional Comments:*

(Signature of Utility System Department Representative) *(Date)*

EXHIBIT C – Authorization Form

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

March 2, 2021

Teresa Lamar-Sarno
Director of Planning & Zoning Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: Town Place Comprehensive Plan Amendment

Please be advised that Jerome L Rich as Managing Member of PSL Townplace Partners, LLC hereby authorizes Michael Houston (HJA Design Studio, LLC) to act as its agents relative to the above referenced project and approval process with the City of Port St. Lucie. This includes submittals of any/all applications and related materials.

Sincerely,

Jerome Rich
Managing Member
PSL Townplace Partners, LLC

By: _____ Jerome C Rich Managing Member _____
Signature Print Name Title Date

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this ____ day of _____ 2021 by Jerome Rich, as Managing Member of PSL Townplace Partners, LLC, a FL Limited Liability Company on behalf of the company who is personally known to me or has produced a valid form of government identification.

(Notary Seal and Stamp)

MISTY WEBB
MY COMMISSION EXPIRES MAY 30, 2025
#HH088119
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires _____

Signature Misty Webb
Notary Public-State of Florida

Print Name Misty Webb

www.hjadesignstudio.com

HJA Design Studio
50 East Ocean Boulevard, Suite 101, Stuart, Florida USA 34994 | 772.678.7200 | 772.678.7201

EXHIBIT D – Justification Statement

1. Site Information

The subject property is 18.51 acres and located on the south east corner of U.S. Hwy 1 and Savanna Club Blvd. on the far north east corner of the City. The property is located adjacent to, but not within the City's CRA. The site has a land use of High Density / Commercial General over the entire site with an existing zoning of PUD. This application is requesting that the entire site shall remain as a PUD with 14.00 acres designated for multi-family apartment units and 4.51 acres for commercial uses.

With the site's close proximity to the Crosstown Parkway Bridge and the City's eastern CRA, this Planned Unit Development will help satisfy the growing demand of modern market-rate rental apartments and new commercial opportunities in this nearly "built-out" area.

2. Project Vision

Town Place Partners envision a horizontal mixed-use project with contemporary new apartment units and commercial uses which meet the emerging market demand for high quality living within a walkable distance to a variety of new retail choices which may include shopping, dining and entertainment.

The multi-family community is designed around a large lake feature which not only provides amenity views for each unit but helps create a walkable community and sense of place. The internal lake walk connects residents not only to each other but to the clubhouse, a variety of site amenities, seating areas and green spaces.

The vision for this PUD is to create a vibrant unified design with a wide range of amenities. The incorporation of the lake, water features, landscaping, decorative paving, lighting, and site furnishing are essential to provide for visual continuity of the overall PUD. These elements will enable unity between parcels, delineate vehicular and pedestrian areas, and provide a sense of place often lacking in most single use projects.

The proposed architectural theme is a contemporary upscale design which promotes a vibrant and united residential and retail environment through the use of metal and glass and strong horizontal elements.

The retail areas will offer new choices and direct access to shopping, dining and entertainment for all nearby residents and the general public.

Pedestrian Linkages

The pedestrian connections will be an integral part of the overall design of the PUD. Walkways will provide pedestrian connections from the apartment community and commercial uses along the site's U.S. 1 frontage as well as the numerous neighborhoods to the east along Savanna Blvd.

Site Amenities

The multi-family community will include a clubhouse with a “resort style” pool, a large centralized lake with surrounding walk, a pickleball court, bark park, playground, as well as a variety of seating areas and open green spaces. The commercial area will incorporate public pedestrian plazas with a variety of outdoor seating / dining areas, public art and landscape features.

EXHIBIT E – Site Design Standards

The following design standards are intended to help create an aesthetically pleasing, safe, unique and sustainable development pattern that enhances the experience of pedestrians, motorists and cyclists within the Town Place community and surrounding neighborhoods. In all areas not defined in these design standards, all underlying regulations of the City of Port St. Lucie Land Development Code shall apply.

1. Multi-Family Area

A. Permitted Principal Uses and Structures

(Not defined in these standards, the following are permitted uses but not required)

1. Multi-family dwellings with and without internal garages
2. Rental office and related support uses
3. Recreation area / clubhouse / pool cabana / pickleball courts
4. Dumpster / compactor
5. Park, playground and or dog park
6. Mail Kiosk
7. Free standing garages
8. Accessory structure bus stop
9. Temporary leasing office in accordance with Sec. 158.226 of the City's code
10. Dog Wash Station

B. Special Exception Uses: None

C. Minimum living area / Maximum Residential Density

1. Minimum Living Area:

One (1) bedroom	Six hundred (600) s.f.
Two (2) bedroom	Eight hundred (800) s.f.
Three (3) or more bedroom	Nine hundred (900) s.f.

2. Maximum Residential Density:

   15 du/ac: Maximum density shall be calculated based on the total gross site area of the entire PUD

3. Maximum Allowable Number of Units: (Total site 18.51 AC x 15 du/ac)

   277 Maximum Multi-family dwelling units

D. Maximum Building Coverage:

Thirty five percent (35%) provided that the maximum impervious surface does not exceed seventy percent (70%). (which includes lake area coverage)

E. Maximum Building Height:

Four (4) story / Forty-four feet (44')
(Height for flat roofs is measured to the top roof surface or deck level, parapets and equipment screens are not included in maximum building height calculations. Roof parapets and equipment screens may exceed the maximum building height by up to five feet (5')

F. Maximum Building Length:

Two hundred and thirty feet (230')

G. Building Setback & Separation Requirements:

1. Building Setbacks

(Sec. 158.174.E) Any structure greater than thirty five (35') in height shall be required to maintain a setback from the property line of such PUD of 100% of the building height.

Front Setback	44' min. (from PUD Commercial Area to the west)
Side Setback	44' min. (from south property line)
	44' min. (from north property line)
Rear Setback	44' min. (from east property line)
Building Setback from Upland Preserve Areas	10' min.
Building Setback from Lake Top of Bank	15' min.

2. Building Separation

Between Buildings	20' min.

H. Landscape Requirements:

1. Perimeter Landscape Strips:
   These landscape buffer strips shall conform to the requirements of Chapter 154, Landscape Code. All perimeter landscape buffer strips shall have the option, unless specified below, to allow for a six foot (6') opaque fence or wall to be incorporated into landscape strip.

   ***** No perimeter landscape buffer strip shall be required where native upland habitat exists and is proposed as an upland preserve area.

North Property Line: (Adjacent to Savanna Club Blvd.)	10' min.
South Property Line: (Adjacent to existing lake / Light industrial property)	10' min.
West Property Line: (Adjacent to commercial property with ex. landscape buffer)	10' min.
West Property: (Adjacent to PUD commercial area)	10' min. w/ shared 6' opaque fence or wall (wall or fence shall be located on the boundary line separating the two uses)
East Property Line: (Adjacent to Multi-family property / ex. upland preserve)	*****Not Applicable (Proposed Upland Preserve)

2. Building Façade Landscape Requirement:

   A three foot (3') minimum landscape strip shall be located around the perimeter of a building that is visible to the general public, patrons or residents.
   For all perimeter building buffers, shrubs may be grouped, and trees required shall be allowed to have a planting distance which may extend up to twenty feet 20' from the face of the building. This will allow for larger shade trees to be planted without future root issues affecting building foundations providing a much more environmentally and aesthetically pleasing community. Required Tree and shrub counts and sizes shall conform to the requirements of Chapter 154, Landscape Code.

3. Landscape Screening:

   All a/c units shall be visually screened with shrubs.

4. Vehicular Use / Interior Landscape Island Requirements:

   This section shall conform to the requirements of Chapter 154, Landscape Code.

5. Lake Perimeter Landscape Requirement:

   One (1) tree shall be required per sixty (60) linear feet of lake edge with no buffer width required. Trees may be clustered or grouped together. Trees may be placed within fifteen feet (15') from the outside edge of the top of bank, along the top of bank, side slope and or along the edge of water. At the time of planting, trees shall be ten feet (10') overall height with a two inch (2") caliper minimum. If palms are used, they shall have a 10' clear trunk at time of placement. Two (2) palms shall count as one (1) tree.

   Lakes may be allowed to be provided with Littoral plantings at owner's discretion.

6. Dry Retention Area Landscape Requirement:

   One (1) tree shall be required per sixty (60) linear feet of top of bank with no buffer width required. Trees may be clustered or grouped together. Trees may be placed along the top or sides of bank and or in the bottom of the dry pond. At the time of planting, trees shall be ten feet (10') overall height with a two inch (2") caliper minimum. If palms are used, they shall have a ten foot (10') clear trunk at time of placement. Two (2) palms shall count as one (1) tree.

   Dry retention areas may be allowed to be planted as rain gardens / bio retention areas at owner's discretion. Materials may include native understory plantings, riprap rock / stone beds, mulch, sod and or a combination thereof. Materials, if placed in the bottom of dry ponds shall not interfere or block stormwater conveyance.

7. Percentage of Palm Trees:

   A maximum of thirty percent (30%) of required trees may be palm trees. The building façade landscape strip is the only exemption from this requirement.

8. Additional Trees Beyond Appendix C: City of Port St. Lucie Suggested Tree List:

Type A Trees	**Type B Trees**
Bulnesia Verawood	King Alexander Palm
Green Buttonwoods	Solitaire Palm
Maypan Coconut Palm	Christmas Palm
	Montgomery Palm
	Japanese Fern Tree
	Japanese Blueberry Tree

	Foxtail Palm

9. Trees shall not be planted within 10 feet of any PSLUSD infrastructure or appurtenance.

I. Multi-family Area- Off-Street Parking Requirements

1. Minimum Parking Requirement / Ratio : A minimum of 1.87 spaces per unit shall be provided as the overall parking requirement for the entire multi-family development. This overall parking requirement / calculation includes parking for one bedroom and two or more-bedroom units as well as parking for clubhouse and guests.
   Internal building garages, free-standing garages as well as unit driveways shall be included and counted toward parking calculations.

2. Parking / vehicular use areas shall provide a minimum setback from property boundary lines based on the minimum landscape perimeter buffer requirements outlined in this PUD. The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.
   In addition, parking / vehicular use areas and sidewalks shall be setback a minimum of five feet (5') from upland preserve areas.

3. Each standard parking space shall have a minimum width of nine and one-half feet (9.5') and a length of eighteen feet (18'). A minimum stall length of sixteen feet (16') is acceptable provided that the stall is adjacent to a curb or wheel stop that abuts a landscape area or a sidewalk which has a minimum width of six feet (6'). The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.

4. A maximum of twenty percent (20%) of the total required parking spaces shall be allowed as compact parking spaces. Compact parking spaces shall have a minimum width of eight and one-half feet (8.5') wide and length of eighteen feet (18'). A minimum stall length of sixteen feet (16') is acceptable provided that the stall is adjacent to a curb or wheel stop that abuts a landscape area or a sidewalk which has a minimum width of six feet (6'). The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.

5. Electric car charging spaces which meet the minimum stall sizes outlined above shall be allowed and count towards overall parking requirements. These may be provided as per owner's discretion.

J. Vehicular Access, Internal Circulation

1. All of the apartment units shall have access to internal streets and driveways that provides ingress and egress to both U.S. Hwy. 1 and Savanna Club Blvd.

K. Walkways and Pedestrian Connections

1. Pedestrian connections shall be provided between the multi-family and commercial uses within the PUD along with connections to U.S. Hwy 1 and Savannah Club Blvd.

2. The main entrances of each building shall have a direct sidewalk connection to sidewalks abutting parking areas or vehicular use areas. Additional sidewalks and or recreation trails along with crosswalks shall be provided for internal connectivity linking apartment buildings to clubhouse, recreational amenities, and around the majority of the centralized lake feature.

3. A sidewalk that is a minimum of five (5') feet in width shall be provided along one side of the entrance connecting the multi-family apartments to Savanna Club Blvd. A sidewalk that is a minimum of five (5') feet in width shall be provided within the Savanna Club Blvd. right-of-way adjacent to our north property boundary which shall connect to the existing sidewalk of our adjacent neighbors to the east and west.
   A sidewalk that is a minimum of five (5') feet in width shall be provided along both sides of the shared access drive proposed off U.S. Hwy. 1 connecting the multi-family apartments to the commercial uses and to the existing sidewalk along U.S. Hwy. 1.

4. All sidewalks directly abutting parking areas shall be a minimum of six (6') feet. All other internal sidewalks shall have a minimum width of five (5') feet.

5. Curb cuts are to be provided at all vehicular areas designated for pedestrian crossings.

6. Pedestrian crossings shall be clearly delineated by the use of striping, or decorative concrete pavers.

7. Bike racks with a five (5) bike minimum capacity shall be provided at a ratio of 1 per multi-family apartment building and clubhouse which shall be generally located in the front corner of each building along the sidewalk.

L. Site Lighting Standards

1. All lighting shall be specified to provide a unified design for the overall PUD. All lighting shall comply with Section 158.221(B)(7) of the City of Port St. Lucie, Land Development Code.

2. Commercial Area

A. Permitted Principal Uses and Structures:

All permitted principal uses and structures for the General Commercial zoning district (CG) of Chapter 158.124 (B) of the Zoning Code with the addition of a temporary leasing office shall be allowed within the Town Place PUD unless indicated otherwise in Section 2.C.

B. Special Exception Uses:

All special exception uses outlined in the General Commercial zoning district (CG) of Chapter 158.124 (C) of the Zoning Code shall be permitted within the Town Place PUD unless indicated otherwise in Section 2.C.

C. Prohibited Uses:

The following uses shall not be permitted as part of this PUD.
(1) Automobile Fuel Sales (2) Adult Entertainment (3) Automobile, Truck, Boat, and Farm Equipment Sales, Repair, and Maintenance (4) Open Storage (5) Tattoo Parlor (6) Bar

D. Maximum Building Coverage:

Forty percent (40%) provided that the maximum impervious surface does not exceed eight percent (80%).

E. Maximum Building Height:

Thirty-five feet (35')

F. Minimum Building Size:

Commercial and office buildings shall have a minimum total gross floor area per individual building (not individual tenant space) of one thousand two hundred (1,200) square feet.

G. Setback & Separation Requirements

1. Building Setbacks

Front setback	25’ min. (from west property line along U.S. Hwy. 1)
Side setback	10’ min. (from north & south property line)
Internal Side Setback	10’ min. (from shared access drive sidewalk)
Rear Setback	20’ min. (from to PUD Multi-family Area to the east)

2. Building Separation

Between Buildings	15’ min.

H. Landscape Requirements

1. Perimeter Landscape Strips:

   These landscape buffer strips shall conform to the requirements of Chapter 154, Landscape Code.

East Property: (Adjacent to PUD Multi-family Area)	10’ Min. w/ shared 6’ opaque fence or wall (Wall or Fence shall be located on the boundary line separating the two uses)
North Property Line: (Adjacent to Commercial Property)	10’ Min.
South Property Line: (Adjacent to Commercial Property)	10’ Min.
West Property Line: (Adjacent to U.S. Hwy. 1)	10’ Min.

2. Building Façade Landscape Requirement:

   One (1) tree or palm for every thirty (30) linear feet of the building perimeter excluding tenant entrances and pedestrian arcades shall be provided. The required trees shall be allowed to have a planting distance which may extend up to twenty feet (20’) from the face of the building with no specific distance requirement from each tree. Trees may be placed in tree grates, raised planters and or landscape cutouts. Required trees or palms shall be a minimum of ten (10’) feet in overall height at the time of planting. Landscape pots may also be used to satisfy this requirement. Trees or palms provided in landscape pots shall be a minimum of five (5’) feet in overall height at the time of planting with two (2) trees or palms counting

as one (1) required tree. No shrubs or continuous hedge shall be required. The intent is to allow flexibility and to provide a more creative solution which may be best fit for a modern / urban commercial store front and pedestrian space.

3. Vehicular Use / Interior Landscape Island Requirements:

   This section shall conform to the requirements of Chapter 154, Landscape Code.

4. Dry Retention Area Landscape Requirement:

   One (1) tree shall be required per sixty (60) linear feet of top of bank with no buffer width required. Trees may be clustered or grouped together. Trees may be placed along the top or sides of bank and or in the bottom of the dry pond. At the time of planting, trees shall be ten feet (10') overall height with a two inch (2") caliper minimum. If palms are used, they shall have a ten foot (10') clear trunk at time of placement. Two (2) palms shall count as one (1) tree.

   Dry retention areas may be allowed to be planted as rain gardens / bio retention areas at owner's discretion. Materials may include native understory plantings, riprap rock / stone beds, mulch, sod and or a combination of. Materials, if placed in the bottom of dry ponds shall not interfere or block stormwater conveyance.

5. Percentage of Palm Trees:

   A maximum of fifty percent (50%) of required trees may be palm trees. The building façade landscape requirement is the only exemption from this requirement.

6. Additional Trees Beyond Appendix C: City of Port St. Lucie Suggested Tree List:

Type A Trees	**Type B Trees**
Bulnesia Verawood	King Alexander Palm
Green Buttonwood	Solitaire Palm
Maypan Coconut Palm	Christmas Palm
	Montgomery Palm
	Japanese Fern Tree
	Japanese Blueberry Tree
	Foxtail Palm

7. Trees shall not be planted within 10 feet of any PSLUSD infrastructure or appurtenance.

I. Commercial Area - Off-Street Parking Requirements

1. Minimum Parking Requirement / Ratio:
   1 space per 200 sf of gross floor area. This parking ratio shall be applicable to all permitted commercial uses.

2. Parking / vehicular use areas shall provide a minimum setback from property boundary lines based on the minimum landscape perimeter buffer requirements outlined in this PUD. The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.

3. Each standard parking space shall have a minimum width of nine and one-half feet (9.5') and a length of eighteen feet (18'). A minimum stall length of sixteen feet (16') is acceptable provided that the stall is adjacent to a curb or wheel stop that abuts a landscape area or a sidewalk which has a minimum width of six feet (6'). The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.

4. A maximum of twenty percent (20%) of the total required parking spaces shall be allowed as compact parking spaces. Compact parking spaces shall have a minimum width of eight and one-half (8.5') feet wide and length of eighteen feet (18'). A minimum stall length of sixteen feet (16') is acceptable provided that the stall is adjacent to a curb or wheel stop that abuts a landscape area or a sidewalk which has a minimum width of six feet (6'). The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.

5. Electric car charging spaces which meet the minimum stall sizes outlined above shall be allowed and count towards overall parking requirements. These may be provided as per owner's discretion.

J. Off-Street Loading & Service Requirements

1. Off-street loading service facilities shall be provided in accordance with the following standards and specifications outlined in Chapter 158.221 (G), City of Port St. Lucie, Land Development Code.

2. Dumpster areas shall be located at the rear or side of the site and fully screened with a masonry wall including opaque gates. A hedge three feet (3') in height at the time of installation shall be provided around the perimeter of wall.

K. Vehicular Access and Circulation

The Commercial Area shall have two access points off the single shared access drive which provides ingress and egress to U.S. Hwy.1.

L. Walkways and Pedestrian Connections

1. Pedestrian connections shall be provided between the commercial and multi-family area within the PUD along with connections to U.S. Hwy 1.

2. The main entrances of each commercial building or storefront shall have a direct connection to sidewalks abutting parking areas or vehicular use areas. Additional sidewalks along with crosswalks shall be provided for internal connectivity linking the commercial uses on the north and south side of the shared access drive off U.S. Hwy. 1.

3. A sidewalk that is a minimum of five feet (5') in width shall be provided along both sides of the shared access drive proposed off U.S. Hwy. 1 connecting the commercial uses to the multi-family apartments and to the existing sidewalk along U.S. Hwy. 1. Additional five foot (5') minimum sidewalk connections from the commercial parcel to the existing sidewalk along U.S. Hwy 1 may be allowed / provided at the owner's discretion.

4. All sidewalks abutting parking areas and commercial storefronts shall be a minimum of six feet (6') in width. All other internal sidewalks shall have a minimum width of five feet (5').

5. Curb cuts are to be provided at all vehicular areas designated for pedestrian crossings.

6. Pedestrian crossings shall be clearly delineated by the use of striping, or decorative concrete pavers.

7. Bike racks shall be provided at a ratio of a two (2) bike capacity per 2,000 sf of commercial gross floor area. Bike racks shall have no more than a seven (7) bike capacity per individual bike rack and shall be located off of the sidewalk and or within paved area surrounding building perimeter with no minimum distance from building entrances. Locations shall not interfere with pedestrian circulation or block direct routes into tenant building entrances.

M. Site Lighting Standards

1. All lighting shall be specified so as to provide a unified design for the overall PUD. All lighting shall comply with Section 158.221 (B)(7) of the City of Port St. Lucie, Land Development Code.

EXHIBIT F – Development Standards

1. Natural Resource Protection

The Town Place PUD shall comply with Chapter 157 of the Land Development Regulations for natural resource protection preserved on-site as required by the South Florida Water Management District (SFWMD) and covered under the Environmental Resource Permit (ERP). The developer, owner, or its successor will be responsible for maintenance of the native upland preservation areas and associated buffers.

2. Building Design Standards

These Design Standards refer to various provisions of the City of Port St. Lucie Code of Ordinances. Should these code provisions be amended in the future or replaced with other code provisions governing the same issues, the then governing code provisions shall apply.

Architectural Theme:

1. All architecture shall comply with the minimum requirements of the Citywide Design Standards of the City of Port St. Lucie.

EXHIBIT G – Drainage & Utility Statements

Drainage Statement:

Impervious areas include proposed multi-family residential apartment buildings, driveways, sidewalks, parking, and retail commercial buildings.
The proposed design will meet both the South Florida Water Management District (SFWMD) and City of Port St. Lucie design criteria. Dry and wet detention ponds will be utilized for the required water quality treatment volume, storm water attenuation and Total Maximum Daily Loads (TMDL) reductions. After required treatment, stormwater will be discharged to the east into a wetland as presently permitted. Discharge will meet the Pre versus Post requirements in order to minimize any disruption to the wetland. The wetland discharges through a control structure located on the property to the east (owned and allowed by Rich Properties) and eventually to Hog Pen Slough. The proposed stormwater system will be designed to meet all South Florida Water Management District and City of Port St. Lucie requirements.

Utility Statement:

The proposed site is located within the City of Port St. Lucie Utility Department service area. Potable water supply and domestic wastewater collection and transmission services are available at the site via a 12” water main and 16” force main along the east side of US Highway 1, a 12” water main along the east side of Savanna Club Boulevard and a 6” force main along the west side of Savanna Club Boulevard.

The Applicant acknowledges that the City may require reuse water to be reserved for irrigation, equal to the amount of wastewater generated by the project.

EXHIBIT H – Statement of Unified Control

PSL Town Place Partners, LLC
2552 Peters Rd Suite B
Fort Pierce, FL 34945
PH: 772-446-7344 FX: 772-446-7628

EXHIBIT 2
Statement of Unified Control

6/23/2021

Ms. Patricia Tobin
Director of Planning and Zoning
City of Port Saint Lucie
121 S.W. Port St. Lucie Blvd.
Port Saint Lucie, Fl 34984

RE: PSL Town Place Partners, LLC

Ms. Tobin,
This letter submitted as our Letter of Unified Control In Compliance with the City Of Port St. Lucie Zoning requirement, PSL Town Place partners, LLC are the owner of record of the subject properties and copies of the Warranty deeds are attached to this application.

If you should need anything further regarding this application, please contact this office.

Sincerely,

Jerome L. Rich

State of FL.
County of St Lucie

Subscribed and sworn to before me this 25th day of June, 2021

Signature of Notary Public
Commissioned State of Florida

Notary Stamp: MISTY WEBB MY COMMISSION EXPIRES MAY 30, 2025 NOTARY PUBLIC, STATE OF FLORIDA Bonded thru Notary Public Underwriters

EXHIBIT I – Binding PUD Agreement

CITY OF PORT ST. LUCIE

BINDING PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT

Project Name: Town Place PUD

Legal Description: See Exhibit J

I HEREBY DECLARE THAT, Town Place PUD, as described in Exhibit D, 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.

Sworn to and subscribed before me

this 7th day of July 2021.

PSL Town Place Partners, LLC

a Florida Limited Liability Company

By: _____

Print Name: Jerome Rich

Managing Member

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me this 7th day of July 2021,

by Jerome Rich as Managing Member of PSL Town Place Partners, LLC.

Misty Webb

Notary Public State of Florida

By: Jerome Rich

My Commission expires:

MISTY WEBB
MY COMMISSION EXPIRES
MAY 30, 2025
NOTARY PUBLIC, STATE OF FLORIDA

********** USE ONLY **********

Planning Dept No: _____

Ordinance Number: _____

Date Received: 5/30/25

Date Checked: _____

EXHIBIT J – Legal Description

DESCRIPTION

BEING A PORTION OF LOTS 15 AND 16, BLOCK 3 AND LOTS 9 AND 10, BLOCK 4 OF SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, THENCE NORTH 89°40'17" WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1984.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'17" WEST ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 738.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 27°29'17" WEST ALONG A PORTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 849.80 FEET; THENCE SOUTH 89°40'19" EAST, A DISTANCE OF 342.03 FEET, THENCE NORTH 00°04'57" EAST, A DISTANCE OF 253.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAVANNA CLUB BOULEVARD AS SHOWN ON SAVANNA CLUB PLAT NO. ONE, ACCORDING (TO) THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, AT PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 590.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°39'41", A DISTANCE OF 305.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE BY A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 33°56'51" AND AN ARC DISTANCE OF 287.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°43'27" EAST, A DISTANCE OF 150.00 FEET TO (A) POINT OF CURVATURE; THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 07° 08'41" AND AN ARC DISTANCE OF 120.33 FEET TO A POINT; THENCE SOUTH 00° 04'57" WEST, A DISTANCE OF 700.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 18.51 ACRES. (806,418 SQUARE FEET)

EXHIBIT K – PUD Conceptual Development Plan

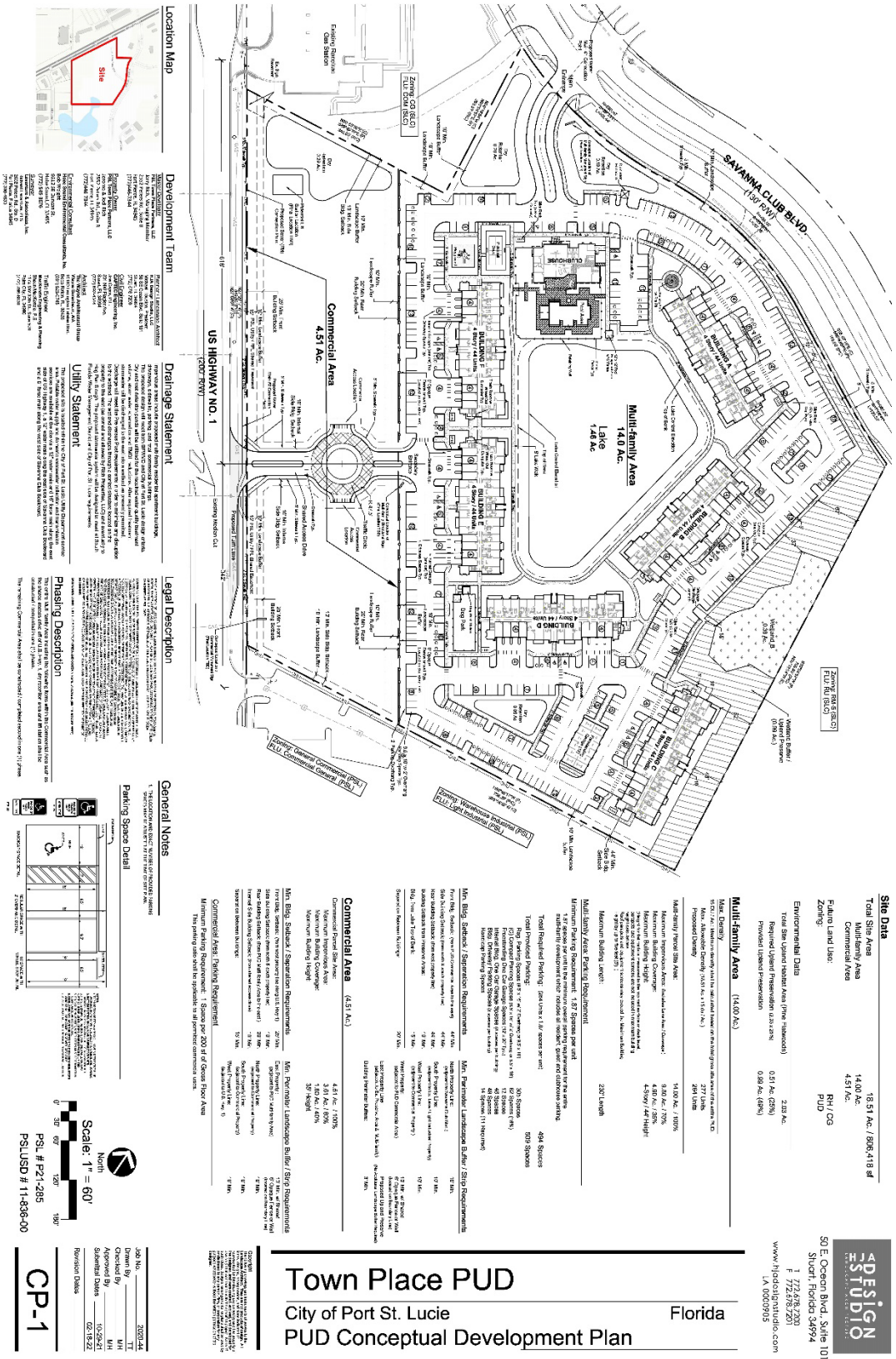

Town Place PUD
City of Port St. Lucie
Florida
PUD Conceptual Development Plan
Site Data
Total Site Area
Multi-family Area
Commercial Area
Future Land Use:
Zoning
Environmental Data
Total Site Upland Habitat Area (Pine Flatwoods)
Required Upland Preservation (0.03+.02%)
Provided Upland Preservation
Multi-family Area (14.00 Ac.)
Max. Density
Proposed Density
Multi-family Rental Site Area:
Maximum Building Height:
Multi-family Area Parking Requirement
Minimum Parking Requirement - 1.97 Spaces per unit
Total Required Parking:
Total Provided Parking:
Min. Bldg. Setback / Separation Requirements
Min. Perimeter Landscape Buffer / Strip Requirements
Commercial Area (4.51 Ac.)
Commercial Parcel Site Area:
Maximum Building Coverage:
Maximum Building Height:
Min. Bldg. Setback / Separation Requirements
Min. Perimeter Landscape Buffer / Strip Requirements
Commercial Area: Parking Requirement
Minimum Parking Requirement - 1 Space per 200 sf of Gross Floor Area
Parking Space Detail
General Notes
Legal Description
Phasing Description
Drainage Statement
Utility Statement
Development Team
Location Map
Site
Zoning: CG (SLC)
FLU: CCM (SLC)
Zoning: RM-5 (SLC)
FLU: RH (SLC)
Zoning: Warehouse Industrial (PSL)
FLU: Light Industrial (LI)
Existing General Commercial (PSL)
FLU: Commercial General (PSL)
SAVANNA CLUB BLVD.
(130' R/W)
US HIGHWAY NO. 1
(200' R/W)
Commercial Area
4.51 Ac.
Multi-family Area
14.0 Ac.
Lake
1.46 Ac
Existing Gas Station
Existing Mobile Home Community
Proposed Lift Station
Existing Medical Clinic
Existing Warehouse
Existing Church
Existing Fire Station
Existing Mobile Home Community
Existing Mobile Home Community
Existing Mobile Home Community

EXHIBIT L – Map Exhibits

Town Place

Location Map
City of Port St. Lucie



Prepared by:

HJA DESIGN STUDIO LANDSCAPE ARCHITECTURE

North

Date: 02/10/21
Project # : 2020-44

Town Place

Aerial Map
City of Port St. Lucie



Prepared by:

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

North

Date: 02/10/21
Project # : 2020-44

Town Place

Existing Zoning Map
City of Port St. Lucie



Planned Unit Development
Warehouse - Industrial
Service Commercial
General Commercial

Prepared by:

HJA DESIGN STUDIO LANDSCAPE ARCHITECTURE

North

Date: 02/10/21
Project # : 2020-44

Town Place

Future Land Use Map
City of Port St. Lucie



Prepared by:

HJA DESIGN STUDIO

Date: 02/10/21

Project # : 2020-44

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

March 2, 2021

Teresa Lamar-Sarno
Director of Planning & Zoning Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: Town Place Comprehensive Plan Amendment

Please be advised that Jerome L Rich as Managing Member of PSL Townplace Partners, LLC hereby authorizes Michael Houston (HJA Design Studio, LLC) to act as its agents relative to the above referenced project and approval process with the City of Port St. Lucie. This includes submittals of any/all applications and related materials.

Sincerely,

Jerome Rich
Managing Member
PSL Townplace Partners, LLC

By: _____ Jerome L Rich Managing Member _____
Signature Print Name Title Date

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this ____ day of _____ 2021 by Jerome Rich, as Managing Member of PSL Townplace Partners, LLC, a FL Limited Liability Company on behalf of the company who is personally known to me or has produced a valid form of government identification.

(Notary Seal or Stamp) MISTY WEBB MY COMMISSION EXPIRES MAY 30, 2025 #HH088119 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires _____

Signature Misty Webb
Notary Public-State of Florida

Print Name Misty Webb

www.hjadesignstudio.com

HJA Design Studio
50 East Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772.678.7200 F 772.678.7201

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Jan 20, 2021
Secretary of State
9089625106CC

DOCUMENT# L03000031275

Entity Name: PSL TOWN PLACE PARTNERS, LLC

Current Principal Place of Business:

2552 PETERS RD
SUITE B
FORT PIERCE, FL 34945

Current Mailing Address:

2552 PETERS RD
SUITE B
FORT PIERCE, FL 34945 US

FEI Number: 20-0947633

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

RICH, JEROME
2552 PETERS RD
SUITE B
FORT PIERCE, FL 34945 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JEROME RICH 01/20/2021

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	RICH, JEROME L
Address	2552 PETERS RD STE B
City-State-Zip:	FORT PIERCE FL 34945

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JEROME RICH MGR 01/20/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date

PSL Town Place Partners, LLC

2552 Peters Rd Suite B
Fort Pierce, FL 34945
PH: 772-446-7344 FX: 772-446-7628

EXHIBIT 2
Statement of Unified Control

6/23/2021

Ms. Patricia Tobin
Director of Planning and Zoning
City of Port Saint Lucie
121 S.W. Port St. Lucie Blvd.
Port Saint Lucie, Fl 34984

RE: PSL Town Place Partners, LLC

Ms. Tobin,
This letter submitted as our Letter of Unified Control In Compliance with the City Of Port St. Lucie Zoning requirement, PSL Town Place partners, LLC are the owner of record of the subject properties and copies of the Warranty deeds are attached to this application.

If you should need anything further regarding this application, please contact this office.

Sincerely,

Jerome L. Rich

State of FL.
County of St Lucie

Subscribed and sworn to before me this 25th day of June, 2021

Signature of Notary Public
Commissioned State of Florida

Notary Stamp

MISTY WEBB
MY COMMISSION EXPIRES
MAY 30, 2025
NOTARY PUBLIC, STATE OF FLORIDA
Bonded thru Notary Public Underwriters
PH 088119

MacKenzie
Engineering & Planning, Inc.

Rezoning Traffic Impact Analysis

Townplace PUD
Port Saint Lucie, FL

Prepared for:
PSL Town Place Partners, LLC
Port Saint Lucie, Florida

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

Gary Rager
Digitally signed by Gary Rager
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc, ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com
Date: 2022.02.11 13:28:04 -05'00'

096002
June 2021
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CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. performed an analysis of the traffic impacts from the proposed Townplace PUD, a proposed mixed use planned unit development (PUD). The project is located at the southeast corner of US 1 and Savanna Club Boulevard, Port Saint Lucie, Florida. (Parcel ID's: 3426-341-0001-000-2). The PUD zoning permits a maximum proposes a total of 264 dwelling units and 78,408 SF of commercial use (40 percent commercial lot coverage on the 4.51 acre commercial parcel).

The proposed maximum use is expected to generate the following net external trips:

- 4,680 daily, 210 AM peak hour (99 in/111 out), and 400 PM peak hour (206 in/194 out) trips.

The proposed maximum use is expected to generate the following driveway trips:

- 6,388 daily, 274 AM peak hour (138 in/136 out), and 552 PM peak hour (279 in/273 out) trips.

This report examines the property at maximum density and intensity. The surrounding roadways have adequate capacity to support the development of the property at maximum density and intensity. The site plan application will examine the roadways, driveways, and intersections based on the proposed site plan intensity.

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Figure 2. Traffic Assignment 4

APPENDICES

Trip Generation

FDOT's Q/LOS Manual

Institute of Traffic Engineers' (ITE) report, *Trip Generation (10th Edition)*

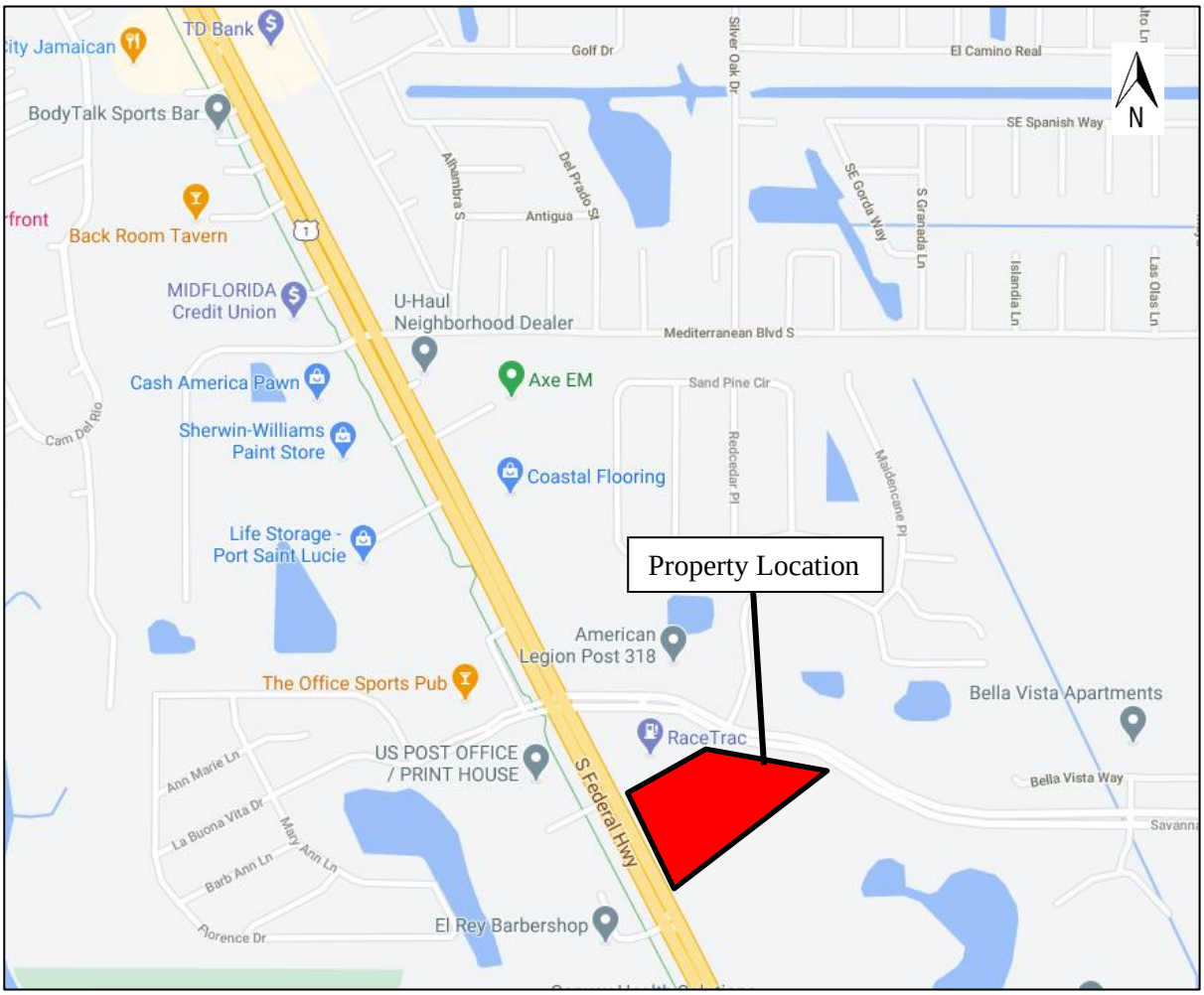
- Multifamily Housing - Midrise (Land Use 221)
- Shopping Center (Land Use 820)

Property Card

INTRODUCTION

MacKenzie Engineering & Planning, Inc. performed an analysis of the rezoning traffic impacts from the proposed Townplace planned unit development (PUD), a proposed mixed use zoning. The property is located at the southeast corner of US 1 and Savanna Club Boulevard, Port Saint Lucie, Florida. (Parcel ID's: 3426-341-0001-000-2). The maximum permitted use on the property is 264 dwelling units and 78,408 square feet (SF) of commercial (40 percent commercial lot coverage on the 4.51 acre commercial parcel). Figure 1 illustrates the site location.

Figure 1. Site Location Map



INVENTORY AND PLANNING DATA

Data was acquired relative to the most current information available from the following sources:

- FDOT's Q/LOS Manual
- Trip Generation, *10th Edition* (ITE report)
  - Multifamily Housing (Mid-Rise) (ITE Land Use 221)
  - Shopping Center (ITE Land Use 820)

HJA Design Studio Landscape Architecture provided site information.

PROJECT TRAFFIC

Traffic Generation

The daily and peak hour traffic generation for the maximum development on the property used the trip generation rates for Multifamily Housing – Midrise (ITE Land Use 221) and Shopping Center (ITE Land Use 820). Table 1 presents the project's trip generation.

Maximum Use

- 264 Dwelling Units Multifamily Housing - Midrise (ITE Land Use 221)
- 78,408 SF Shopping Center (ITE Land Use 820) (4.5 acres x 40 percent building coverage x 43,560 SF / acre)

The maximum use on the property is expected to generate the following net external trips:

- 4,680 daily, 210 AM peak hour (99 in/111 out), and 400 PM peak hour (206 in/194 out) trips.

The maximum use on the property is expected to generate the following driveway trips:

- 6,388 daily, 274 AM peak hour (138 in/136 out), and 552 PM peak hour (279 in/273 out) trips.

Table 1. Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic									
Multifamily Housing(Mid-Rise)	264	DU	1,437	89	23	66	112	68	44
Shopping Center	78.408	1000 SF	5,095	191	118	73	454	218	236
Subtotal			6,532	280	141	139	566	286	280
Internal Capture	AM	PM/DAILY							
Multifamily Housing(Mid-Rise)	2.0%	5.0%	72	3	1	2	7	4	3
Shopping Center	1.6%	1.5%	72	3	2	1	7	3	4
Subtotal	2.1%	2.5%	144	6	3	3	14	7	7
Pass-By Traffic									
Shopping Center	34%		1,708	64	39	25	152	73	79
Subtotal			1,708	64	39	25	152	73	79
NET PROPOSED TRIPS			***4,680***	***210***	***99***	***111***	***400***	***206***	***194***
Total Proposed Driveway Volumes			***6,388***	***274***	***138***	***136***	***552***	***279***	***273***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63
Shopping Center	820	1000 SF	Ln(T) = 0.68 Ln(X) + 5.57	34%	62/38	T = 0.5 (X) + 151.78	48/52	Ln(T) = 0.74 Ln(X) + 2.89

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Internal Capture

Internal capture rates were conservatively assigned 2.1% for the AM and 2.5% for the PM as shown in Table 1.

Pass-by Capture

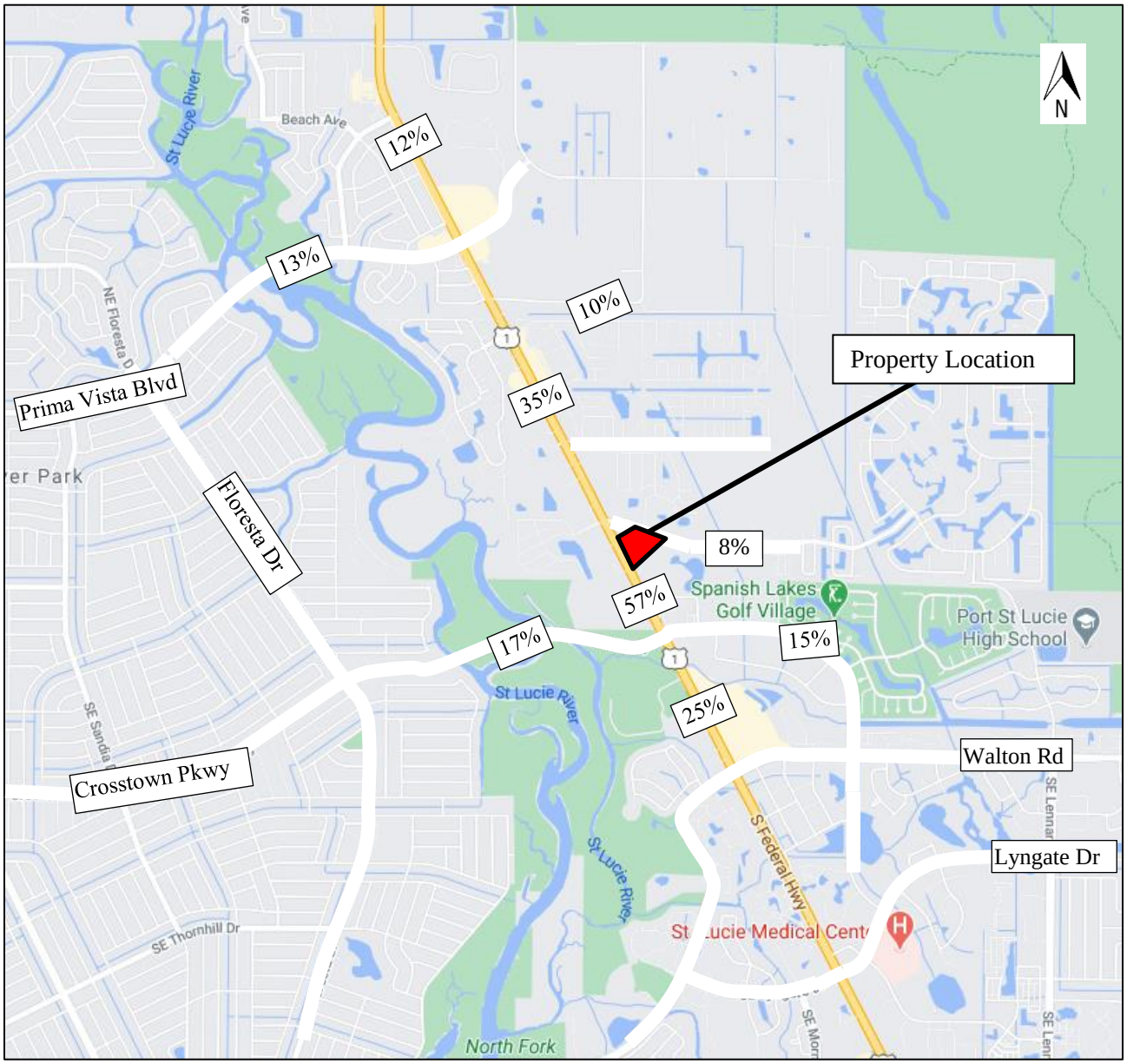
The proposed pass-by capture is in accordance with the ITE pass-by rates for the land use Shopping Center (Land Use 820) as shown in Table 1.

TRAFFIC ASSIGNMENT

The traffic assignment was developed based upon maximum use, generators, destinations, and knowledge of the local area. These factors were applied using traffic engineering rationale similar to the gravity model.

NORTH	–	35%
SOUTH	–	57%
EAST	–	8%

Figure 2. Traffic Assignment



BACKGROUND TRAFFIC

Background traffic identifies how the study area's transportation system is forecasted to operate in the buildout year. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due to the development of unbuilt portions of approved major developments.

Historical Growth

Historic growth rate was determined based on FDOT Traffic Online data as shown in Table 2. The historic annual growth on the surrounding facilities between 2015 and 2019 is 1.6%. A growth rate of 2% will be used to provide a conservative analysis.

Table 2. Growth Rate Calculation

Road Name	From	To	2015	2016	2017	2018	2019	Annual Absolute Growth	Growth Rate
US 1	Cane Slough Rd	Walton Rd	35,000	32,000	41,500	31,500	31,000	-850	-2.7%
	Walton Rd	Savanna Club Blvd	41,000	41,000	58,500	38,000	46,500	800	1.7%
	Savanna Club Blvd	Prima Vista Blvd	47,000	51,000	51,500	45,000	52,500	500	1.0%
	Prima Vista Blvd	NE Riomar Dr	33,500	34,500	48,500	33,000	36,000	350	1.0%
	NE Riomar Dr	Easy St	33,000	34,500	33,500	32,000	35,000	150	0.4%
SE Floresta Dr	SE Polynesian Ave	SE Verada Ave	9,500	9,600	9,800	9,500	9,500	-10	-0.1%
Prima Vista Blvd	SW Irving St	US 1	25,500	25,500	27,000	30,500	32,000	1,800	5.6%
	US 1	Tilton Rd	3,600	3,600	3,600	3,600	3,600	0	0.0%
Savanna Club Blvd	US 1	N/A	6,400	6,600	6,800	7,000	7,000	160	2.3%
SE Walton Rd	US 1	Village Green Rd	13,500	13,800	14,000	14,200	11,600	-340	-2.9%
SE Veterans Men Pkwy	SE Lyngate Dr	US 1	10,100	12,900	13,100	13,300	13,300	680	5.1%
Village Green Rd	US 1	SE Tiffany Ave	4,400	4,500	4,500	9,000	9,000	1,370	15.2%
							Weighted Average		1.6%
							Growth Rate Used		**2.0%**

Roadway Analysis

The 2021 peak hour traffic volumes were increased based on the annual compound growth rate to develop the projected year 2024 background growth traffic volumes. Background traffic volumes were developed by adding the existing traffic volumes, traffic growth trips. The post development 2024 traffic volumes were developed by adding background traffic volume plus maximum PUD traffic. The post development traffic volumes were compared to the service volumes for each respective roadway segment to determine if the road is projected to operate acceptably. Based on the analysis, all roadway segments are projected to operate acceptably in 2024 with the proposed maximum PUD traffic as shown in Table 4.

Table 3. PM Peak Hour Maximum Property Trips

Road	Dir	From	To	Lanes	Roadway Capacity	Assignment	Project Trips
US 1	NB	Prima Vista Blvd	Easy Street	6	3,020	12%	23
	SB	Prima Vista Blvd	Easy Street	6	3,020	12%	25
	NB	Savanna Club Blvd	Prima Vista Blvd	6	3,020	35%	68
	SB	Savanna Club Blvd	Prima Vista Blvd	6	3,020	35%	72
	NB	Village Green Rd	Savanna Club Blvd	6	3,020	57%	117
	SB	Village Green Rd	Savanna Club Blvd	6	3,020	57%	111
	NB	Walton Rd	Village Green Rd	6	3,020	25%	52
	SB	Walton Rd	Village Green Rd	6	3,020	25%	49
Savanna Club Blvd	EB	US 1	N/A	2	788	8%	16
	WB	US 1	N/A	2	788	8%	16

Table 4. 2024 PM Peak Hour Roadway Analysis

Roadway	From	To	Dir	2021 Existing Volumes	PSCF	2021 Peak Season Peak Hour Volumes	Growth Rate	2024 Background Volumes	Project Trips	2024 Post-Development Volumes	Roadway Capacity	Acceptable ?
US 1	Prima Vista Blvd	Savanna Club Blvd	NB	1,999	1.15	2,299	2.0%	2,440	68	2,508	3,020	YES
	Prima Vista Blvd	Savanna Club Blvd	SB	2,015	1.15	2,317	2.0%	2,459	72	2,531	3,020	YES
	Savanna Club Blvd	Village Green Rd	NB	2,173	1.15	2,499	2.0%	2,652	117	2,769	3,020	YES
	Savanna Club Blvd	Village Green Rd	SB	2,004	1.15	2,305	2.0%	2,446	111	2,557	3,020	YES
Savanna Club Blvd	US 1	East of US 1	EB	278	1.15	320	2.0%	340	16	356	750	YES
	US 1	East of US 1	WB	197	1.15	227	2.0%	241	16	257	750	YES

CONCLUSION

MacKenzie Engineering & Planning, Inc. performed an analysis of the traffic impacts from the proposed Townplace PUD, a proposed mixed use planned unit development (PUD). The project is located at the southeast corner of US 1 and Savanna Club Boulevard, Port Saint Lucie, Florida. (Parcel ID's: 3426-341-0001-000-2). The PUD zoning permits a maximum proposes a total of 264 dwelling units and 78,408 SF of commercial use (40 percent commercial lot coverage on the 4.51 acre commercial parcel).

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MacKenzie
Engineering & Planning, Inc.

APPENDICES

Trip Generation

FDOT's Q/LOS Manual

Institute of Traffic Engineers' (ITE) report, *Trip Generation (10th Edition)* for Multifamily Housing - Midrise (Land Use 221) and Shopping Center (Land Use 820)

Property Card

KMF Traffic Group, LLC
www.kmftraffic.net
772-221-7971

Manual Traffic Count - All Traffic
US1 and Savanna Club/La Buona Vita Dr
Port St Lucie, Florida

File Name : SAVANNA
Site Code : MK2103
Start Date : 5/19/2021
Page No : 1

Groups Printed- ALL TRAFFIC

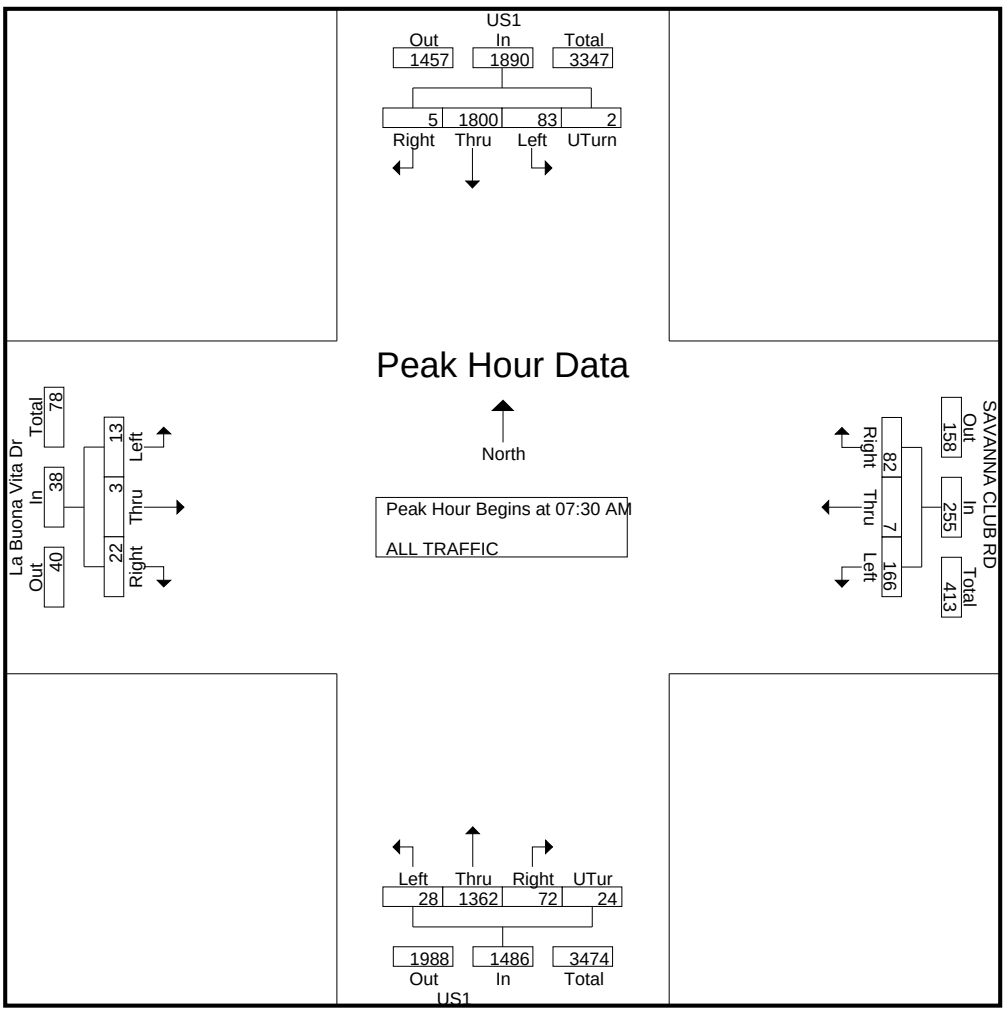
	US1 NB				US1 SB				La Buona Vita Dr EB			SAVANNA CLUB RD WB			
Start Time	Right	Thru	Left	UTur	Right	Thru	Left	UTurn	Right	Thru	Left	Right	Thru	Left	Int. Total
07:00 AM	6	257	2	0	0	354	5	0	0	0	1	28	1	31	685
07:15 AM	7	335	3	1	2	430	11	1	6	0	0	20	0	44	860
07:30 AM	17	340	5	1	1	492	25	1	17	1	4	20	1	36	961
07:45 AM	12	364	14	9	2	464	26	1	2	0	3	25	5	53	980
Total	42	1296	24	11	5	1740	67	3	25	1	8	93	7	164	3486
08:00 AM	22	337	7	7	1	410	14	0	2	2	4	19	0	41	866
08:15 AM	21	321	2	7	1	434	18	0	1	0	2	18	1	36	862
08:30 AM	13	344	1	8	1	438	34	0	7	0	1	15	2	47	911
08:45 AM	35	322	8	13	0	417	38	5	6	3	2	24	2	41	916
Total	91	1324	18	35	3	1699	104	5	16	5	9	76	5	165	3555
*** BREAK ***															
04:00 PM	47	418	7	9	3	367	34	7	9	7	4	18	4	34	968
04:15 PM	43	429	6	22	3	451	45	3	6	4	1	25	2	43	1083
04:30 PM	37	499	9	12	3	448	44	4	11	1	7	16	2	33	1126
04:45 PM	29	370	11	9	2	434	44	1	6	0	2	15	0	28	951
Total	156	1716	33	52	11	1700	167	15	32	12	14	74	8	138	4128
05:00 PM	29	499	18	8	4	436	33	6	5	0	2	16	4	40	1100
05:15 PM	35	468	15	7	5	493	47	1	5	1	4	10	3	42	1136
05:30 PM	32	476	18	8	2	514	31	1	4	2	7	8	12	29	1144
05:45 PM	34	498	21	7	0	405	34	3	6	0	5	6	2	25	1046
Total	130	1941	72	30	11	1848	145	11	20	3	18	40	21	136	4426
Grand Total	419	6277	147	128	30	6987	483	34	93	21	49	283	41	603	15595
Apprch %	6	90	2.1	1.8	0.4	92.7	6.4	0.5	57.1	12.9	30.1	30.5	4.4	65	
Total %	2.7	40.3	0.9	0.8	0.2	44.8	3.1	0.2	0.6	0.1	0.3	1.8	0.3	3.9	

KMF Traffic Group, LLC
www.kmftraffic.net
772-221-7971

Manual Traffic Count - All Traffic
US1 and Savanna Club/La Buona Vita Dr
Port St Lucie, Florida

File Name : SAVANNA
Site Code : MK2103
Start Date : 5/19/2021
Page No : 2

	US1 NB					US1 SB					La Buona Vita Dr EB				SAVANNA CLUB RD WB				
Start Time	Right	Thru	Left	UTur	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:30 AM																			
07:30 AM	17	340	5	1	363	1	492	25	1	519	17	1	4	22	20	1	36	57	961
07:45 AM	12	364	14	9	399	2	464	26	1	493	2	0	3	5	25	5	53	83	980
08:00 AM	22	337	7	7	373	1	410	14	0	425	2	2	4	8	19	0	41	60	866
08:15 AM	21	321	2	7	351	1	434	18	0	453	1	0	2	3	18	1	36	55	862
Total Volume	72	1362	28	24	1486	5	1800	83	2	1890	22	3	13	38	82	7	166	255	3669
% App. Total	4.8	91.7	1.9	1.6		0.3	95.2	4.4	0.1		57.9	7.9	34.2		32.2	2.7	65.1		
PHF	.818	.935	.500	.667	.931	.625	.915	.798	.500	.910	.324	.375	.813	.432	.820	.350	.783	.768	.936



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Manual Traffic Count - All Traffic
US1 and Savanna Club/La Buona Vita Dr
Port St Lucie, Florida

File Name : SAVANNA
Site Code : MK2103
Start Date : 5/19/2021
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	US1 NB					US1 SB					La Buona Vita Dr EB				SAVANNA CLUB RD WB				
Start Time	Right	Thru	Left	UTur	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 05:00 PM																			
05:00 PM	29	499	18	8	554	4	436	33	6	479	5	0	2	7	16	4	40	60	1100
05:15 PM	35	468	15	7	525	5	493	47	1	546	5	1	4	10	10	3	42	55	1136
05:30 PM	32	476	18	8	534	2	514	31	1	548	4	2	7	13	8	12	29	49	1144
05:45 PM	34	498	21	7	560	0	405	34	3	442	6	0	5	11	6	2	25	33	1046
Total Volume	130	1941	72	30	2173	11	1848	145	11	2015	20	3	18	41	40	21	136	197	4426
% App. Total	6	89.3	3.3	1.4		0.5	91.7	7.2	0.5		48.8	7.3	43.9		20.3	10.7	69		
PHF	.929	.972	.857	.938	.970	.550	.899	.771	.458	.919	.833	.375	.643	.788	.625	.438	.810	.821	.967

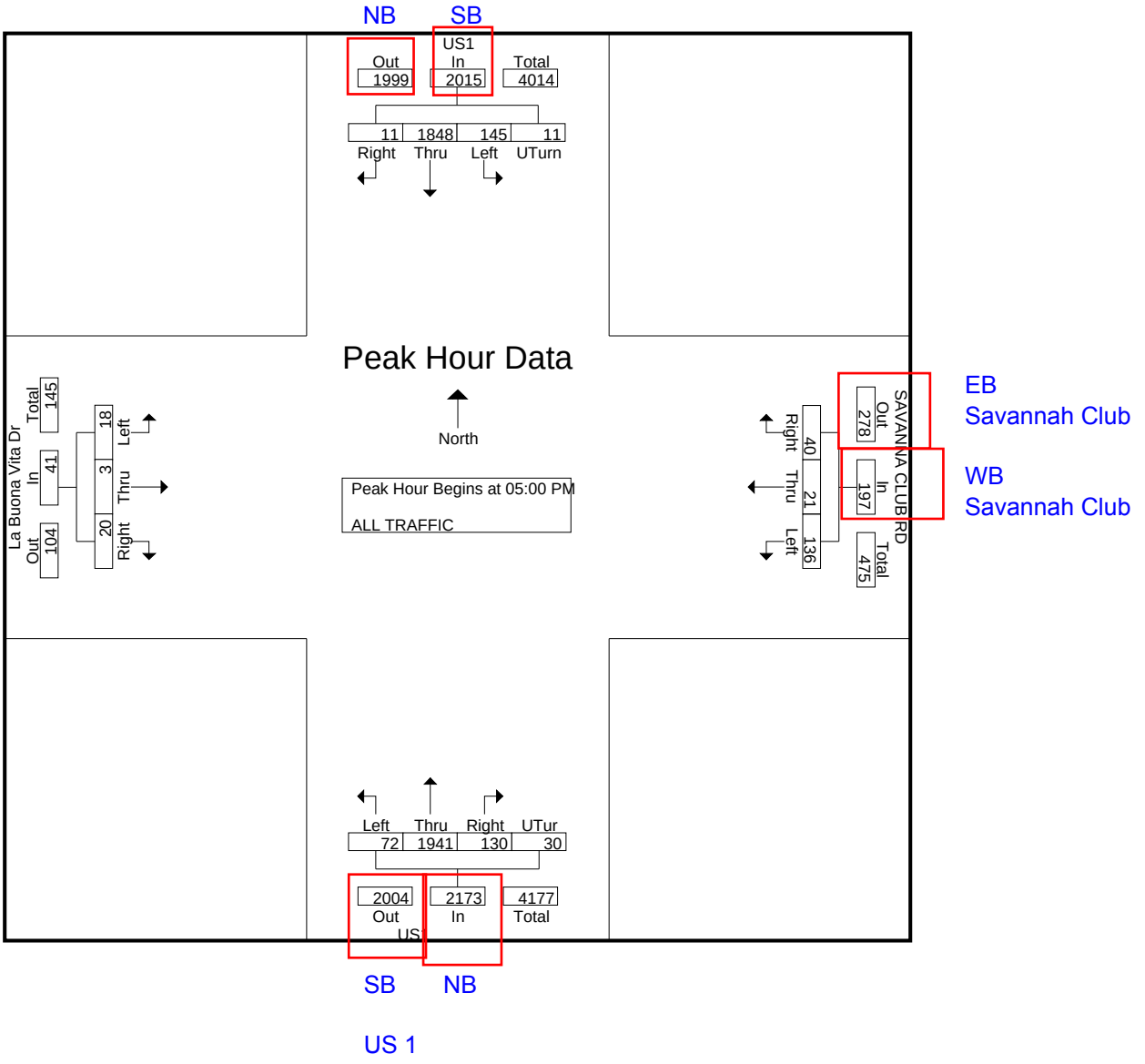


TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors). Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (Land Use 225), and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.46 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 95.7 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 4:45 and 5:45 p.m., respectively.

For the four dense multi-use urban sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:15 and 5:15 p.m., respectively. For the three center city core sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:45 and 7:45 a.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.46 residents per occupied dwelling unit.

For the five sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 95.7 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the five center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 1.84 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.94 during Weekday, AM Peak Hour of Generator
- 2.07 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.59 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 32 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.90 during Weekday, AM Peak Hour of Generator
- 2.00 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.08 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 13 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.56 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.88 during Weekday, AM Peak Hour of Generator
- 1.70 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.07 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, Virginia, and Wisconsin.

Source Numbers

168, 188, 204, 305, 306, 321, 357, 390, 436, 525, 530, 579, 638, 818, 857, 866, 901, 904, 910, 912, 918, 934, 936, 939, 944, 947, 948, 949, 959, 963, 964, 966, 967, 969, 970

Multifamily Housing (Mid-Rise)
(221)

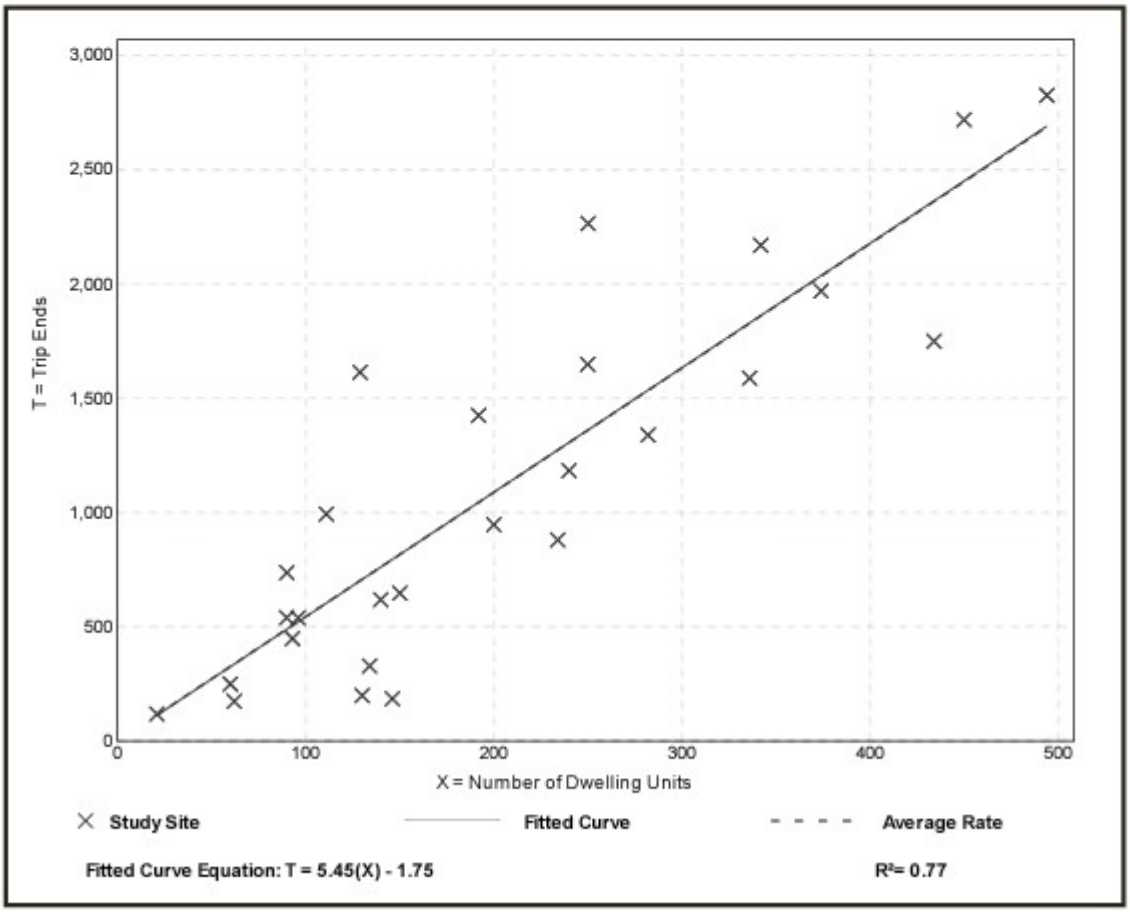
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



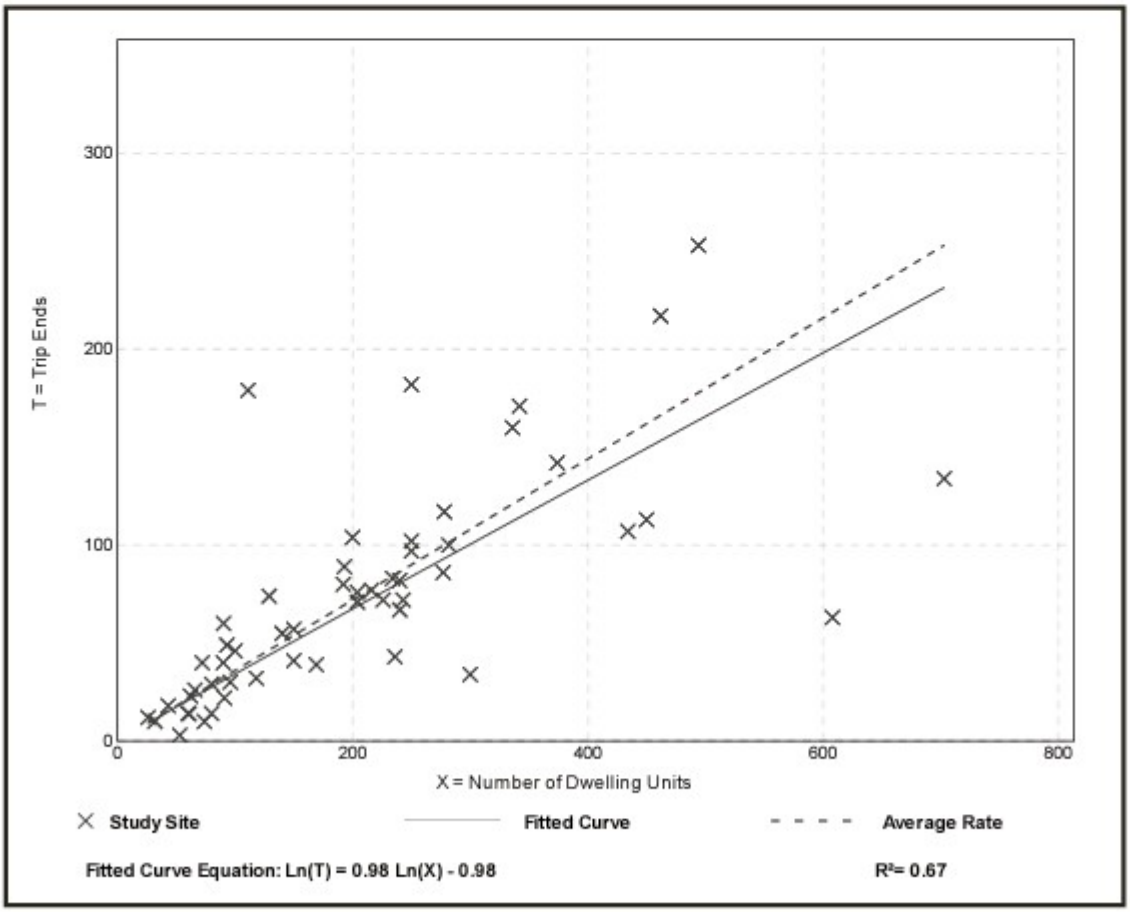
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	53
Avg. Num. of Dwelling Units:	207
Directional Distribution:	26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



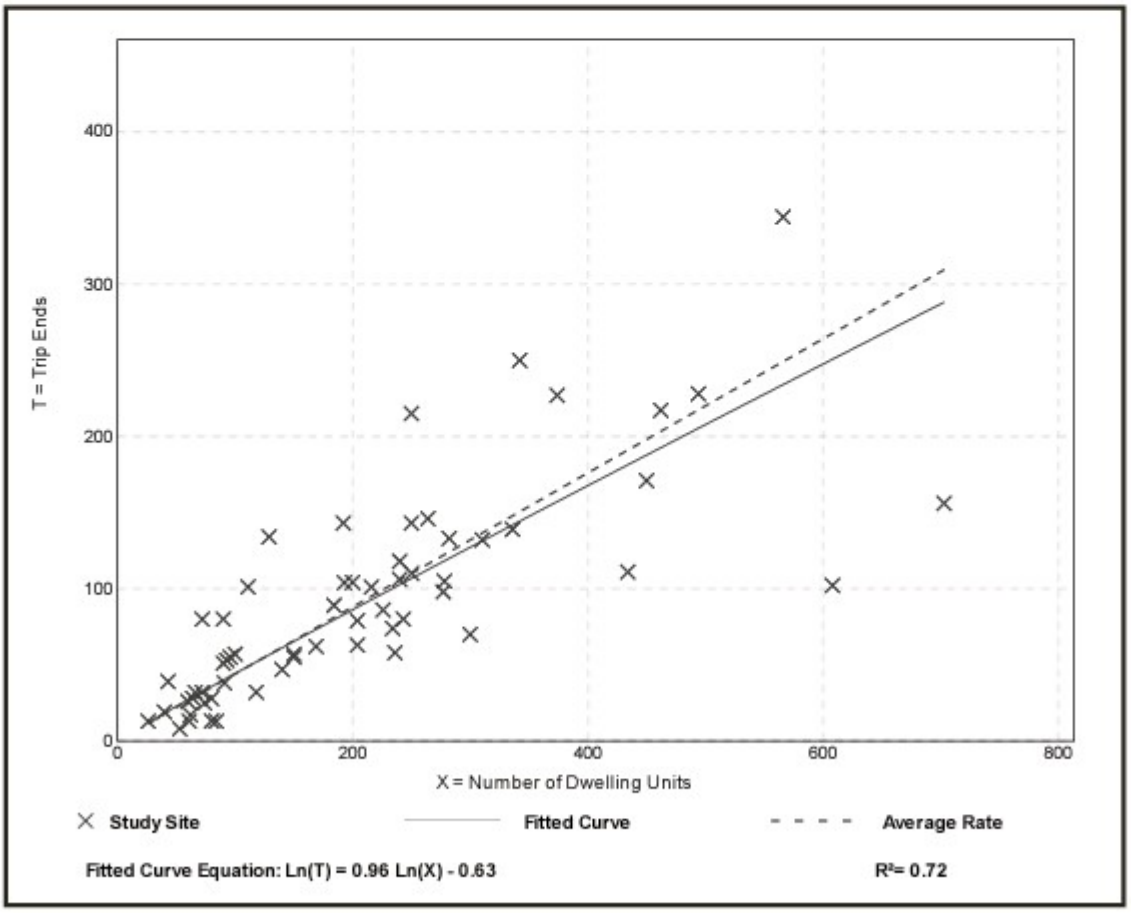
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	60
Avg. Num. of Dwelling Units:	208
Directional Distribution:	61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Land Use: 820
Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

Shopping Center
(820)

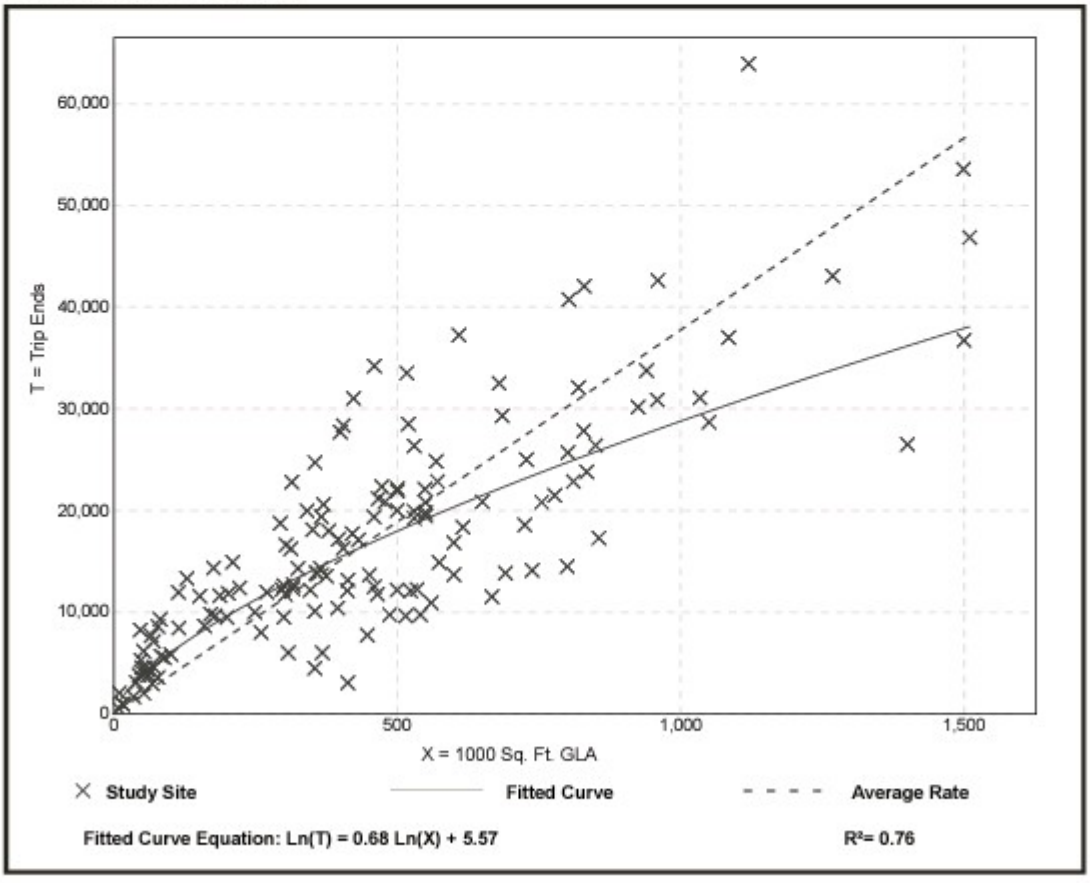
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location:	**General Urban/Suburban**
Number of Studies:	147
1000 Sq. Ft. GLA:	453
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



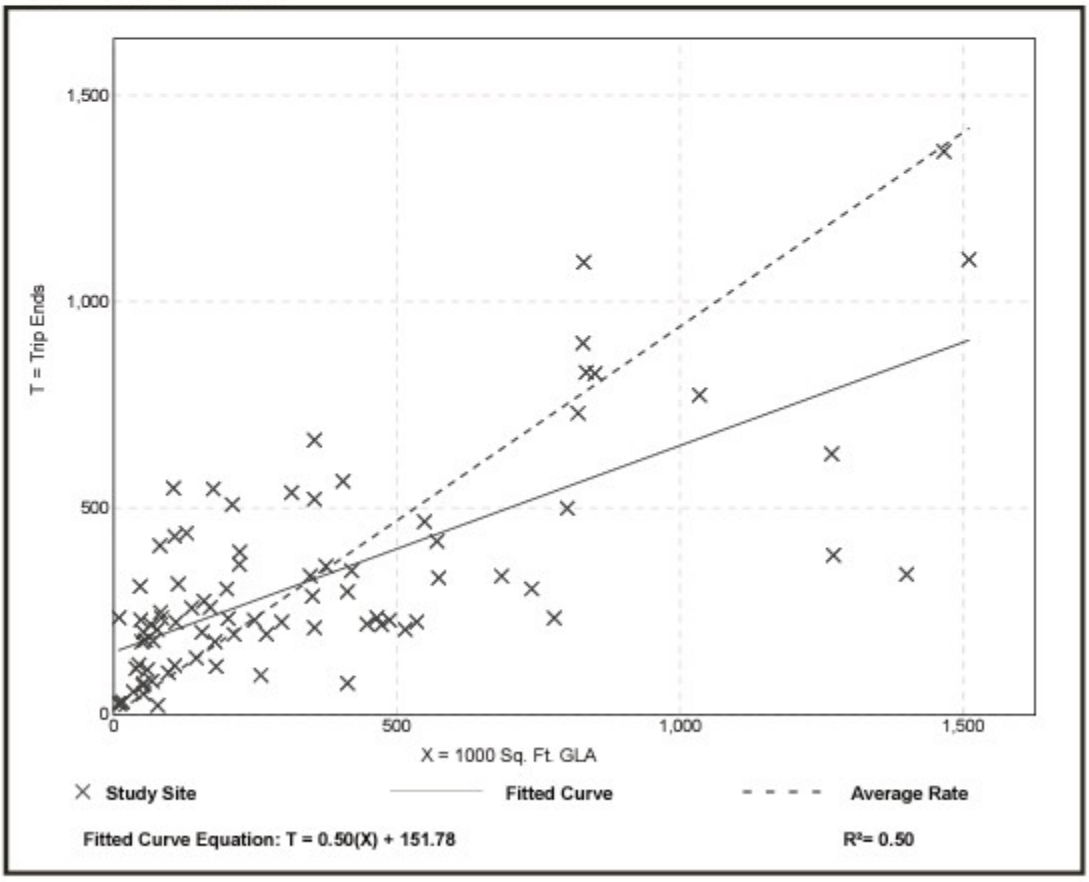
Shopping Center
(820)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	84
1000 Sq. Ft. GLA:	351
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



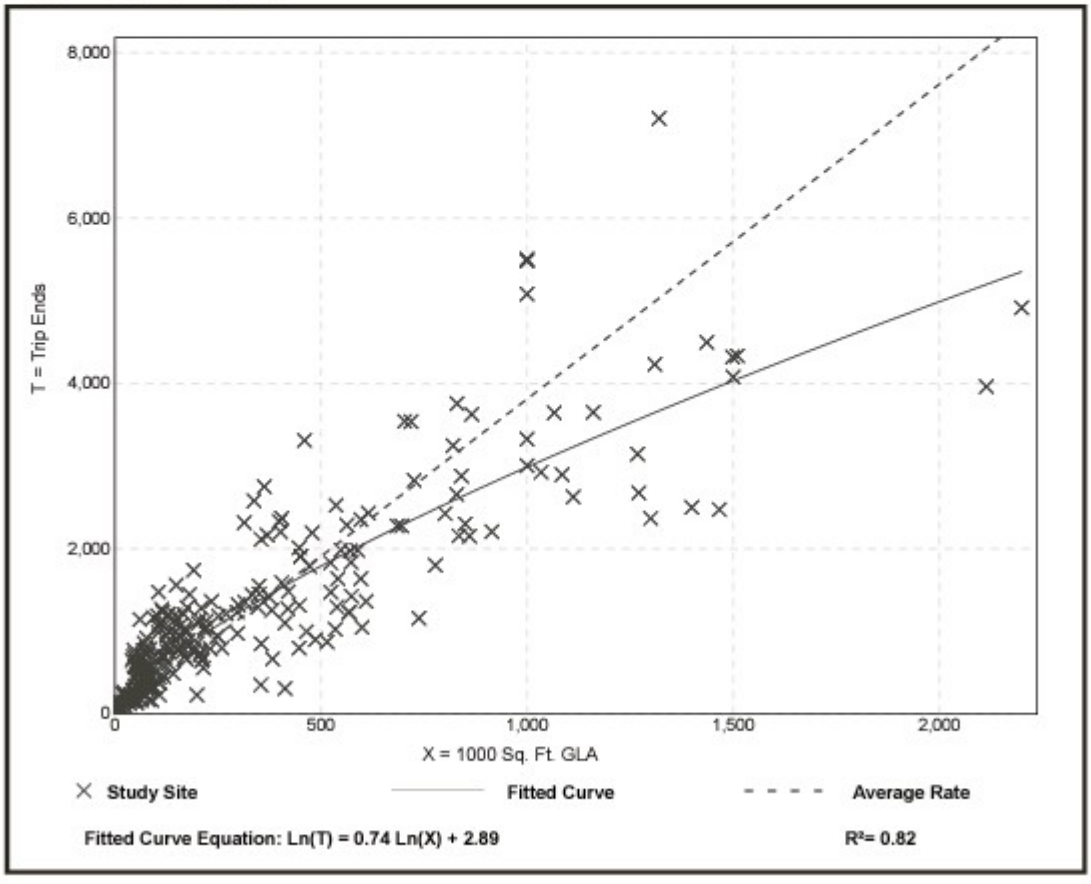
Shopping Center
(820)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	261
1000 Sq. Ft. GLA:	327
Directional Distribution:	48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 998 SE Town Place BLVD
Sec/Town/Range: 26/36S/40E
Parcel ID: 3426-341-0001-000-2
Jurisdiction: Port Saint Lucie

Use Type: 1000
Account #: 180710
Map ID: 34/26S
Zoning: RM-5 PSL

Ownership

PSL Town Place Partners LLC
2552 Peters RD Ste B
Fort Pierce, FL 34945

Legal Description

26 36 40 THAT PART OF S/1/2 OF SEC LYG E OF US1 AND LYG S OF SAVANNA CLUB BLVD AND LYG SELY OF BLK 3 LOT 15 AND WLY OF BLK 4 LOT 11 OF ST LUCIE GARDENS (PB 1-35) (18.512 AC - 806,383 SF)



Current Values

Just/Market Value:	$2,434,000
Assessed Value:	$2,411,019
Exemptions:	$0
Taxable Value:	$2,411,019

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	18.51
Land Size (SF):	806,383

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MacKenzie
Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

June 10, 2021

Mr. Richard Lundy
Rich Properties
2552 Peters Road, Suite B
Fort Pierce, FL 34945

Re: Townplace PUD
Parking Justification

MacKenzie Engineering and Planning, Inc. (MEP) prepared this Parking Variance for the proposed rental apartments within the Townplace PUD. The applicant seeks relief from the requirements of Section 158.221(C) (7) of the City code, which provides parking requirements for multiple family dwelling units.

Summary

In order to provide adequate parking for the property, the application will provide 494 parking spaces for 264 multiple family dwelling units. The project provides an average parking ratio of 1.87 spaces per dwelling unit as compared to the Urban Land Institute's (ULI) manual, *Shared Parking, 2nd Edition*, which recommends 1.65 spaces per rental dwelling unit.

The project is:

1) Providing parking in excess of ULI's recommendations; and
2) Most of the parking is located within a shared parking field,

Therefore, the project is providing adequate parking for residents and guests, which satisfies the spirit of the Code.

Variance Request

This request is a variance consistent with the existing City of Port St. Lucie code *Article XV. Sections 158.295 through 158.302* and seeks relief from the requirements of Section 158.221(C) (7) of the City code.

City Code - Parking

The City Code requires parking based the presence of a garage, number of spaces in the garage and number of bedrooms as shown below:

1) Dwelling with one-car garage: Two (2) exterior parking spaces.
2) Dwelling with two-car (or more) garage: One (1) exterior parking space.
3) Dwelling with no garage:
   i. Two (2) spaces per dwelling unit with two (2) or more bedrooms
   ii. One and one-half (½) spaces per dwelling unit for one (1) bedroom or efficiency apartments.
4) Guest parking: At least one (1) guest parking space shall be provided for every five (5) units.

Based on the applicant's site plan, 527 parking spaces are required based on City Code as shown in Table 1.

Table 1. Required Parking Based on City Code.

Unit Type	Quantity	City Rate	Required Parking
Apartment - 1-Bedroom	108	1.5	162
Apartment - 2-Bedroom	156	2	312
Guest Parking	264	0.2	53
		Total	527

Urban Land Institute - Parking

The project requires 436 parking stalls based on the Urban Land Institute's (ULI) manual, *Shared Parking, 2nd Edition*. The project proposes 494 total parking spaces. Each building will have 8 spaces in the garage and 8 spaces outside the garage. The parking will work because 386 of the 494 spaces are parking spaces within a shared parking field.

This makes the parking plan for the project more flexible than ULI's manual, which bases a parking requirement of one (1) dedicated spaced per dwelling unit and 0.65 parking space per dwelling unit within a shared parking field.

The project will have 1.87 spaces per dwelling.

Therefore, parking within the project will be adequate.

Gary Rager
Digitally signed by Gary Rager
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com
Date: 2022.02.11 13:29:04 -05'00'

Shaun G. MacKenzie P.E.
PE Number 61751

096002
June 2021
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CA 29013

SHARED PARKING, 2ND EDITION
PARKING RATES

Table 2-2 Summary of Recommended Base Parking Ratios (Spaces per Unit Land Use)

Land Use	Weekday		Weekend		Unit	Source
	Visitor	Employee	Visitor	Employee		
Community Shopping Center (<400,000 sq. ft.)	2.9	0.7	3.2	0.8	/ksf[1] GLA	1
Regional Shopping Center (400,000 to 600,000 sq. ft.)	Sliding scale between 400,000 and 600,000 sq. ft.				/ksf GLA	1
Super Regional Shopping Center (>600,000 sq. ft.)	3.2	0.8	3.6	0.9	/ksf GLA	1
Fine/Casual Dining	15.25	2.75	17.0	3.0	/ksf GLA	2, 3
Family Restaurant	9.0	1.5	12.75	2.25	/ksf GLA	3
Fast-Food Restaurant	12.75	2.25	12.0	2.0	/ksf GLA	2
Nightclub	15.25	1.25	17.5	1.5	/ksf GLA	3
Active Entertainment	Custom to each tenant					
Cineplex	0.19	0.01	0.26	0.01	/seat	3, 2
Performing Arts Theater	0.3	0.07	0.33	0.07	/seat	2
Arena	0.27	0.03	0.3	0.03	/seat	3
Pro Football Stadium	0.3	0.01	0.3	0.01	/seat	3
Pro Baseball Stadium	0.31	0.01	0.34	0.01	/seat	3
Health Club	6.6	0.4	5.5	0.25	/ksf GFA	3, 4
Convention Center	5.5	0.5	5.5	0.5	/ksf GLA	3
Hotel—Business	1.0	0.25	0.9	0.18	/room	2, 3
Hotel—Leisure	0.9	0.25	1.0	0.18	/room	2, 3
Restaurant/Lounge	10.0	—	10.0	—	/ksf GLA	2, 3, 5
Conference Center/Banquet (20 to 50 sq. ft./guest room)	30.0	—	30.0	—	/ksf GLA	2, 3, 5
Convention Space (>50 sq. ft./guest room)	20.0	—	10.0	—	/ksf GLA	2, 3, 5
Residential, Rental	0.15	1.5[2]	0.15	1.5[2]	/unit	2
Residential, Owned	0.15	1.7[2]	0.15	1.7[2]	/unit	2
Office (<25,000 sq. ft.)	0.3	3.5	0.03	0.35	/ksf GFA	2
Office (25,000 to 100,000 sq. ft.) Sliding scale between					/ksf GFA	2
25,000 sq. ft.:	0.3	3.5	0.03	0.35		
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
Office (100,000 to 500,000 sq. ft.) Sliding scale between					/ksf GFA	2
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
500,000 sq. ft.:	0.2	2.6	0.02	0.26		
Office >500,000 sq. ft.	0.2	2.6	0.02	0.26	/ksf GFA	2
Data Processing Office	0.25	5.75	0.03	0.58	/ksf GFA	2, 3
Medical/Dental Office	3.0	1.5	3.0	1.5	/ksf GFA	2, 3
Bank, Branch with Drive-in	3.0	1.6	3.0	1.6	/ksf GFA	2

Notes

Ratios based on peak parking spaces required with virtually 100% auto use and typical ridesharing for suburban conditions.
[1] /ksf = per thousand sq. ft.
[2] 1.0 spaces reserved for residents' sole use, 24 hours a day; remainder shared with visitors and other uses.

Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, D.C.: ULI–the Urban Land Institute, 1999).
2. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
3. Data collected by team members.
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Stephen Mayer, Planning & Zoning

THRU: Diana Spriggs, P.E. – Regulatory Division Director, Public Works D.S.

FROM: Breanna Vasquez, Public Works

DATE: July 20, 2022

SUBJECT: P21-285 Town Place PUD
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated August 24, 2021 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

This PUD allows for a maximum of 264 dwelling units with 78,408 SF of Commercial land use. Per ITE Trip Generation Manual, 10th edition, this would result in 552 PM Peak hour driveway trips. The developer will be proposing a right turn lane along U.S. Highway 1 for their entrance there.

No direct impact is anticipated from this development. Savannah Club Boulevard is a St. Lucie County Roadway and U.S. Highway 1 is a Florida Department of Transportation roadway.

Town Place
Planned Unit Development (PUD) Rezoning (P21-285)

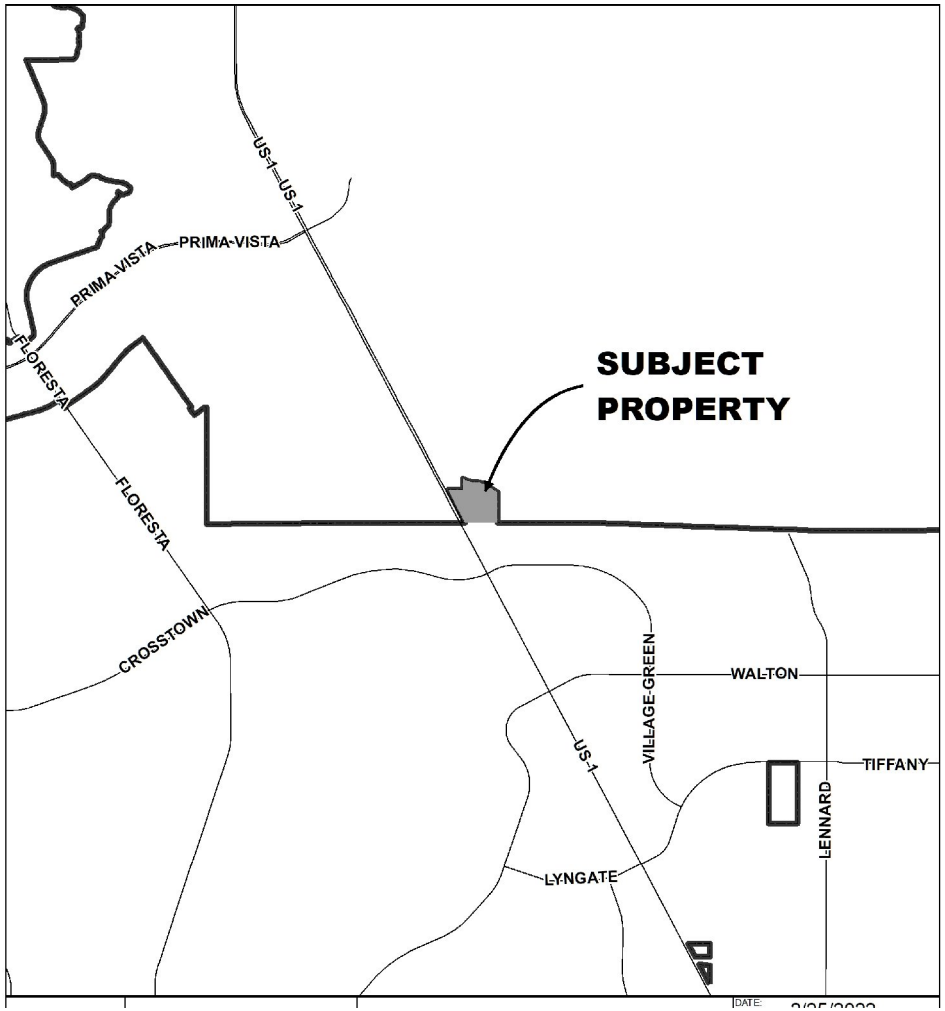
Planning and Zoning Board Meeting

August 2, 2022

Stephen Mayer, Planner III

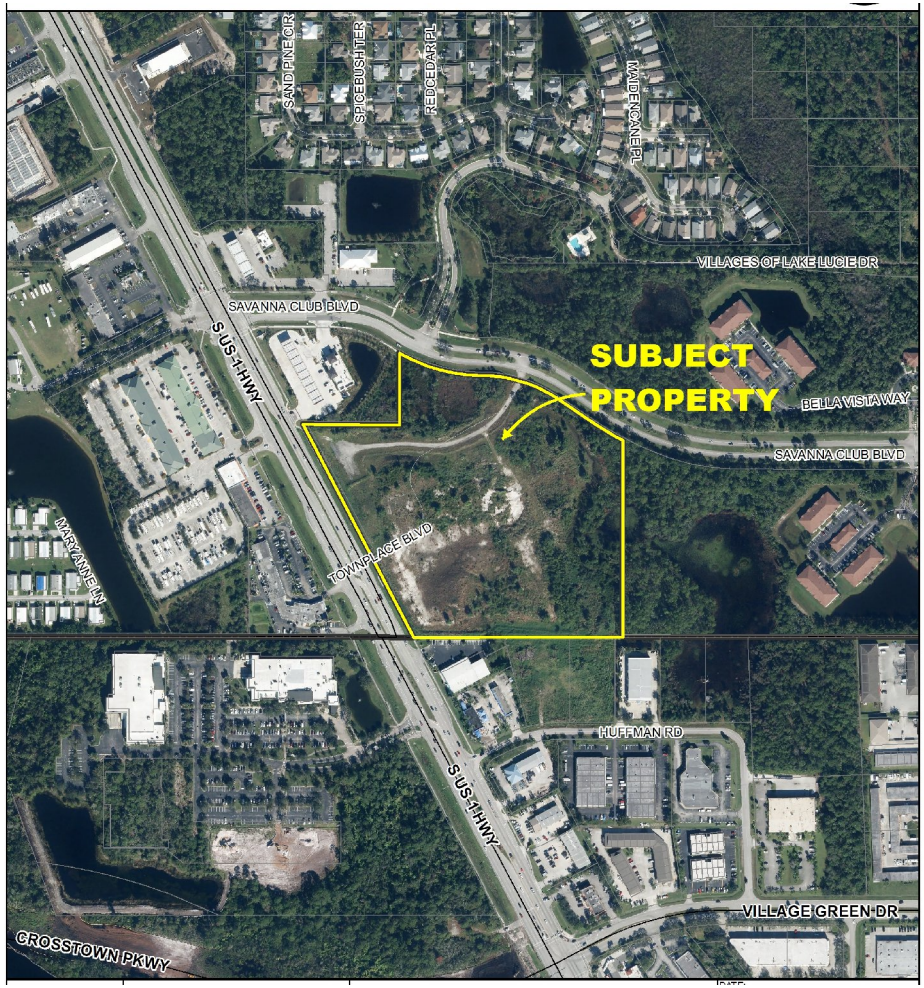
Rezone property to PUD (Planned Unit Development) for a 264-unit multifamily development with 4.51-acre commercial site.

Applicant – HJA Design Studio, LLC
Agent – Tod Troxell
Owner – Jerome Rich, PSL Townplace Partners, LLC



LOCATION MAP

CityofPSL.com



Upland Mitigation Required

AERIAL

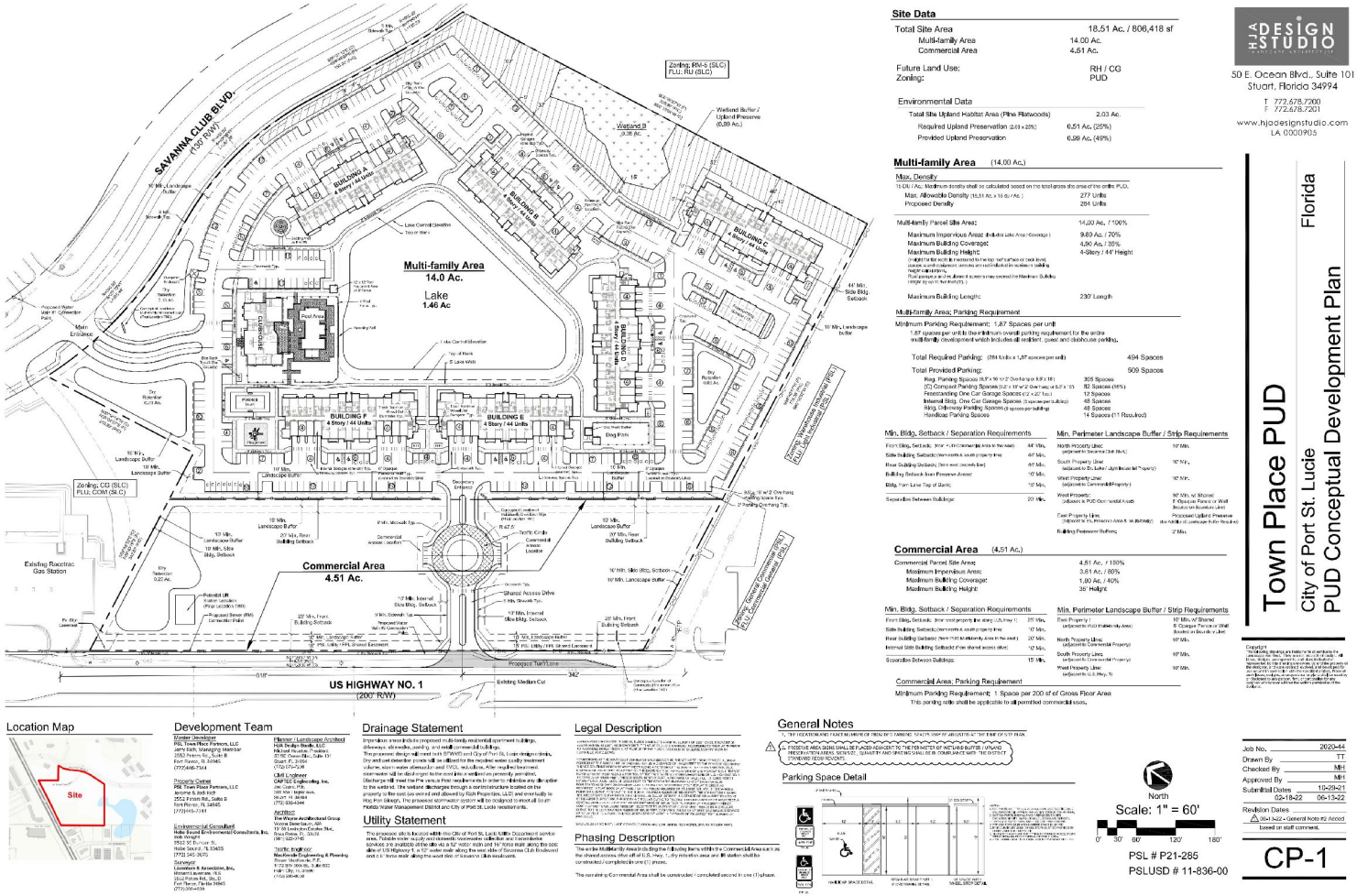
Existing and Proposed Zoning: PUD

This project currently has a Planned Unit Development (PUD) zoning designation. This application is a PUD rezoning, rather than a PUD amendment, because the applicants are rewriting the content of the existing PUD document. All prior site plans associated with this PUD have expired.

Existing Future Land Use: Commercial General/Residential High Density

Site Area: **18.51 acres**
Residential Component: 14 Acres
Commercial Component: 4.51 Acres
Units: **264 Multifamily Units**

Density Proposed: 14.26 dwelling units per acre.
Density Allowed: 15 dwelling units per acre.



Site Data

Total Site Area	18.51 Ac. / 806,418 sf
Multi-family Area	14.00 Ac.
Commercial Area	4.51 Ac.
Future Land Use:	RH / CG
Zoning:	PUD

Environmental Data

Total Site Upland Habitat Area (Pine Flatwoods)	2.03 Ac.
Required Upland Preservation (2.03 x 25%)	0.51 Ac. (25%)
Provided Upland Preservation	0.98 Ac. (49%)

Multi-family Area (14.00 Ac.)

Max. Density

Max. Allowable Density (18.51 Ac. x 15 du / Ac.)	277 Units
Proposed Density	264 Units

Multi-family Parcel Site Area: 14.00 Ac. / 100%

Maximum Impervious Areas (Includes Lake Area / Coverage)	9.80 Ac. / 70%
Maximum Building Coverage:	4.90 Ac. / 35%
Maximum Building Height:	4-Story / 44' Height
Maximum Building Length:	230' Length

Multi-family Area; Parking Requirement

Minimum Parking Requirement: 1.87 Spaces per unit

1.87 spaces per unit is the minimum overall parking requirement for the entire multi-family development which includes all resident, guest and clubhouse parking.

Total Required Parking: (264 Units x 1.87 spaces per unit)	494 Spaces
Total Provided Parking:	909 Spaces
Reg. Parking Spaces (8.5' x 18' w/ 2' Overhang or 9.5' x 18')	305 Spaces
(1) Compact Parking Spaces (8.5' x 16' w/ 2' Overhang or 8.5' x 15')	82 Spaces (16%)
Freestanding One Car Garage Spaces (12' x 22' Typ.)	12 Spaces
Internal Bldg. One Car Garage Spaces (1 spaces per building)	48 Spaces
Bldg. Driveway Parking Spaces (4 spaces per building)	48 Spaces
Handicap Parking Spaces	14 Spaces (11 Required)

Min. Bldg. Setback / Separation Requirements

Front Bldg. Setback: (from +/-14' Commercial Area to the west)	44' Min.
Side Building Setback: (from north & south property line)	44' Min.
Rear Building Setback: (from west property line)	44' Min.
Building Setback from Preserve Areas:	10' Min.
Bldg. from Lake Top of Bank:	10' Min.
Separation Between Buildings:	20' Min.

Min. Perimeter Landscape Buffer / Strip Requirements

North Property Line: (adjacent to Savanna Club Blvd.)	10' Min.
South Property Line: (adjacent to St. Lucie / Martin Boundary Property)	10' Min.
West Property Line: (adjacent to Commercial Property)	10' Min.
West Property: (adjacent to PUD Commercial Area)	10' Min. w/ Shared 6' Opaque Fence or Wall Located on Business Land
East Property Line: (adjacent to Ins. Preserve Area & Mr. Bennett)	Proposed Upland Preserve (no width of Landscape Buffer Required)
Building Perimeter Buffers:	2' Min.

Commercial Area (4.51 Ac.)

Commercial Parcel Site Area:	4.51 Ac. / 100%
Maximum Impervious Area:	3.61 Ac. / 80%
Maximum Building Coverage:	1.80 Ac. / 40%
Maximum Building Height:	35' Height

Min. Bldg. Setback / Separation Requirements

Front Bldg. Setback: (from west property line along US Hwy 1)	25' Min.
Side Building Setback: (from north & south property line)	10' Min.
Rear Building Setback: (from +/-10' Multi-family Area to the west)	20' Min.
Internal Side Building Setback: (from shared access drive)	10' Min.
Separation Between Buildings:	15' Min.

Min. Perimeter Landscape Buffer / Strip Requirements

East Property: (adjacent to PUD Multi-family Area)	10' Min. w/ Shared 6' Opaque Fence or Wall Located on Business Land
North Property Line: (adjacent to Commercial Property)	10' Min.
South Property Line: (adjacent to Commercial Property)	10' Min.
West Property Line: (adjacent to U.S. Hwy. 1)	10' Min.

Commercial Area; Parking Requirement

Minimum Parking Requirement: 1 Space per 200 sf of Gross Floor Area

This parking ratio shall be applicable to all permitted commercial uses.

HJA DESIGN STUDIO
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Town Place PUD

City of Port St. Lucie Florida

PUD Conceptual Development Plan

Copyright
The building designs and plans herein are proprietary to HJA Design Studio, LLC and may not be used in whole or in part without the written consent of HJA Design Studio, LLC. Any unauthorized use of these designs and plans without the written consent of HJA Design Studio, LLC will be subject to legal action.

Location Map

Development Team

Master Developer
PSL Town Place Partners, LLC
Jerry Koh, Managing Member
2553 Potters Rd., Suite B
Fort Pierce, FL 34945
(772)466-7344

Property Owner
PSL Town Place Partners, LLC
Jerome & Jodi Koh
2553 Potters Rd., Suite B
Fort Pierce, FL 34945
(772)466-7344

Environmental Consultant
Hole Sound Environmental Consultants, Inc.
Bob Knight
5513 SE Dunham St.
Hobe Sound, FL 33455
(772) 545-2670

Surveyor
Lindstrom & Associates, Inc.
Jeffrey Lindstrom, PSM
1502 Prima Rd., Ste.2
Fort Pierce, Florida 34945
(772)336-4636

Planner / Landscape Architect
Harry J. Arrington, AICP
HJA Design Studio, PLLC
50 NE Ocean Blvd., Suite 101
Stuart, FL 34994
(772) 678-7200

Civil Engineer
CARTEC Engineering, Inc.
Joe Cuzzi, P.E.
300 NW 70th Ave.
Suite 102
Plantation, FL 33317
(772) 600-4444

Architect
The Wynne Architectural Group
Vonne Sheridan, AIA
1938 Lexington Garden Blvd.,
Jacksonville, FL 32246
(561) 620-9740

Traffic Engineer
MacKenzie Engineering & Planning
1238 SE Indian St.
Stuart, FL 34997
(772) 219-1570

Drainage Statement

Impervious areas include proposed multi-family residential apartment buildings, driveways, sidewalks, parking, and mail/common hall buildings.

The proposed design will meet both SFWMD and City of Port St. Lucie design criteria. Dry and wet detention ponds will be utilized for the required water quality treatment volume, storm water attenuation and 25YR, 3-day storm. After required treatment, stormwater will be discharged to the west into a wetland as presently permitted. Discharge will meet the Pre versus Post requirements in order to maintain any discharge to the wetland. The wetland discharges through a control structure located on the property to the east (as owned and allowed by Rish Properties, LLC) and eventually to Hog Pen Slough. The proposed stormwater system will be designed to meet all South Florida Water Management District and City of Port St. Lucie requirements.

Utility Statement

The proposed site is located within the City of Port St. Lucie's Department service area. Potable water supply and wastewater collection and transmission services are available at the site via a 12" water main and 16" force main along the west side of Savanna Club Boulevard and a 6" force main along the west side of Savanna Club Boulevard.

Legal Description

Phasing Description

The entire Multi-family Area including the following items within the Commercial Area such as the shared access drive off of U.S. Hwy. 1, dry retention area and lift station shall be constructed / completed in one (1) phase.

*The remaining Commercial Area shall be constructed / completed second in one (1) phase.

General Notes

1. THE LOCATION AND EXACT SIZE AND NUMBER OF DRIVEWAYS, HEADS, SIGNS AND ADJACENT TO THE R.O.W. SHALL BE SUBJECT TO THE PERMITTING PROCESS.
2. A PASSIVE AREA USING SHALL BE PLACED ADJACENT TO THE PER MATTER OF INTO LAND BUFFER / UPLAND PRESERVATION AREAS. SIZE, QUANTITY AND SPACING SHALL BE COMPLIANCE WITH THE DISTRICT STANDARD SIZE TO COUNT.

Parking Space Detail

PSL # P21-285
PSLUSD # 11-836-00

Job No.	2020-44
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	10-29-21
	02-18-22 06-13-22
Revision Dates	
06-13-22 - General Note #2 Added based on staff comment.	

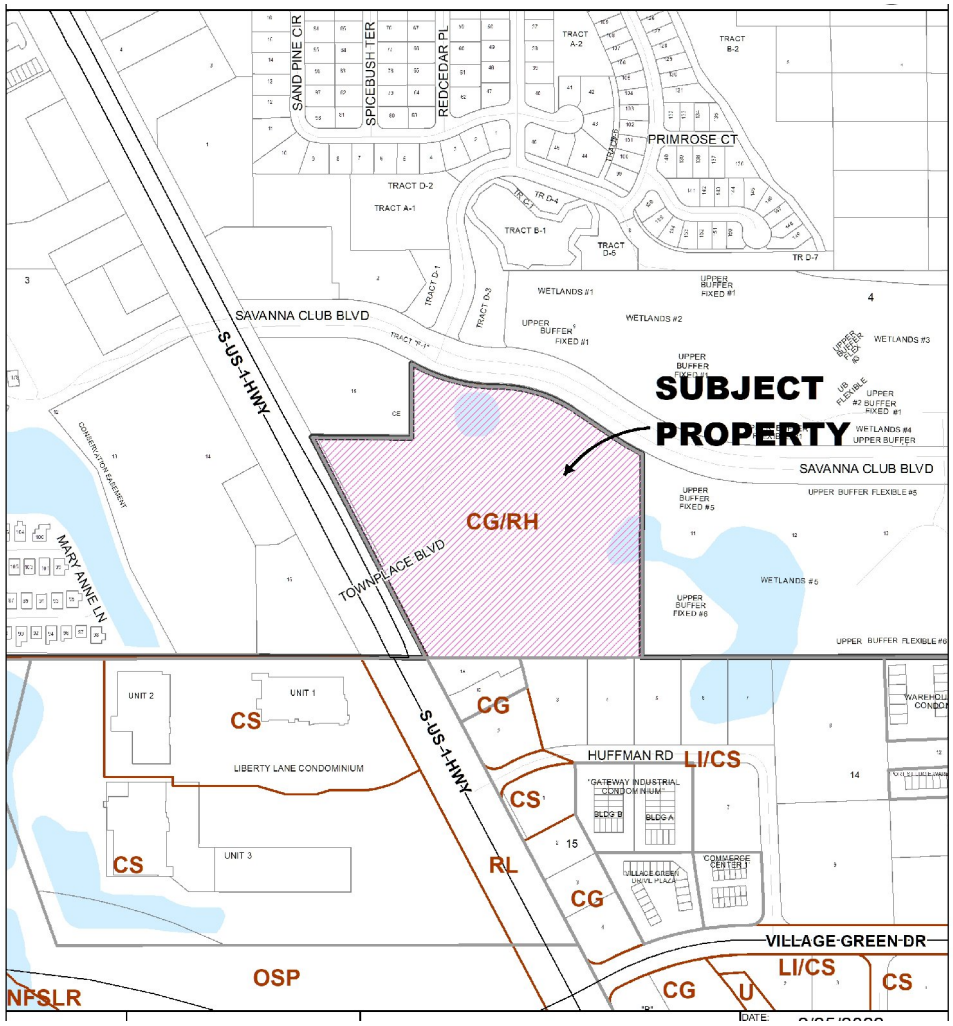
CP-1

Proposed Master Concept Plan

- 264 units
- 4-story townhouses
- 78,408 SF of commercial

MASTER CONCEPT PLAN

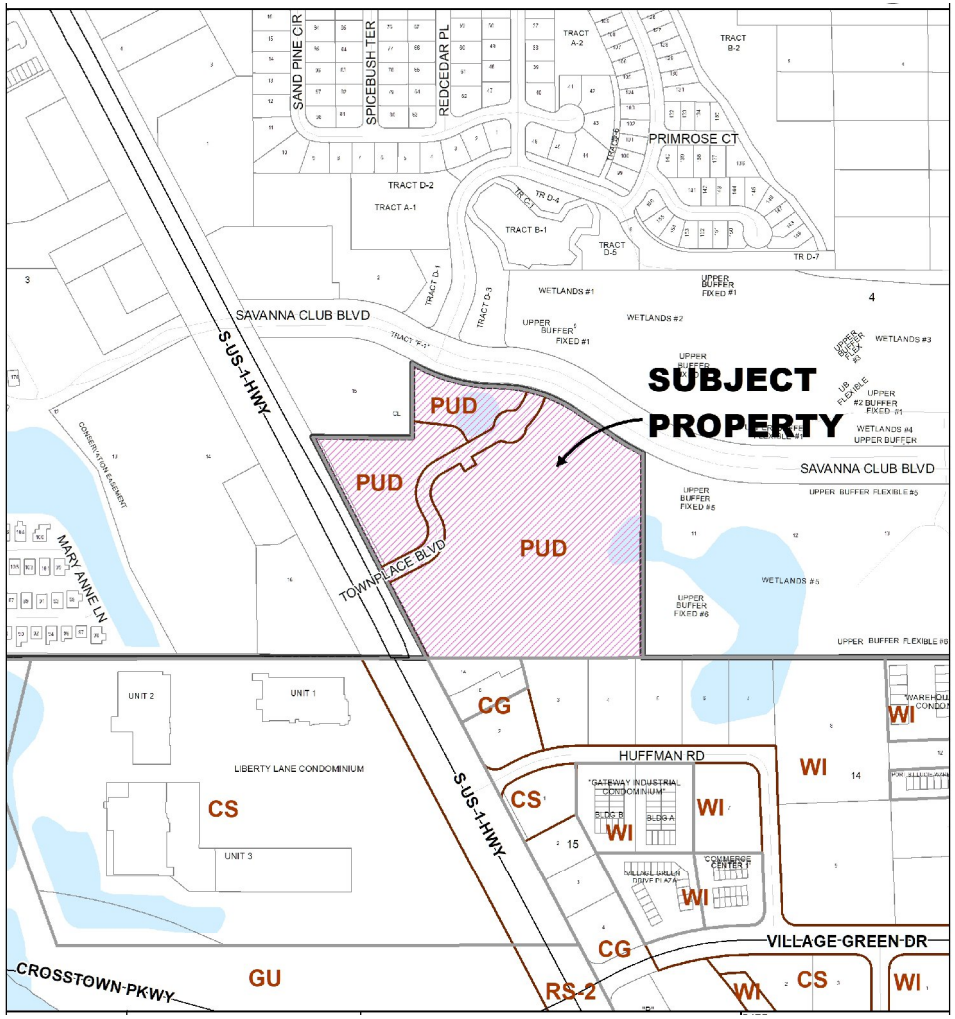
CityofPSL.com



Future Land Use:
Commercial
General/Residential High
(CG/RH)

FUTURE LAND USE

CityofPSL.com



ZONING

CityofPSL.com

Traffic Impact Analysis

- Received latest Traffic Analysis Report dated August 2021 completed by MacKenzie Engineering & Planning, Inc.

- Reviewed by City staff

- The proposed 264 apartment dwelling units and 78,408 SF of Commercial use would result in 552 PM Peak hour driveway trips.

Traffic Impact Mitigation

- Developer Proposed:
  - Right Turn lane into their site at entrance along US1.
  - Main entrance for residential portion is along Savannah Club Blvd.

No direct impact to City roadways as a result of this development.

- Savannah Club Boulevard – St. Lucie County Roadway
- U.S. Highway 1 – FDOT Roadway

Density. This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- As per Comprehensive Plan Policy 1.1.4. Residential High Density (RH), a maximum density of 15 dwelling units per acre is allowed. The maximum density proposed for Town Place PUD is 14.26 dwelling units per acre, or 264 apartment units on 18.51 acres.

The Site Plan Review Committee **recommended approval** of the PUD on May 25, 2022.

Agenda Summary

2022-648

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P21-234 Riverland/Kennedy DRI Parcel D MPUD - Rezoning

Location: South of the Discovery Way (E/W 1) right-of-way, south of Riverland Parcel C, and west of Riverland Boulevard

Legal Description: Portions of Sections 19 and 20, Township 37 South, Range 39 East, St. Lucie County, Florida

This is a request to rezone 457 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD). The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.

Submitted By: Daniel Robinson, Planner III

Executive Summary: The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval.

Alternate Recommendations:

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

Background: The Site Plan Review Committee recommended approval of the rezoning application on October 27, 2021.

Issues/Analysis: See staff report

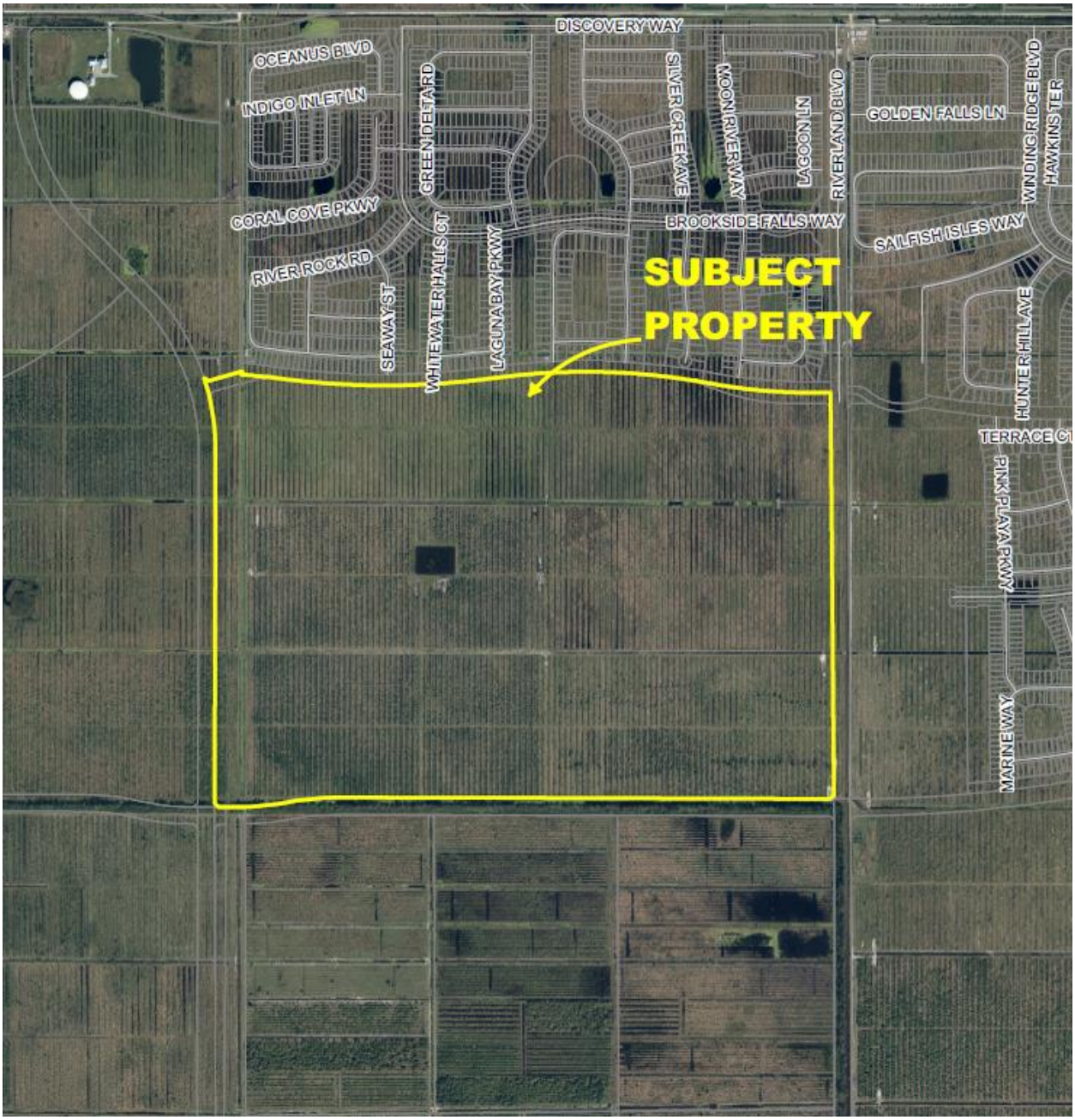
Special Consideration: N/A

Location of Project: South of the Discovery Way (E/W 1) right-of-way, south of Riverland Parcel C, and west of Riverland Boulevard.

Attachments:

- Staff report
- Riverland Parcel D MPUD
- Public Works Traffic Memo
- Application
- Staff Presentation

Riverland/Kennedy DRI Parcel D
MPUD Rezoning
P21-234



Project Location Map

SUMMARY

Applicant's Request:	Rezone 457 acres from St. Lucie County AG-5 zoning to a Master Planned Unit Development.
Agent:	Azlina Goldstein, GL Homes
Applicant/Property Owner:	Riverland/Kennedy II, LLC
Location:	South of the Discovery Way (E/W 1) right-of-way, south of Riverland Parcel C, and west of Riverland Boulevard.
Address:	N/A
Project Planner:	Daniel Robinson, Planner III

Project Description

The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval at their regular meeting of October 27, 2021.

Public Notice Requirements

Notification has been sent to all property owners within 750 feet from the subject property.

Location and Site Information

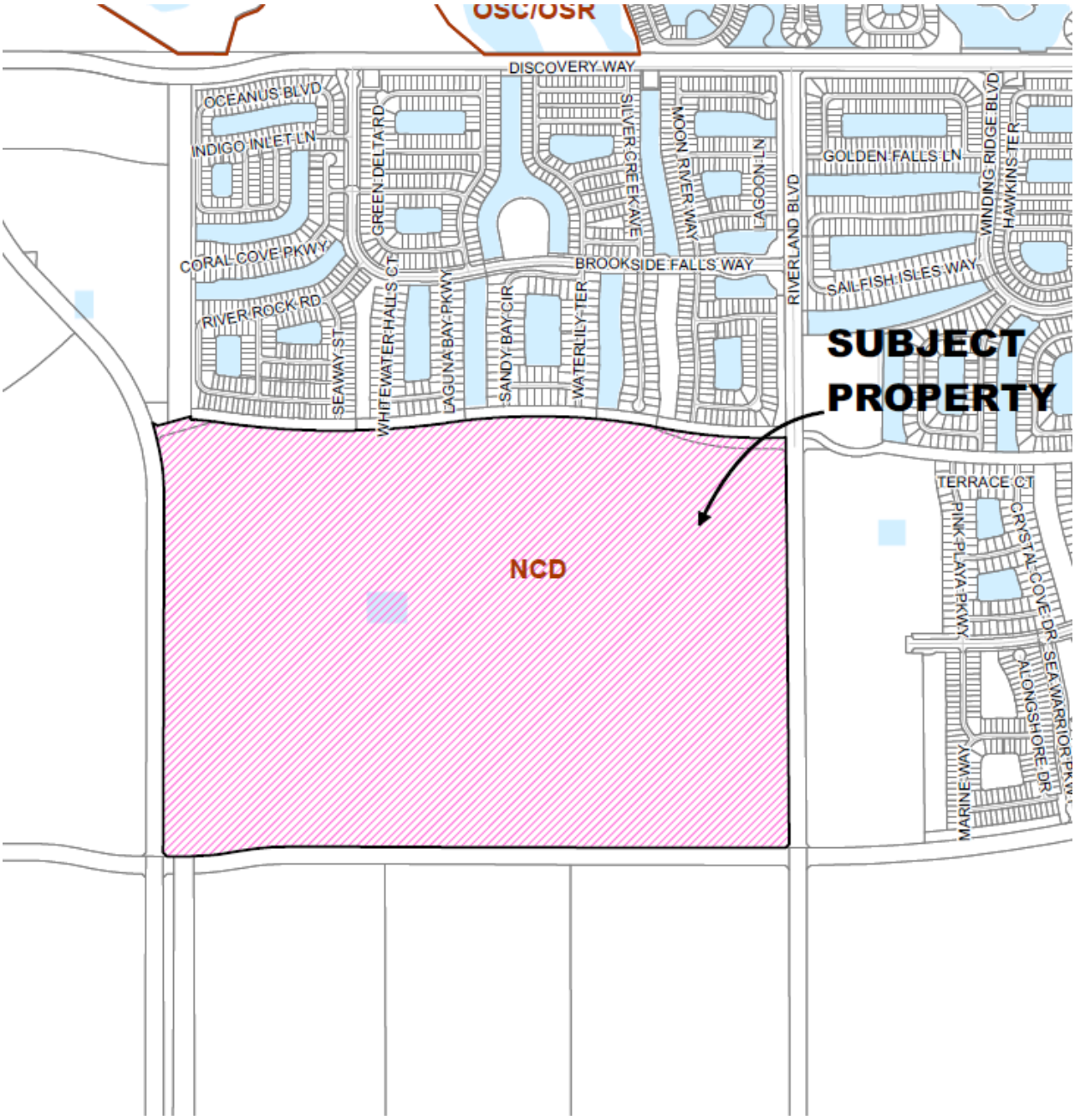
Parcel Number:	4319-141-0002-000-9
Property Size:	457 acres
Legal Description:	The property is legally described as a Portions of Sections 19 and 20, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	SLC AG-5 (St. Lucie County Agricultural - one dwelling unit per five acres)
Existing Use:	Vacant
Proposed Use:	Residential Community

Surrounding Uses

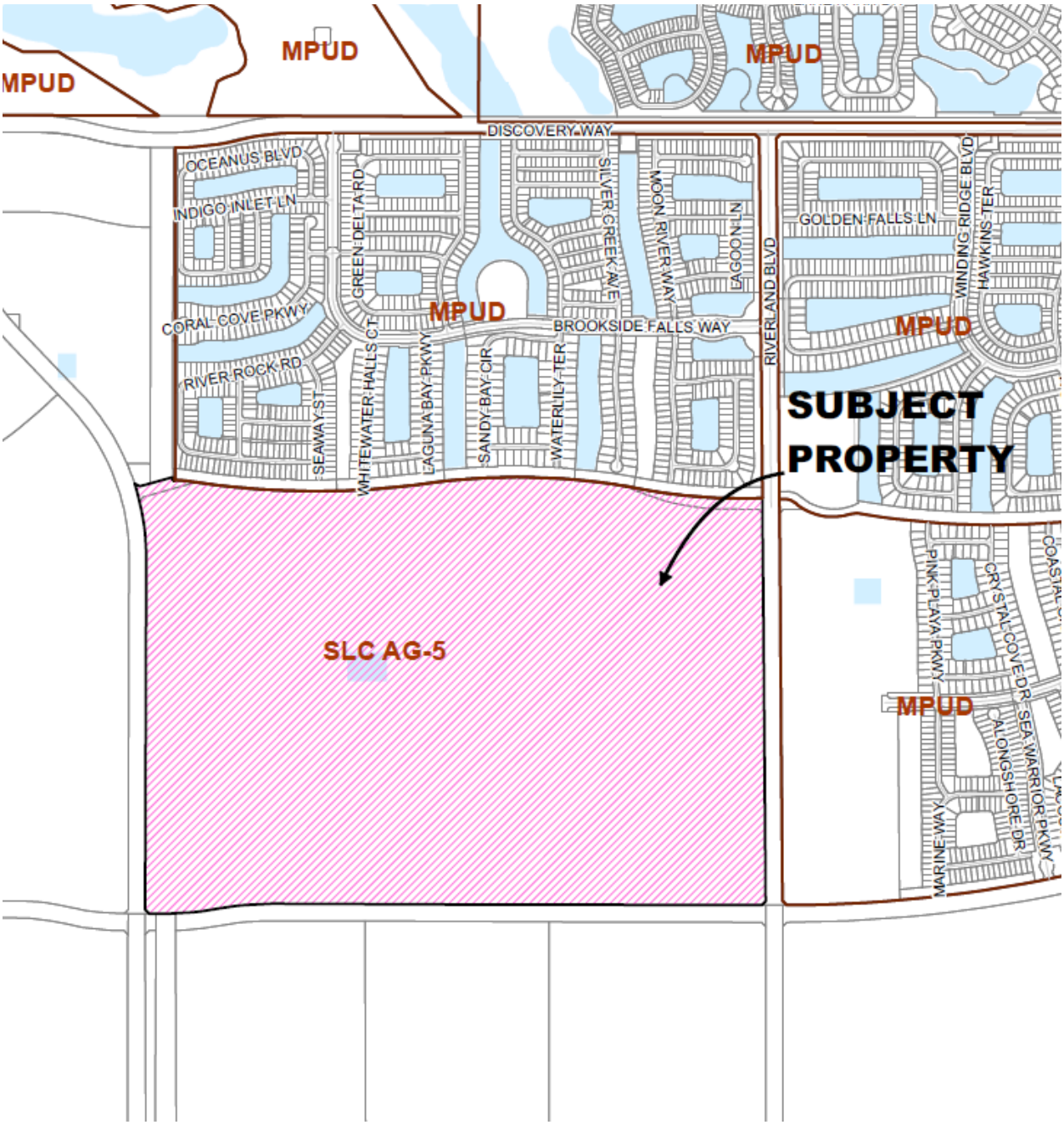
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Community
South	NCD	SLC AG-5	Vacant
East	NCD	MPUD	Riverland Community
West	NCD	SLC AG-5	Vacant

NCD – New Community Development District MPUD – Master Planned Unit Development

SLC AG-5 - St. Lucie County Agricultural (one dwelling unit per 5 acres)



Future Land Use



Existing Zoning

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policy 1.2.1.3): The proposed MPUD is consistent with Policies 1.2.2.2 of the City's Comprehensive Plan regarding Residential area.

MPUD REZONING REQUIREMENTS

Project Description: The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.

Standards for District Establishment

Area Requirement	The Riverland Parcel D MPUD complies with Section 158.187(A) of the Zoning Code for minimum size. The minimum size is 50 acres and the proposed MPUD is approximately 457 acres.
Relation to Major Transportation Facilities	The Riverland Parcel D MPUD property is located at the northwest corner of Riverland Boulevard and Marshal parkway. Main access to the property will be along both Riverland Boulevard and N/S A.
Development of Regional Impact	The subject property is located within the Riverland/Kennedy DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
Evidence of Unified Control of Area	Evidence of unified control has been provided.

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Uses	The Riverland Parcel D MPUD property is within a designated residential sub area as shown on Figure 1-5 of the Comprehensive Plan. Figure 1-5 is the conceptual plan for the Riverland/Kennedy NCD District.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the adjacent neighborhoods.
Transit Oriented Design Features	A sidewalk system will be provided with connections to multi-modal paths and neighboring sites within the MPUD.
Off Street Parking and Loading Requirements	Section 3 of the MPUD provides parking and pedestrian requirements.
Underground Utilities	All utilities will be underground.
Open Space	Section 1 of the MPUD provides requirements for usable open space. Within open space areas, a minimum of five percent (5%) useable open space shall be included.

Wetlands and Uplands	The Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Section 4 of the MPUD provides landscape requirements. The MPUD proposes and exemption to the Subdivision Regulations as it pertains to street tree separation and species. The MPUD Proposes 1 tree per residential lot and no trees along open space tracts.

TRANSPORTATION

Per the submitted Traffic Report, a Total of 1,964 Net External PM Peak Hour Trips would be approved for all of Riverland with the approval of this MPUD Proposal. The next roadway trigger for construction is the extension of Community Blvd south from Marshall Parkway (E/W 3) to Paar Drive. This trigger is at 2,000 dwelling units or 2,023 New External PM Peak Hour trips, whichever comes last.

RELATED PROJECTS

P20-162 Riverland/Kennedy DRI 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 with conditions to the City Council
- Motion to recommend denial to the City Council

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

MPUD APPLICATION
OF RIVERLAND/KENNEDY DRI
Parcel D

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LIST OF EXHIBITS

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Exhibit 2	Page 6	Agent Authorization Letter, Riverland/Kennedy II, LLC
Exhibit 3	Page 7	MPUD Application Checklist
Exhibit 4	Page 8	Letter of Unified Control, Riverland/Kennedy II, LLC
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Exhibit 11	Page 24	Conceptual Plan
Exhibit 12A	Page 25	Residential Typical – Single Family - Front Load Lot – 50’ Local Street
Exhibit 12B	Page 26	Residential Typical – Villa – Front Loaded Lot – 50’ Local Street
Exhibit 12C	Page 27	Residential Typical – Townhome Lot – 50’ Local Street
Exhibit 13A	Page 28	Road Cross Section – Fifty (50) Foot Local Roadway
Exhibit 13B	Page 29	Road Cross Section – Eighty (80) Foot Local Roadway
Exhibit 14	Page 30	Water/Sewer Plan
Exhibit 15	Page 31	10’ Perimeter Landscape Buffer Detail – Typical (minimum)

RIVERLAND/KENNEDY – MPUD – Parcel D

LIST OF PROJECT PROFESSIONALS

LANDOWNER:	Riverland/Kennedy II, LLC Alan J. Fant, Vice President 1600 Sawgrass Corporate Parkway, Suite 150 Sunrise, FL 33323 T: (954) 753-1730, ext. 2208 F: (954) 575-5208 alan.fant@glhomes.com
DEVELOPER:	Riverland/Kennedy II, LLC Alan J. Fant, Vice President 1600 Sawgrass Corporate Parkway, Suite 150 Sunrise, FL 33323 T: (954) 753-1730, ext. 2208 F: (954) 575-5208 alan.fant@glhomes.com
ENGINEER:	GLH Engineering, Inc. Rick Elsner, P.E. 1600 Sawgrass Corporate Parkway, Suite 150 Sunrise, FL 33323 T: (954) 753-1730, ext. 2242 F: (954) 575-5242 rick.elsner@glhomes.com
CONSULTANT:	Riverland/Kennedy II, LLC Kevin Ratterree, Authorized Signatory 1600 Sawgrass Corporate Parkway, Suite 150 Sunrise, FL 33323 T: (954) 753-1730, ext. 2240 F: (954) 575-5240 kevin.ratterree@glhomes.com

EXHIBIT 1

MPUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: kevin.ratterree@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC

Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 753-1730
FX (954) 575-5240

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC
Attn: Kevin Ratterree (kevin.ratterree@glhomes.com)

Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 753-1730, ext. 2240
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 8

Parcel I.D. Number: 4319-141-0002-000-9

Current Zoning: AG-5 (St. Lucie County)

Proposed Zoning: MPUD (Port. St. Lucie)

Future Land Use Designation: NCD (Port St. Lucie) Acreage of Property: 456.786

Reason for rezoning request: Rezone Parcel D of Riverland/Kennedy DRI to MPUD consistent with DRI development order and NCD Future Land Use to permit a residential development consisting of 1,362 single family, paired villa and townhome dwelling residential units.

Kevin Ratterree — Signature of Owner
KEVIN RATTERREE — Hand Print Name
3/31/22 — 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.

EXHIBIT 2

October 1, 2021

City of Port St. Lucie
Attn: Teresa Lamar-Sarno, Interim Planning and Zoning Director
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel D
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Lamar-Sarno:

Please allow this letter to serve as authorization for Kevin Ratterree and Azlina Siegel to act as agents for Riverland/Kennedy II, LLC, for the purposes of applying, processing, and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel D in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

By: _____
Alan J. Fant, Vice President

EXHIBIT 3

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the PUD is enclosed as Exhibit 4.

2. Riverland/Kennedy – Parcel D is to be a MPUD approved residential community consisting of 1,362 age-restricted residential units.

3. The Conceptual Plan for Riverland/Kennedy – Parcel D is attached as Exhibit 11 of this submittal package.

4. Please see Exhibit 5 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 7.

EXHIBIT 4

October 1, 2021

City of Port St. Lucie
Planning and Zoning Department
Attn: Teresa Lamar-Sarno, Interim Planning and Zoning Director
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: Revised MPUD – Parcel D
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. Riverland/Kennedy II, LLC, is the owner of record of the subject property.

Please feel free to contact this office if you have any questions.

Sincerely

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

By:_____
Kevin Ratterree, Authorized Signatory

EXHIBIT 5

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: Riverland/Kennedy Parcel D is 456.786 acres; which exceeds the fifty (50) acre minimum requirement for the establishment of a MPUD required by policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

Relation to Major Transportation Facilities: Riverland/Kennedy Parcel D is located on the west side of SW Riverland Boulevard, south of Parcel C (aka Valencia Grove) of Riverland/Kennedy DRI, east of N/S "A", and north of SW Marshall Parkway (aka E/W #3). Main access to the property will be along SW Riverland Boulevard, with a secondary access on N/S "A". The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

Prior to receipt of the first non-model certificate of occupancy in Parcel D, SW Riverland Boulevard shall be constructed from its present terminus at Parcel C (Valencia Grove), south to the Riverland Parcel D SW Riverland Boulevard project entry.

Prior to receipt of the first non-model certificate of occupancy in Parcel D, a stabilized section of SW Riverland Boulevard shall be built to the emergency access ingress/egress within Parcel D (location of emergency ingress/egress is shown on Exhibit 11). This stabilized section of SW Riverland Boulevard, being utilized for emergency ingress/egress to Parcel D, shall remain open until such time as the project's secondary entry, on N/S "A", is available for emergency ingress/egress. More specifically, this emergency access is intended to serve as a secondary access point for emergency vehicles servicing occupied homes. The emergency access may be secured by a gate, provided an emergency lock box is installed. No residents can occupy units prior to completion and until the opening of this temporary stabilized section of SW Riverland Blvd.

In compliance with the Riverland/Kennedy DRI Development Order and in advance of triggering the applicable trip thresholds for roadway improvements, prior to the 681st residential dwelling unit building permit being issued in Parcel D, the contracts will be let for the roadway construction of N/S "A" and SW Discovery Way from the existing western terminus of SW Discovery Way to the secondary project entry on N/S "A". Although not required for the development of Parcel D, and in advance of triggering applicable trip thresholds set forth in the Riverland/Kennedy DRI Development Order for the roadway construction of SW Riverland Boulevard (N/S "B") and N/S "A" to Marshall Parkway (E/W 3), the Developer will advance the construction of the initial 2-lane roadway improvements as follows: (1) the contracts will be let for the construction of SW Riverland Boulevard (N/S "B") to the intersection at Marshall Parkway (E/W 3) after the 1,092nd residential dwelling unit building permit is issued in Parcel D (this based on 80% buildout); and (2) the contracts will be let for the construction of N/S "A" from the secondary project entry for Parcel D on N/S "A" to the intersection at Marshall Parkway (E/W 3) within six (6) months after Marshall Parkway (E/W 3) is constructed by others from SW Riverland Boulevard (N/S "B") to and through said intersection at N/S "A".

The Parcel D spine road connecting the SW Riverland Boulevard ingress/egress to the N/S "A" ingress/egress will be constructed and open for use concurrent with the opening of N/S "A" to the secondary entrance.

The existing dirt road within the SW Discovery Way right of way between SW Riverland Blvd. and Range Line Rd. varies in width from 14' to 17'. This road has been used for large Citrus hauling trucks and Chlorine tank trucks. The developer will grade this roadway as needed and repair holes and washouts as they occur until such time as permanent improvements are made to SW Discovery Way. The existing dirt road shall serve as the required emergency access road to Range Line Road.

Consistency with the City's Comprehensive Plan: The Riverland/Kennedy MPUD – Parcel D is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 750 acres. The residential component is 456.786 acres and is within 2-mile radius of existing and planned shops, services and other activities. Access to the community will be provided by SW Riverland Boulevard. A secondary entry to the community will be provided at N/S "A".

Relation to Utilities, Public Facilities and Services: The Riverland/Kennedy Parcel D parcel will be served by Port St. Lucie Utilities for water and wastewater, a public service provider acceptable to the City for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

Physical Character of the Site: Riverland/Kennedy Parcel D is located within the Riverland/Kennedy Development of Regional Impact (DRI). The current use of the site is agriculture.

EXHIBIT 6

SITE INFORMATION

(A) TOTAL ACREAGE:

Development areas included with this MPUD:

- Residential 456.786 acres

See graphic Exhibit 11 for MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) MODEL AREA:

The proposed location of model/sales areas shall be determined as individual sub-elements are developed and approved through the City's land development review and approval process.

It shall be utilized as a model and sales area in an orderly and organized manner to better service the homeowners residing in the community. These model and sales areas shall remain in effect until such time that it is practical to offer these home sites for purchase. The model and sales area may be utilized to sell other residential MPUDs approved within the Riverland/Kennedy DRI; therefore, there shall be no limitation of the maximum duration of time the Parcel D model and sales area may be utilized for a sales and model area of the Riverland/Kennedy DRI. Fences, benches, trash can receptacles, golf cart parking and associated shade structures may be located in private road rights of way. Additionally, fences may cross property lines for the model home areas. Site plan approval is required, and a bond shall be posted with the City ensuring the removal of all temporary improvements when the models revert to private residences.

Bonding for model homes, which shall be in a form approved by the City Attorney's Office, will include removal of the parking area, pergolas, benches, signage, landscape features, artistic elements and other temporary structures, sidewalks, street trees, street lights, and fences (if necessary and/or appropriate), and any other work, including the final lift of asphalt that is required to restore the public areas to their ultimate use.

(C) PEDESTRIAN WAYS:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

Internal to the residential area of Parcel D, each proposed private roadway contains a five (5) foot or eight (8) foot wide sidewalk on one side of the roadway (refer to Exhibits 13A and 13B).

EXHIBIT 7

DEVELOPMENT USES & STANDARDS

SECTION 1- RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling (detached).

2. Villa dwelling. A villa dwelling is defined as two single family residential dwelling units sharing a common wall along a common property line.

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

4. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without food services, and/or with or without alcoholic beverage sales/consumption, provided same are not open to the general public and are only available for use by the residents and the invited guests of the residents of said facility); open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and /or bicycle trials; golf cart pathways; nature study areas and boardwalks; and picnic areas).

5. Temporary sales center and/or trailers, and model homes located upon the parcel(s) for which sales activities are to be conducted.

6. Temporary construction trailers and homes for use as construction offices with paved parking lots.

7. Temporary and permanent mail kiosk/cluster mailbox area for mail delivery with paved parking lots.

8. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.

9. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons, members, residents and their guests, and visitors. Any designated recreation area may include a permanent mail kiosk/cluster mailbox area for mail delivery.

10. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 2 herein.

(C) Minimum Lot Requirements / Maximum Residential Density:

1. Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.

2. Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.

3. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of twenty (20) dwelling units per acre.

4. All special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(D) Maximum Building Coverage:

1. Single-family dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

2. Villa dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

3. Townhouse dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

4. All other uses: Eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.

(F) Maximum Building Height: Thirty-five (35) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet.

(G) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.

2. Villa dwelling: One thousand (1,000) square feet.

3. Townhouse dwelling: Studio, six hundred (600) square feet; One (1) bedroom, seven hundred (700) square feet; two (2) bedroom, eight hundred (800) square feet; and, three (3) bedroom, nine hundred (900) square feet.

(H) Reserved.

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 12A, 12B and 12C of the Riverland/Kennedy MPUD – Parcel D.

1. Single-family dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet, side loaded garage setback of fourteen (14) feet, and a front load garage setback of eighteen (18) feet.

Side Yard: Each lot shall have two (2) side yards, each being of a minimum five (5) feet side setback to property line, and the total of which shall result in a separation of ten (10) feet between adjacent buildings. A side yard of ten (10) feet shall be provided adjacent to right- of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2. Villa dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet and a front load garage setback of eighteen (18) feet.

Side Yard: Villas (each building containing two dwelling units sharing a common wall along a common property line) shall have a side yard having a minimum distance of five (5) feet to establish the minimum distance separation of ten (10) feet between buildings.

Rear Yard: Each villa shall have a rear yard with a building setback line of ten (10) feet.

3. Townhouse dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet and a front load garage setback of eighteen (18) feet.

Side Yard: No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of townhouse or accessory structure related to another group. Townhome units located on the interior (between the end units of each building) of a townhome building shall have a zero (0) foot setback on both sides. A side yard having a minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

Rear Yard: Each townhouse dwelling shall have a rear yard with a building setback line of ten (10) feet.

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.

4. Permitted Uses and Structures:

a. Permitted uses and structures listed in Sections 1.(A).4, 7, 8, 9, and 10:

Unless otherwise specified within the MPUD, all setback requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

b. Permitted uses and structures listed in Sections 1.(A).5 and 6:

Minimum setback requirements for temporary sales center and/or trailers, and temporary construction trailers, shall have a front setback to property line of twelve and one half (12.5) feet, side setback of five (5) feet, and rear setback of ten (10) feet.

5. Buffering:

Unless otherwise specified within the MPUD, buffering shall be provided in accordance with the applicable landscaping requirements of the City Code.

(J) Off-Street Parking and Service Requirements: As set forth in Section 3 hereof.

(K) Access: Gated subdivisions shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. A turnaround/maneuvering area sufficient to accommodate a box truck will be provided for the secondary resident restricted entrance.

(L) Future Approvals: Concurrent with any subdivision plat, a conceptual subdivision plan meeting the criteria set forth herein, shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to: lot sizes; location of open space and drainage areas; location of local roads; and location of bike, pedestrian, multi-modal paths.

(M) Dead End Streets/cul-de-sac: Dead-end streets terminating in a cul-de-sac shall not exceed one thousand five hundred (1,500) feet in length. The length shall be measured from the nearest intersection to the mid-point of the cul-de-sac.

SECTION 2 - ACCESSORY USES & STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in

full compliance with all setbacks, height, building coverage, and MPUD or land development code requirements.

(B) Accessory Uses in Residential Areas:

1. 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. Accessory uses or structures shall be located a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to zero (0) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.

2. The following accessory uses are allowed in the residential areas:

   a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.

   b. Driveways serving the residential units. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined in Section 3.(A).1-3.

   c. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.

   d. A basketball backboard and goal may be located in that area extending from the front building line and on driveways, provided either fixed or portable and a minimum of two (2) feet off the edge of pavement and not on a collector or arterial road.

   e. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.

   f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.

   g. Fences or screen or private walls. Fences or screen or privacy walls required to meet the requirements of Sections 158.216(A)(5), (B) (F) and (G) of the City's Zoning Code. Sections 158.216(A)(1) through and including (A)(4), (C), (D), (E), (H), (I) and (J) are not required to be met and do not apply. Fences or screening walls may consist of the following materials: Chain link, wood, masonry, or stone, aluminum, vinyl coated steel or polyester powder steel, ornamental and imitation wood fences. Chicken wire or barbed wire fences in residential areas are not permitted. Vinyl coated welded wire may be used as an interface to a wooden fence. Interface is defined as a material placed upon an existing fence, inside its common boundaries for the purpose of providing additional security. Fences and walls may be located in that area extending from the front building line to front property line. Unless otherwise specifically provided for within the MPUD, the

above-referenced sections of the City Code regulating fences and/or screening walls which are in effect at the time of MPUD approval shall apply to these regulations pertaining to fences or screening.

h. Garages. Maximum size shall be nine hundred (900) square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roof line. Garages shall conform in appearance, materials and design to the principal's structure (house). Only one detached garage per lot is permitted.

i. Solar collection systems, windmills, and other energy devices based on renewable resources.

j. Outdoor fireplaces, barbeque pits and so-called summer kitchens.

k. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.

l. Noncommercial greenhouses.

m. Dish antennas.

n. Any other accessory use not listed herein under Section 2.(B).2. of the MPUD that are permitted by Section 158.217 (Accessory Uses and Structures) of the City of Port St. Lucie Zoning Code are allowed in the residential areas.

(C) Storage of a Commercial Vehicle or Equipment in a Residential District: Storage of a commercial vehicle or equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure (garage).

(D) Major Recreational Equipment: Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and like. Storage of major recreational equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure (garage).

(E) Home Occupation: A home occupation as defined under and permitted pursuant to Section 158.217(F) of the City of Port St. Lucie Code of Ordinances shall be allowed within residential areas, subject to the provisions of said City Code and regulations.

SECTION 3 - PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: 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 herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards, as is noted in Exhibits 12A, 12B, and 12C.

1. Single-Family dwelling: 2.0 spaces per dwelling unit. Each single-family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2.0 spaces per dwelling unit) in the

driveway to accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two required parking spaces per single family residential unit shall be provided within an enclosed garage. The minimum driveway width from the street to the two required enclosed garage spaces shall be a minimum of sixteen (16) feet and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.

2. Villa dwelling: 1.5 spaces per dwelling unit. Each villa lot shall provide 1 exterior space (in addition to the 1.5 spaces per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of sixteen (16) feet and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.

3. Townhouse dwelling: 1 space per dwelling unit. Each townhome lot shall provide 1 exterior space (in addition to the 1 space per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port. St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of twelve (12) feet for single car garage units and a minimum of sixteen (16) feet for two car garage units and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet.

4. Parks and Recreation & Community Garden/Community Greenhouse:

    a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility
    b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,

2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.

2. The circulation system must be hard-surfaced and be at least 5 feet wide.

(D) Mass Transit:

Two future mass transit stop easements dedicated to the City of Port St. Lucie, one proximate to the SW Riverland Boulevard primary project entry and one proximate to the N/S "A" secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10' x 30' will be provided in these locations on the plat denoting same as a future mass transit stop.

SECTION 4 - LANDSCAPING

(A) Plant Materials:

1. For required trees, the species height, spread and minimum clear trunk 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; however, small trees may be planted in groups of two or more as a substitute for a larger tree. Shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition.

2. For required trees, the tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. A minimum of fifty (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. This criteria shall not apply to required street trees.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any water and sewer lines, existing utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

a. Lots up to 2,500 sq. ft. shall provide one (1) tree.

b. Lots up to 5,000 sq. ft. shall provide two (2) trees.

c. Lots up to 7,500 sq. ft. shall provide three (3) trees.

d. Lots up to 10,000 sq. ft. shall provide four (4) trees.

e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft., one (1) tree.

(D) Perimeter Landscape Requirements: 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. Any site plan or plat abutting the Riverland/Kennedy Parcel C MPUD shall be excluded from all buffering requirements along that common tract line.

(E) Street Tree Planting:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 13A). Due to the separation restrictions from utilities and driveways on differing lot widths, one tree shall be installed per lot, in lieu of City Code of Ordinance Section 156.121. In cases where expanded lot frontage is available, such as at a corner lot, additional trees may be planted at the recommendation of the applicant's landscape architect. Additionally, when a right-of-way and open space tract are directly adjacent to each other, street trees shall not be required on the open space tract side of the right-of-way. Parallel on-street parking, serving the townhome dwellings, shall not require additional buffering.

2. Eighty (80) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 13B).

3. Project Entry's: In each of the two project entrances wherein a private right-of-way abuts open space tracts which are directly adjacent to each other, street trees shall not be required within the right-of-way. In these instances, the corresponding number of required street trees may be planted within the adjacent open space tracts or relocated to the perimeter buffer tracts. For purposes of this section, the project entry shall be defined as that area within the project beginning at the project's connection to the adjacent collector or arterial public roadway to the point of the road that tapers down to the 80' ROW Typical Section as identified in Exhibit 13B.

SECTION 5 - WETLANDS

(A) The Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.

EXHIBIT 8

RIVERLAND/KENNEDY MPUD – Parcel D
Legal Description

BEING A PARCEL OF LAND LYING WITHIN SECTIONS 19 AND 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF RIVERLAND PARCEL C - PLAT THREE, AS RECORDED IN PLAT BOOK 86, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°28'42" EAST, ALONG WEST LINE OF RIVERLAND BOULEVARD AT RIVERLAND PASEO OVERPASS, AS RECORDED IN PLAT BOOK 96, PAGE 5, SAID PUBLIC RECORDS, ALSO BEING THE WEST LINE OF N/S B RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 490, SAID PUBLIC RECORDS, A DISTANCE OF 3513.78 FEET; THENCE, ALONG THE NORTH LINE OF E/W #3 RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, SAID PUBLIC RECORDS, FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, SOUTH 44°49'26" WEST, A DISTANCE OF 49.76 FEET; THENCE NORTH 89°52'25" WEST, A DISTANCE OF 4247.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 11°00'40"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 480.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 11°00'40"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 480.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°52'35" WEST, A DISTANCE OF 182.32 FEET; THENCE ALONG THE EAST LINE OF N/S A RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 484, SAID PUBLIC RECORDS FOR THE FOLLOWING THREE (3) COURSES, NORTH 44°49'06" WEST, A DISTANCE OF 49.45 FEET; THENCE NORTH 00°10'54" EAST, A DISTANCE OF 3073.71 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2080.00 FEET, A CENTRAL ANGLE OF 17°49'23"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 647.03 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 15°38'09" EAST, A RADIUS OF 1161.40 FEET AND A CENTRAL ANGLE OF 24°25'17"; THENCE ALONG THE SOUTHERLY BOUNDARY OF RIVERLAND PARCEL C - PLAT THREE, AS RECORDED IN PLAT BOOK 86, PAGE 1, RIVERLAND PARCEL C - PLAT FIVE, AS RECORDED IN PLAT BOOK 86, PAGE 33, RIVERLAND PARCEL C - PLAT SIX, AS RECORDED IN PLAT BOOK 87, PAGE 1, RIVERLAND PARCEL C - PLAT SEVEN, AS RECORDED IN PLAT BOOK 87, PAGE 23 AND RIVERLAND PARCEL C - PLAT NINE, AS RECORDED IN PLAT BOOK 89, PAGE 27, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 495.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7100.00 FEET, A CENTRAL ANGLE OF 16°40'05"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2065.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5786.21 FEET, A CENTRAL ANGLE OF 18°38'07"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1881.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 4800.00 FEET, A CENTRAL ANGLE OF 11°13'52"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 940.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 156.07 FEET TO THE POINT OF BEGINNING

CONTAINING 456.786 ACRES, MORE OR LESS.

EXHIBIT 9

BINDING M.PUD AGREEMENT

Riverland/Kennedy MPUD – Parcel D

The property, as described in Exhibit 8, is under unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie 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, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. 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 30th day of June, 2022.

WITNESS:

By: _____

Azlina Goldstein
Printed Name

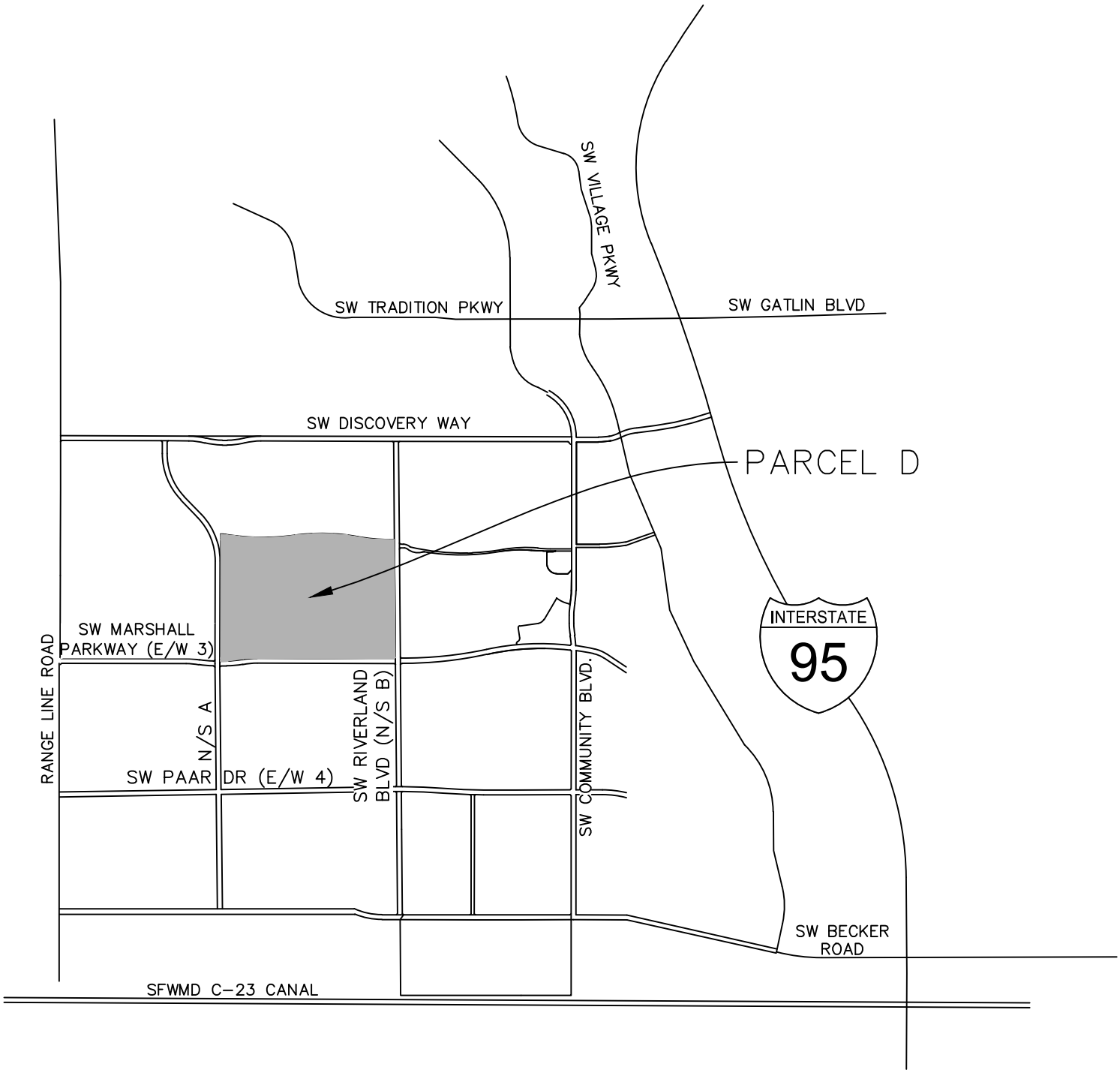
By: _____

Michael Fogarty
Printed Name

Riverland/Kennedy II, LLC, a Florida Limited Liability Corporation

By: _____
Kevin Ratterree, Authorized Signatory
1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323

EXHIBIT 10
SITE LOCATION MAP



SITE LOCATION MAP
N.T.S.

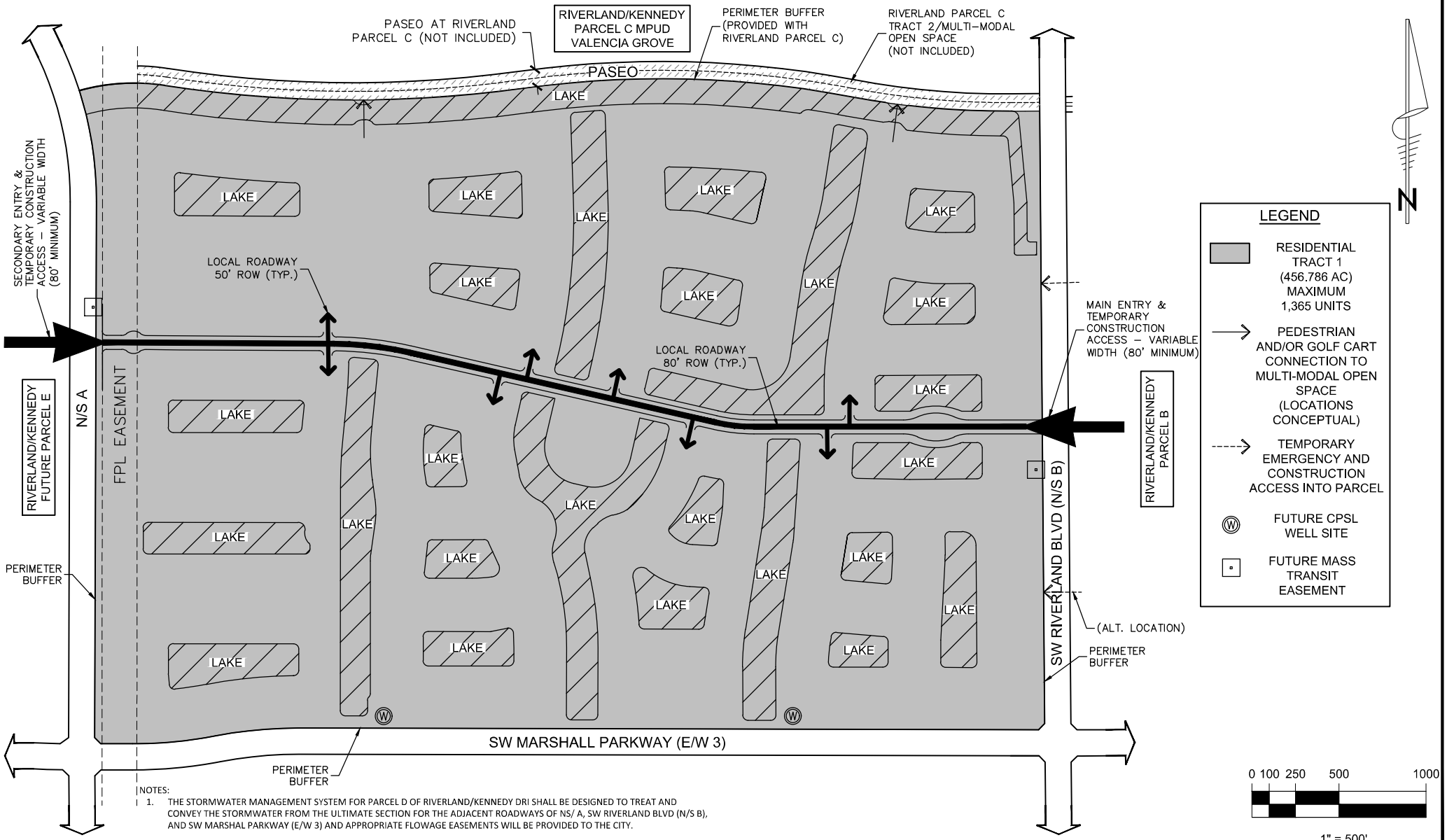
\\glhomes\Network\Data\Architecture\Landscape Architecture\Riverland\Riverland MP\EXHIBITS PARCEL D\2022-07-01\RL - MPUD Exhibits - Parcel D.dwg

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE:	1" = 10'
DATE:	2021-10-20
DESIGNED BY:	MPF
CHECKED BY:	KR
FILE NAME:	Exhibit-10

RIVERLAND MPUD - PARCEL D
Port St. Lucie, Florida
EXHIBIT - 10
SITE LOCATION MAP

(P21-234)
EXH-10



NOTES:

1. THE STORMWATER MANAGEMENT SYSTEM FOR PARCEL D OF RIVERLAND/KENNEDY DRI SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF NS/ A, SW RIVERLAND BLVD (N/S B), AND SW MARSHAL PARKWAY (E/W 3) AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE:	1" = 500'
DATE:	2021-10-20
DESIGNED BY:	MPF
CHECKED BY:	KR
FILE NAME:	Exhibit-11

RIVERLAND MPUD - PARCEL D

Port St. Lucie, Florida

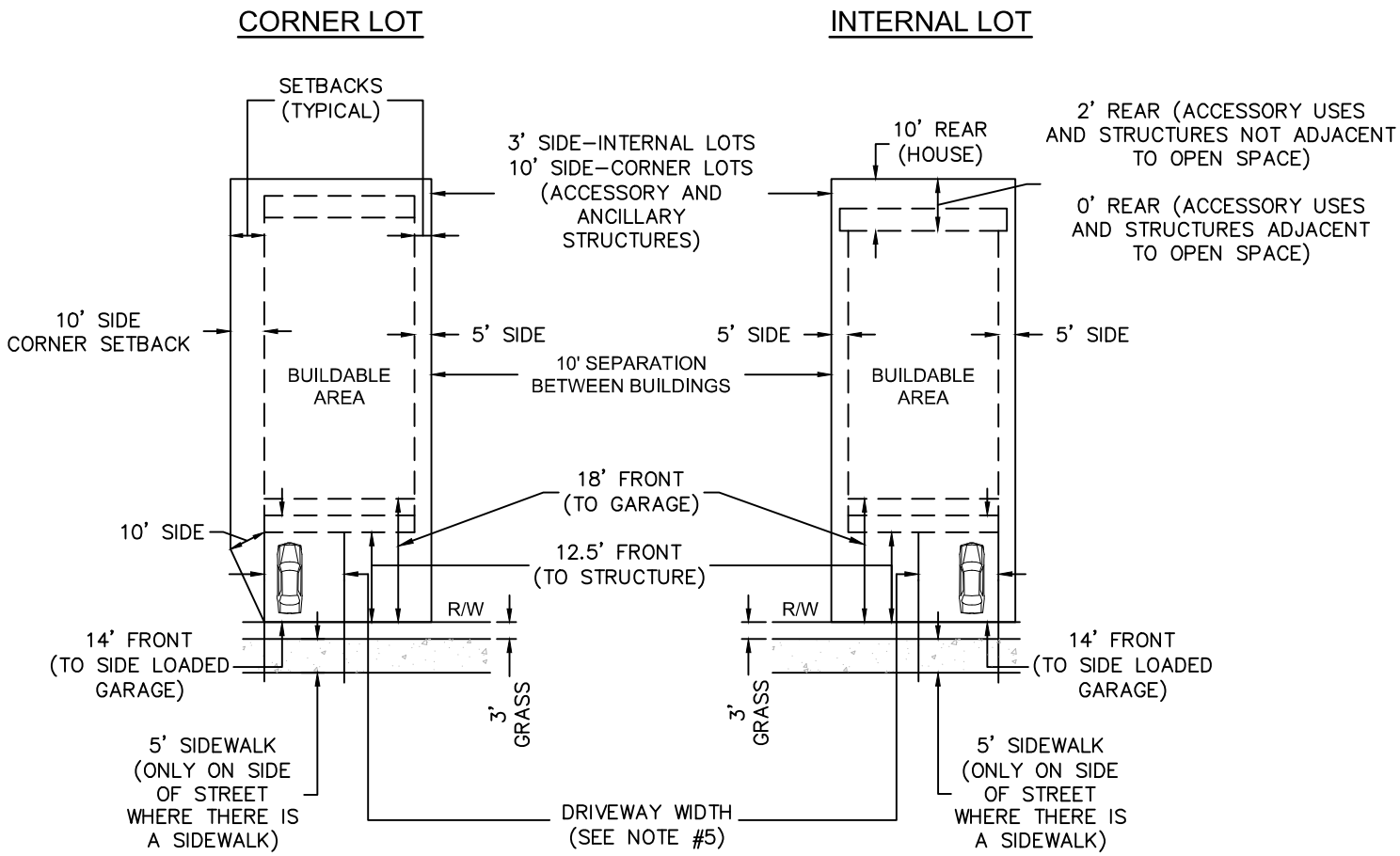
EXHIBIT - 11

CONCEPTUAL PLAN

(P21-234)
EXH-11

\\glhomes\Network\Data\Architecture\Landscape Architecture\Riverland\Riverland MP\EXHIBITS PARCEL D\2021-10-20\RL – Conceptual Plan – Parcel D.dwg

EXHIBIT 12A
SINGLE FAMILY
NO ALLEY FRONT LOADED
50' LOCAL STREET



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

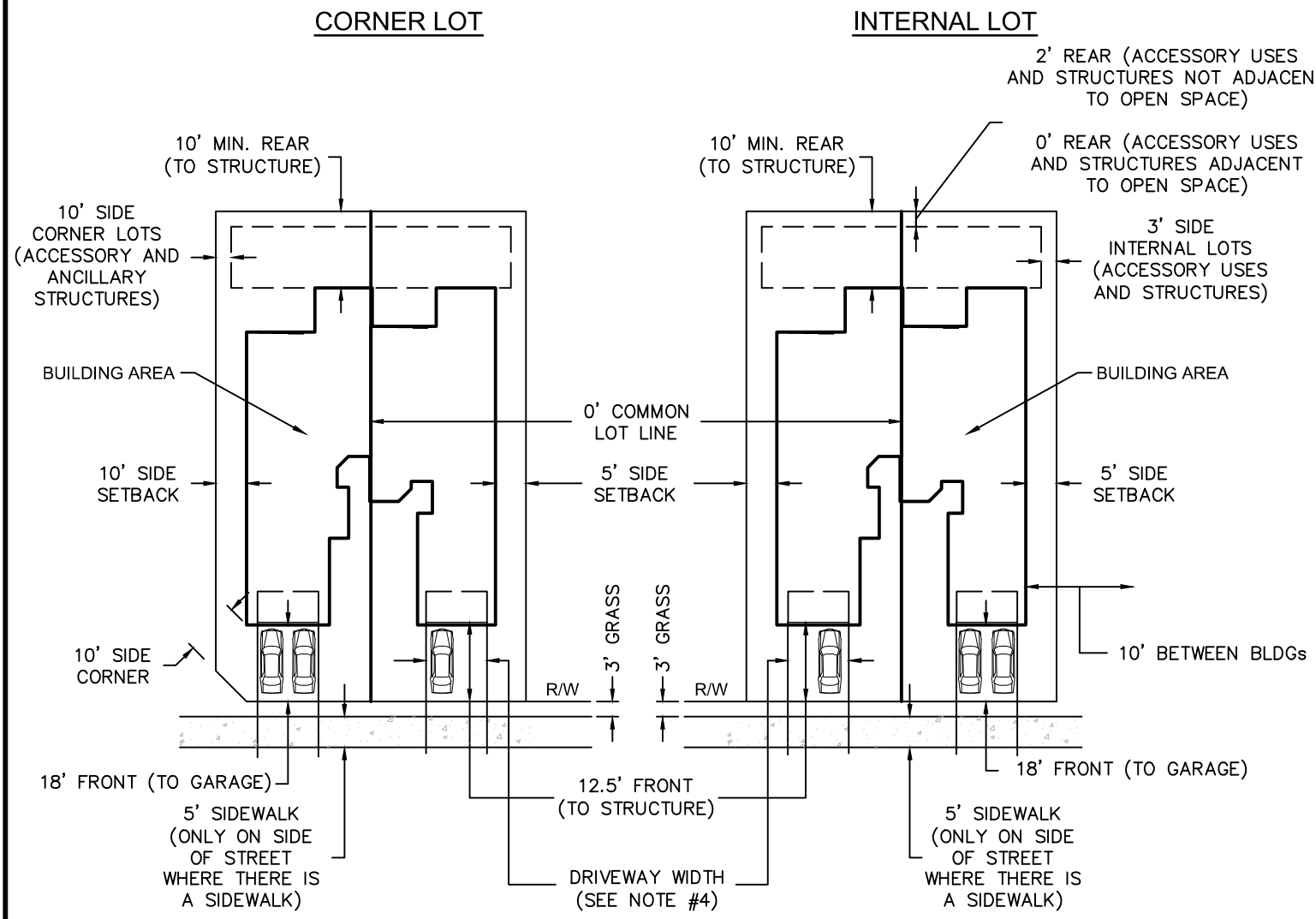
1. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE TWO REQUIRED ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET. THERE SHALL BE NO REQUIRED MINIMUM WIDTH REQUIRED FOR THE RESIDENTIAL DRIVEWAY PROVIDING ACCESS TO A THIRD ENCLOSED GARAGE SPACE.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 25 FEET

TYPICAL SINGLE FAMILY LOT

EXHIBIT 12B
TYPICAL VILLA LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE TWO REQUIRED ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET. THERE SHALL BE NO REQUIRED MINIMUM WIDTH REQUIRED FOR THE RESIDENTIAL DRIVEWAY PROVIDING ACCESS TO A THIRD ENCLOSED GARAGE SPACE.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

TYPICAL VILLA LOT

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE:	1" = 10'
DATE:	2021-10-20
DESIGNED BY:	MPF
CHECKED BY:	KR
FILE NAME:	Exhibit-12B

RIVERLAND MPUD - PARCEL D

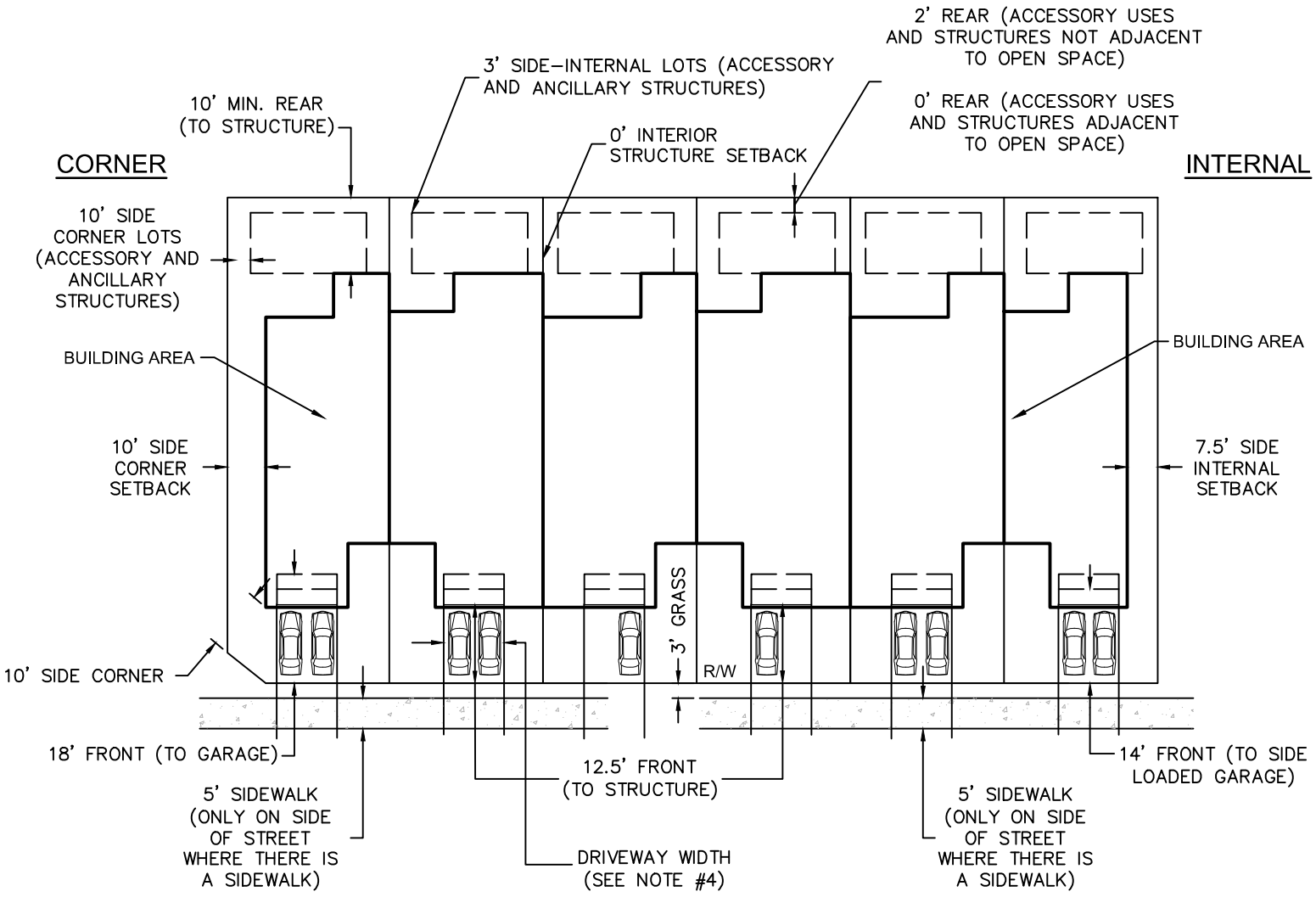
Port St. Lucie, Florida

EXHIBIT - 12B

TYPICAL LOT - VILLA - FRONT LOADED - 50' LOCAL STREET

(P21-234)
EXH-12B

EXHIBIT 12C
TYPICAL TOWNHOME LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF SIXTEEN (16) FEET FOR TWO CAR GARAGE UNITS AND A MINIMUM OF TWELVE (12) FEET FOR ONE CAR GARAGE UNITS, AND A MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURE SHALL BE THIRTY (30) FEET.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

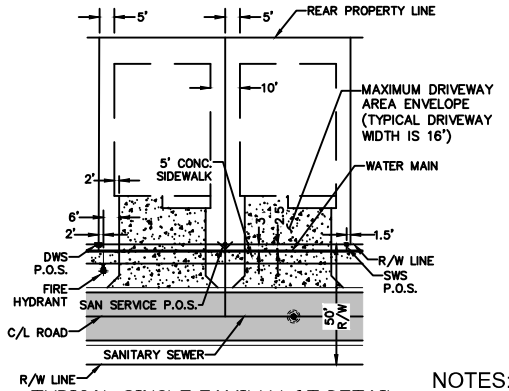
TYPICAL TOWNHOME LOT

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE:	1" = 10'
DATE:	2021-10-20
DESIGNED BY:	MPF
CHECKED BY:	KR
FILE NAME:	Exhibit-12C

RIVERLAND MPUD - PARCEL D
Port St. Lucie, Florida
EXHIBIT - 12C
TYPICAL LOT - TOWNHOME - FRONT LOADED - 50' LOCAL STREET

(P21-234)
EXH-12C



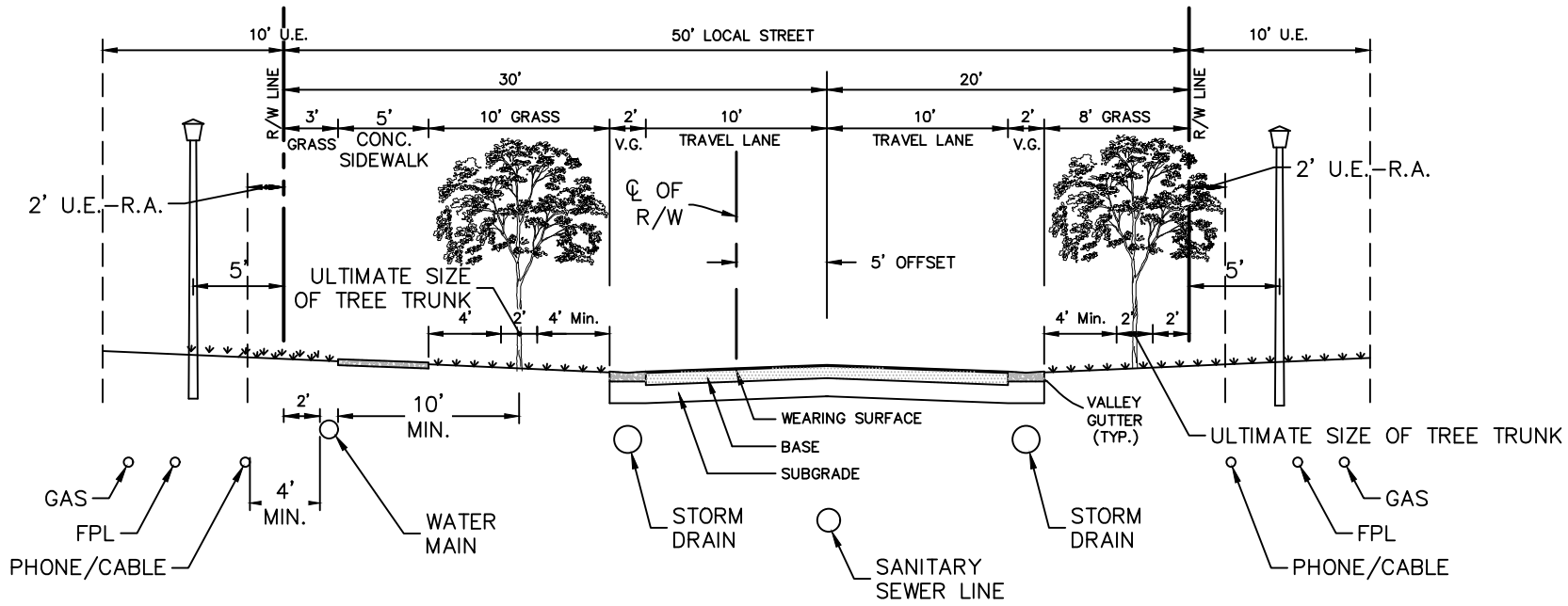
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

	PROPOSED RIGHT OF WAY
	U.E. & U.E.-R.A.
	CENTERLINE OF CONSTRUCTION
	PROPOSED SIDEWALK (SW)
	PROPOSED TRAVEL LANE
U.E.	UTILITY EASEMENT
U.E. - R.A.	UTILITY EASEMENT - RESTRICTED AREA
V.G.	VALLEY GUTTER
SWS	SINGLE WATER SERVICE
DWS	DOUBLE WATER SERVICE
P.O.S.	POINT OF SERVICE

NOTES:

1. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY
2. FOR LOOPING PURPOSES, A SECOND WATER MAIN MAY BE INSTALLED UNDER THE ROADWAY OR IN PLACE OF THE STREET TREES AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.
7. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD-END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200 FEET OR LESS.



RESIDENTIAL LOCAL 2-LANE ROADWAY - 50' ROW
TYPICAL SECTION

N.T.S.

LOCATION OF SIDEWALKS MAY VARY. FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION

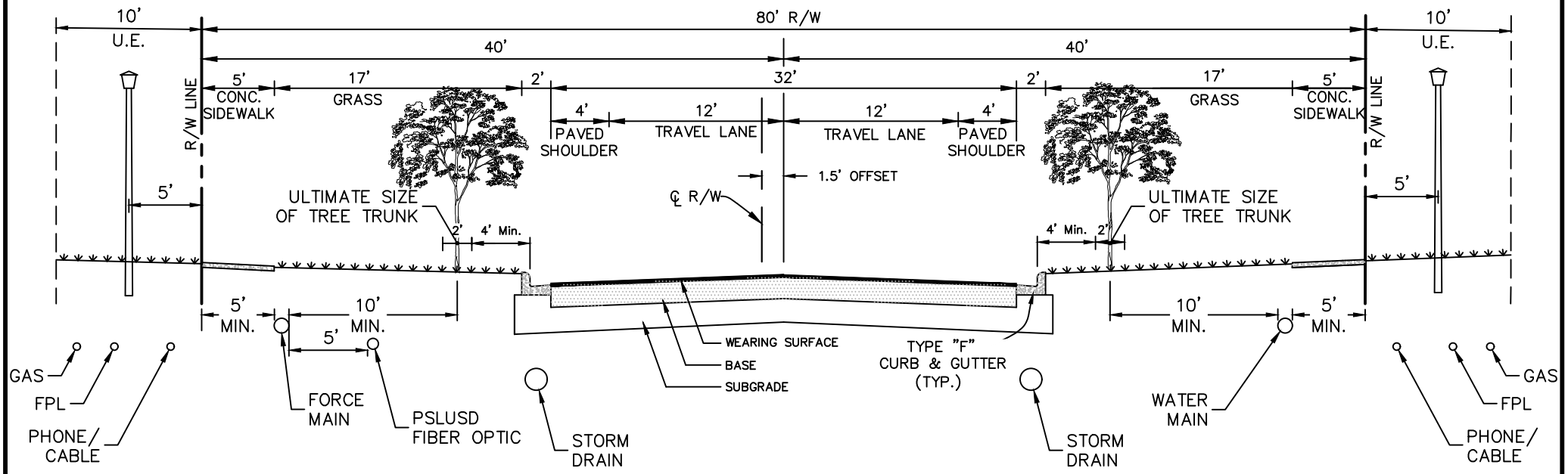
* SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY

LEGEND

———	PROPOSED RIGHT OF WAY
– – –	UTILITY EASEMENT (U.E.)
——— — ———	CENTERLINE OF CONSTRUCTION
	PROPOSED SIDEWALK (SW)
	PROPOSED TRAVEL LANE
U.E.	UTILITY EASEMENT
V.G.	VALLEY GUTTER

NOTES:

1. STREET TREES MAY BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
2. IN LIEU OF TWO 5' SIDEWALKS, ONE 8' PATH MAY BE SUBSTITUTED AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.
7. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD-END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200 FEET OR LESS.



RESIDENTIAL LOCAL 2-LANE ROADWAY - 80' ROW
TYPICAL SECTION

N.T.S.

LOCATION OF SIDEWALKS MAY VARY. FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION

221) Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE:	1" = 10'
DATE:	2021-10-20
DESIGNED BY	MPF
CHECKED BY:	KR
FILE NAME:	Exhibit-13B

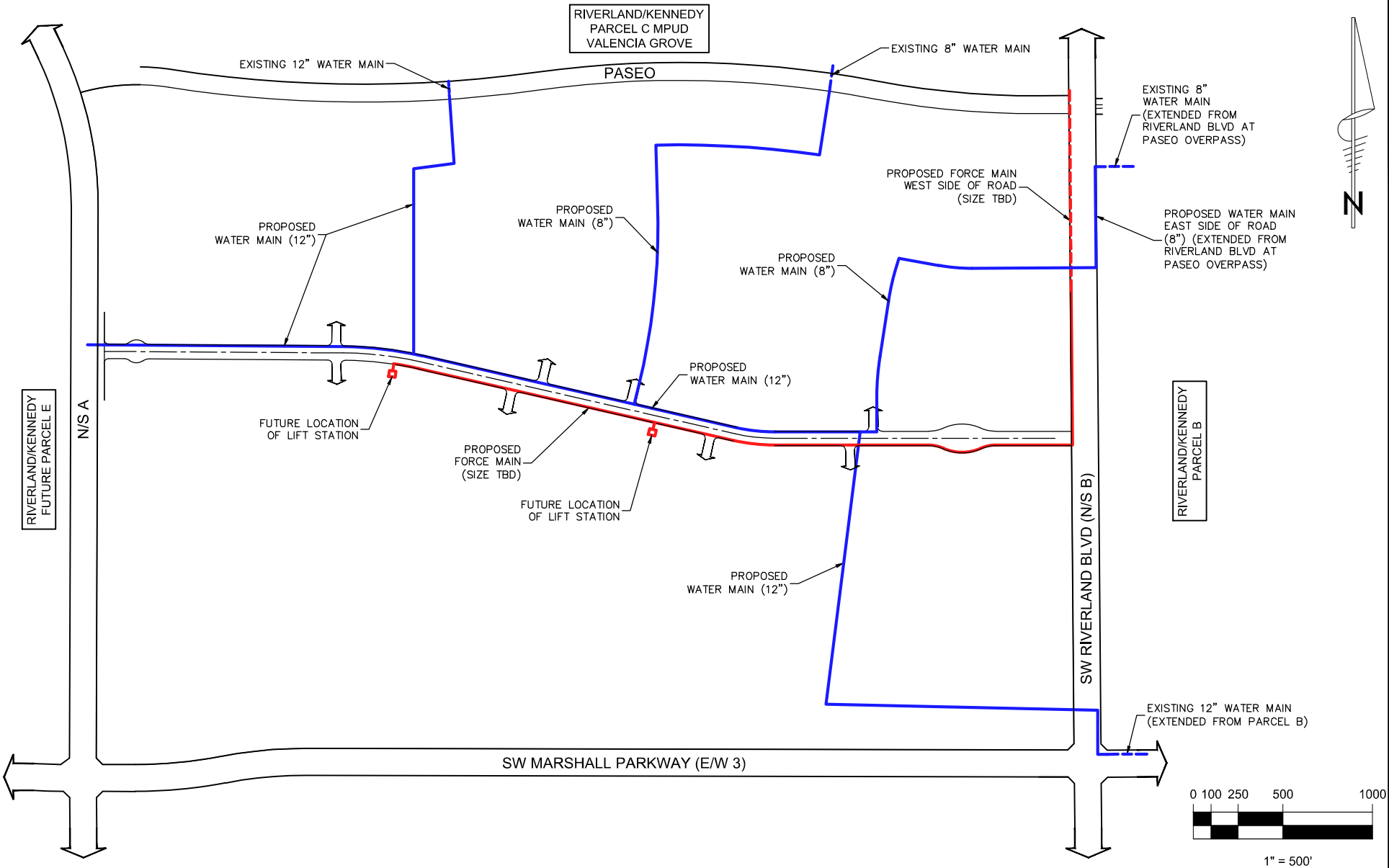
RIVERLAND MPUD - PARCEL D

Port St. Lucie, Florida

EXHIBIT - 13B

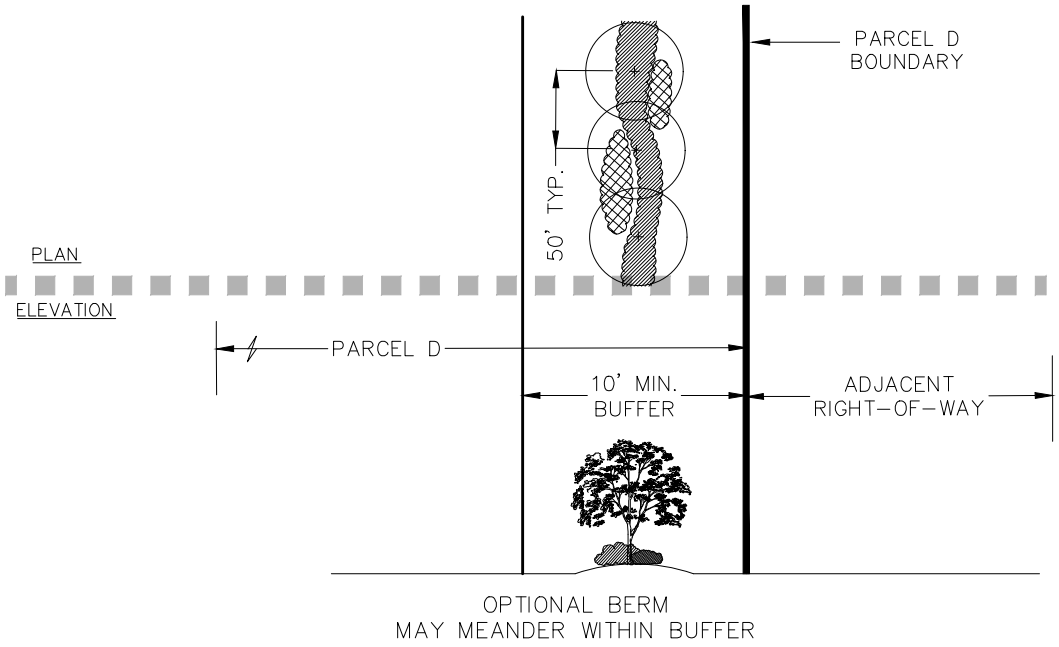
TYPICAL ROADWAY SECTION - 80' RIGHT-OF-WAY

(P21-234)
EXH-13B



1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: 1" = 500' DATE: 2021-10-20 DESIGNED BY: MPF CHECKED BY: KR FILE NAME: Exhibit-14	RIVERLAND MPUD - PARCEL D Port St. Lucie, Florida EXHIBIT - 14 WATER/SEWER PLAN	(P21-234) EXH-14 Page 30

\\glhomes\Network\Data\Architecture\Landscape Architecture\Riverland\Riverland MP\EXHIBITS PARCEL D\2021-10-20\RL - Conceptual Plan - Parcel D.dwg



PERIMETER BUFFER SECTION (MINIMUM):

Planting for this buffer shall consist of:

- A landscape strip at least ten (10) feet in depth shall be located adjacent to all exterior rights-of-way and abutting properties, adjacent to the PARCEL Doundary, unless indicated otherwise.
- A Minimum of one (1) tree shall be provided for each thirty (30) linear feet of buffer, or fractional part thereof. Trees may be place in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet.
- A continuous hedge shall extend the length of the landscape strip. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of certification. Spacing may be adjusted if smaller or larger material is provided. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.
- Sidewalks and/or pathways may be permitted within the perimeter buffer so as long as there is 10' minimum clear for planting.
- Where an adjacent site has been developed and it has a landscape strip that has one (1) tree for each thirty (30) linear feet, or fractional part thereof, the required trees may be placed in other areas of the site, in addition to other required trees.

10' PERIMETER LANDSCAPE BUFFER

N.T.S.

) Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE:	1" = 10'
DATE:	2021-10-20
DESIGNED BY:	MPF
CHECKED BY:	KR
FILE NAME:	Exhibit-15

RIVERLAND MPUD - PARCEL D

Port St. Lucie, Florida

EXHIBIT - 15

10' PERIMETER LANSCAPE BUFFER DETAIL - Typical (MINIMUM)

(P21-234)
EXH-15

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Daniel Robinson, Planning & Zoning

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

DATE: July 20, 2022

SUBJECT: Riverland Kennedy DRI Parcel D Rezone P21-234
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Letter prepared by Simmons & White dated February 17, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Per the submitted Traffic Report, a Total of 1,964 Net External PM Peak Hour Trips would be approved for all of Riverland with the approval of this MPUD Proposal. The next roadway trigger for construction is the extension of Community Blvd south from Marshall Parkway (E/W 3) to Paar Drive. This trigger is at 2,000 dwelling units or 2,023 New External PM Peak Hour trips, whichever comes last.

Based on Building permits let by the building department as of 6/24/2022 for the entire Riverland Development, 1,989 dwelling units have been permitted. With the Age Restricted trip counts from the ITE Trip Generation Manual, 10th edition, this equates to 833 PM Peak hour trips currently permitted.

No additional roadway construction is triggered at this time.

Z:\Templates\Public Works\Regulatory\Traffic Generation Stacking Circulation Memo August 2020.docx

P21-234 Riverland/Kennedy DRI - Parcel "D" - MPUD Rezoning Application

TYPE	STATUS	BUILDING TYPE
PR	IN REVIEW	

ASSIGNED TO

Daniel Robinson; Melissa Perry; Michele Holler; Public Works Engineering

ADDRESS

Riverland/Kennedy DRI

SECTION	BLOCK	LOT
	Riverland	Par "D"

LEGAL DESCRIPTION

See attached Exhibit 8 to MPUD and Boundary Survey

SITE LOCATION

Riverland/Kennedy DRI

PARCEL #

4319-141-0002-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	MPUD

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
456.786		

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

MPUD rezone application for Parcel D of the Riverland/Kennedy DRI. This is the initial rezoning of Parcel D.

Primary Contact Email

azlina.siegel@glhomes.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Kevin	Ratterree

Business Name

ADDRESS

1600 Sawgrass Corporate Parkway, Suite 150

CITY	STATE	ZIP
Sunrise	FL	33323

EMAIL	PHONE
azlina.siegel@glhomes.com	9547531730

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Kevin	Ratterree

ADDRESS

1600 Sawgrass Corporate Parkway, Suite 150

CITY	STATE	ZIP
Sunrise	FL	33323

EMAIL	PHONE
kevin.ratterree@glhomes.com	9547531730

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name

Riverland/Kennedy II, LLC

ADDRESS

1600 Sawgrass Corporate Parkway, Suite 150

CITY	STATE	ZIP
Sunrise	FL	33323

EMAIL	PHONE
kevin.ratterree@glhomes.com	(954) 753-1730

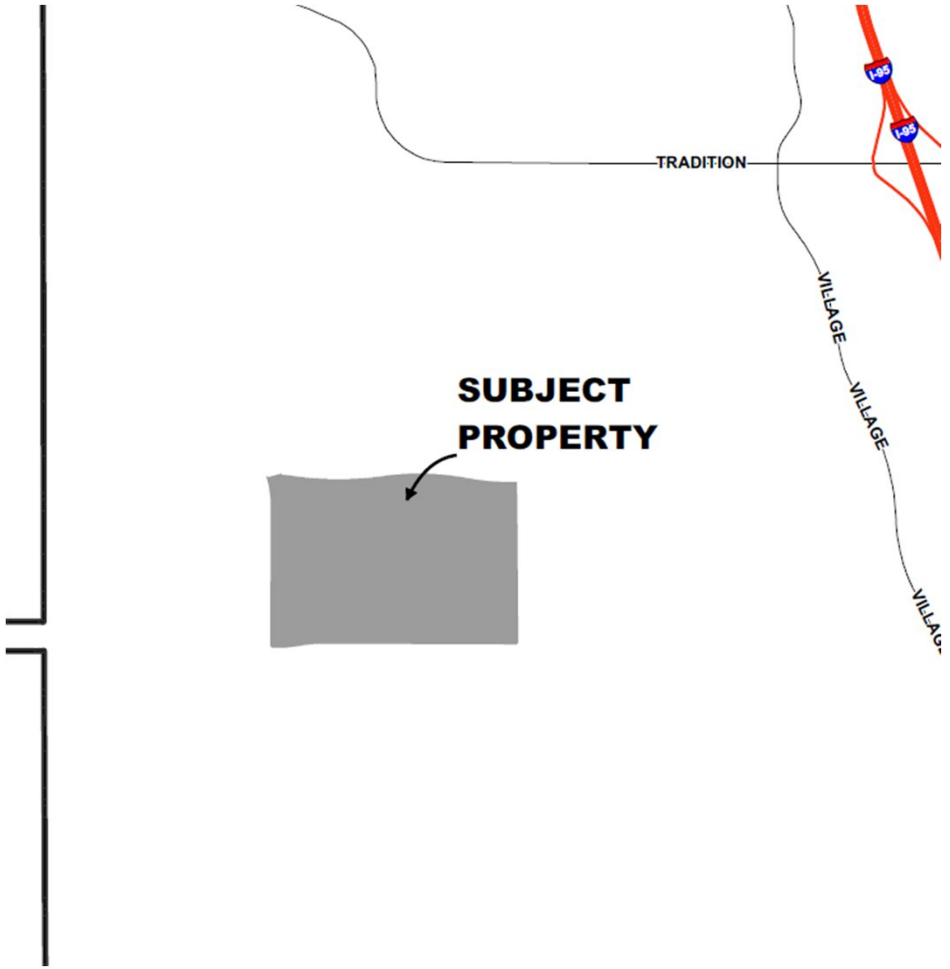
Riverland/Kennedy DRI
Parcel D

- Master Planned Unit Development (MPUD) Rezoning Application
- Project No. P21-234
- Planning and Zoning Meeting of August 2, 2022

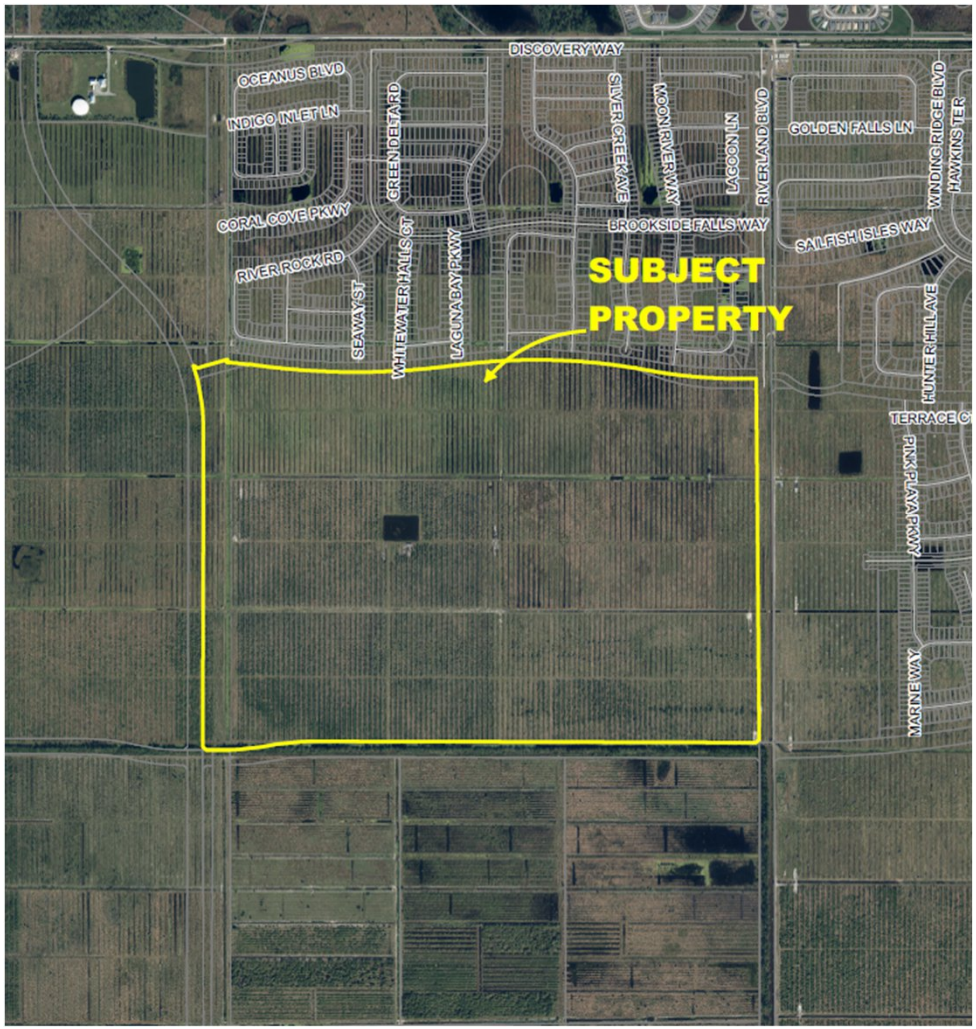
Applicant and Owner

Azlina Goldstein of GL Homes is acting as the agent for the owners, Riverland/Kennedy II, LLC.

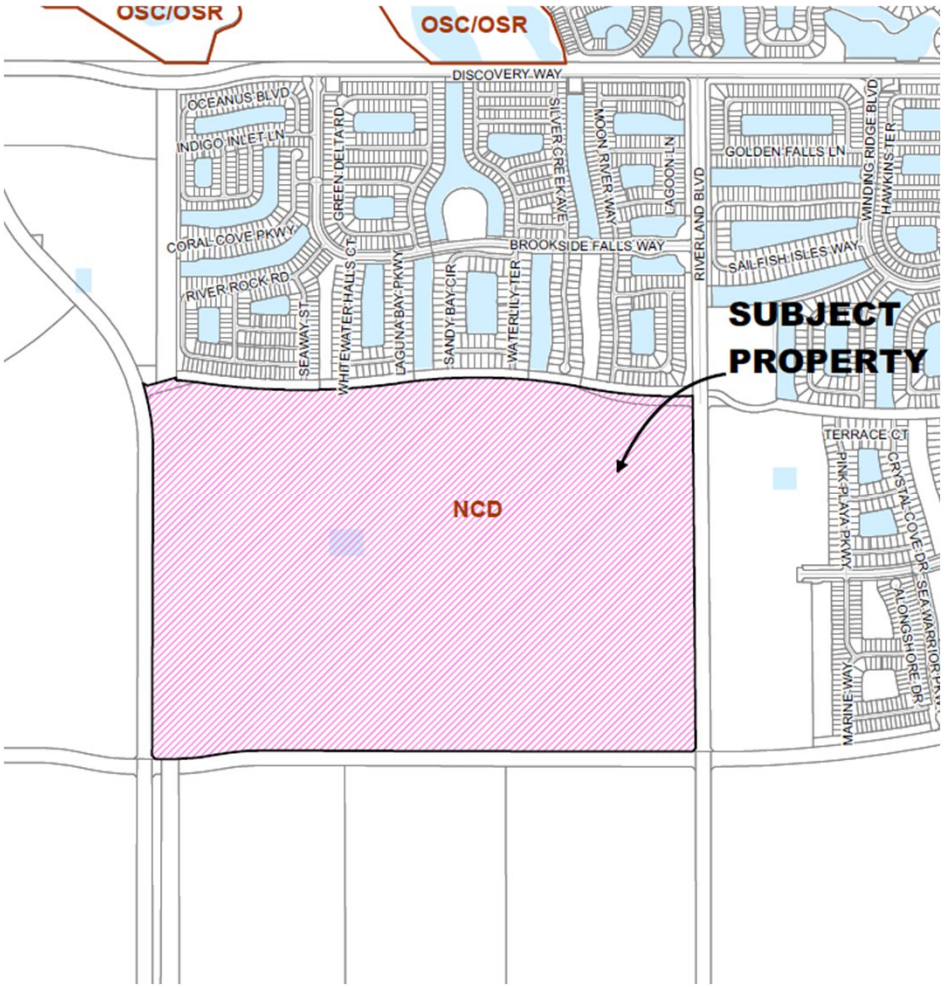
Subject property



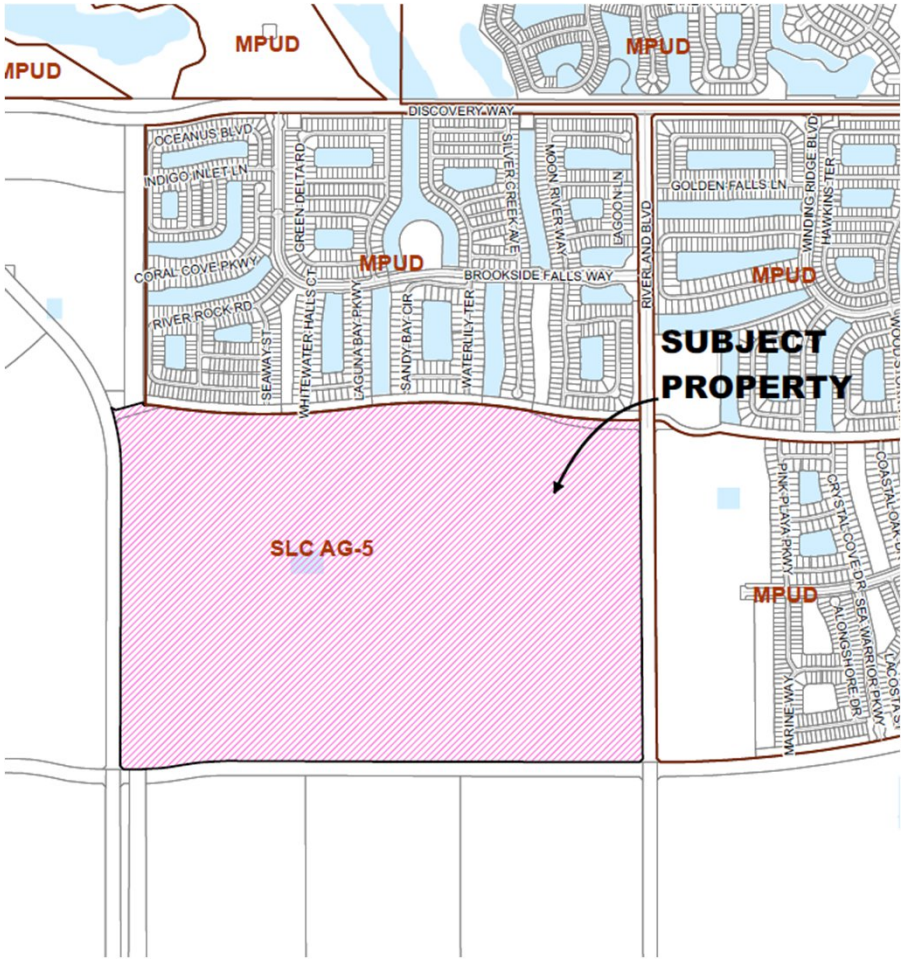
Aerial


SUBJECT PROPERTY
DISCOVERY WAY
OCEANUS BLVD
INDIGO INLET LN
GREEN DELTA RD
SILVER CREEK AVE
MOON RIVER WAY
LAGOON LN
RIVERLAND BLVD
GOLDEN FALLS LN
WINDING RIDGE BLVD
HAWKINS TER
CORAL COVE PKWY
BROOKSIDE FALLS WAY
SAILFISH ISLES WAY
RIVER ROCK RD
SPAWAY ST
WHITEWATER FALLS CT
LAGUNA BAY PKWY
HUNTER HILL AVE
TERRACE CT
PLAYA WAY
MARINE WAY

Land Use


OSC/OSR
OSC/OSR
DISCOVERY WAY
OCEANUS BLVD
INDIGO INLET LN
CORAL COVE PKWY
RIVER ROCK RD
SEAWAY ST
WHITEWATER HALLS CT
GREEN DELTA RD
LAGUNA BAY PKWY
SANDY BAY CIR
WATERLILY TER
SILVER CREEK AVE
MOON RIVER WAY
LAGOON LN
RIVERLAND BLVD
BROOKSIDE FALLS WAY
GOLDEN FALLS LN
WINDING RIDGE BLVD
HAWKINS TER
SAILFISH ISLES WAY
SUBJECT PROPERTY
NCD
TERRACE CT
CRYSTAL COVE DR
PINK PLAYA PKWY
SEA WARRIOR PKWY
CALONGSHORE DR
MARINE WAY

Zoning


MPUD
MPUD
MPUD
DISCOVERY WAY
OCEANUS BLVD
INDIGO INLET LN
GREEN DELTA RD
SILVER CREEK AVE
MOON RIVER WAY
MOONLIGHT LN
GOLDEN FALLS LN
WINDING RIDGE BLVD
HAWKINS TER
CORAL COVE PKWY
MPUD
BROOKSIDE FALLS WAY
MPUD
RIVER ROCK RD
SEAWAY ST
WHITEWATER FALLS CT
LAGUNA BAY PKWY
SANDY BAY DR
WATERLILY TER
RIVERLAND BLVD
SUBJECT PROPERTY
SLC AG-5
PINK PLAYA PKWY
CRYSTAL COVE DR
SEA WARRIOR PKWY
COASTAL OAK CT
LONGSHORE DR
MARINE WAY
MPUD

Proposal of Rezoning Application

The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.

Development standards are included in the MPUD document for a Residential Area

Land Use

The proposed MPUD is consistent with Policies 1.2.2.2 of the City's Comprehensive Plan regarding Residential area.

Other Impacts

Water and Sewer Provider

- Port St. Lucie Utilities Systems will provide water and sewer service.

Environmental Impact

- The property consists of inactive citrus groves and agricultural reservoirs. A clearing permit is required prior to issuance of any development permits.

Other

- Development will be required to comply with all applicable conditions in the Riverland/Kennedy DRI development order.

Traffic Impact Analysis

- Received February 2022
- Traffic Letter completed by Simmons & White for Riverland

- Reviewed by City Staff
- Found to be consistent with the DRI

Permitted Trip Counts

1,989 Building Permits issued as of 6/24/22

Age Restricted

PM Peak = 833 Total Trips

- No additional roadway requirements are triggered at this time.

- DRI requirement for 2 lanes of Community Blvd. from E/W 3 (Marshall Parkway) to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Approved Trip Counts

Age Restricted

Parcel A PM Peak = 309 Trips

Parcel B PM Peak = 230 Trips (Net External)

Parcel C PM Peak = 345 Trips

Parcel B Multifamily PM Peak = 117 Trips (Net External)

Parcel B Commercial PM Peak = 594 Trips (Net External)

Total Trips = 1,964 Net External PM Peak Hour Trips

Proposed Parcel D PM Peak = 369 Trips

- No additional roadway requirements are triggered at this time.

- DRI requirement for 2 lanes of Community Blvd. from E/W 3 to Paar Drive is not triggered until either 2,000 dwelling unit permits or 2,023 Total Net External PM Peak Hour trips whichever comes last.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

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

Agenda Summary

2022-467

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-131 John M. & Arlene Wangle - Variance

Location: 140 SE Rio Angelica

Legal Description: Tesoro Plat No. 4, Lot 107

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

Submitted By: Bianca Lee, Planner I, Department of Planning & Zoning

Executive Summary: The Tesoro PUD requires a minimum setback of three (3) feet from the rear property line for accessory uses or structures for single-family homes, whereas the applicant has constructed a screen enclosure that encroaches into the 3' rear setback.

Presentation Information: Bianca Lee, Planner I

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

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: 140 SE Rio Angelica

Attachments: 1. Memo to table

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Bianca Lee, Planner I

DATE: July 15, 2022

RE: Variance – Wangle, John M. & Arlene
Request to Table Application (P22-131)

- The applicant is requesting to **table this application to the September 6, 2022, Planning and Zoning Board meeting.**

- The Planning and Zoning Department advertised this application for the June 7, 2022, board hearing where the item was heard. The board requested that the item be tabled until the August 2, 2022, Planning & Zoning Board meeting.

- This application will be continued at the September 6, 2022, board hearing.

Agenda Summary

2022-654

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-217 Equity One (Florida Portfolio), LLC - Rezoning

Location: The property is located at the NW corner of the intersection of SW Becker Road and SW Port St. Lucie Boulevard.
Legal Description: Parcels A and B of Nau Ranch; Lot 8, Block 2285, Port St. Lucie Section 33; Lot 29, Block 2284, Port St. Lucie Section 33; and a portion of Tract M of Port St. Lucie Section 33.
Request: This is a request to rezone 15.446 acres from a Planned Unit Development (PUD) zoning designation to the General Commercial (CG) zoning designation.

Submitted By: Holly F. Price, AICP, Senior Planner, Planning & Zoning Department

Executive Summary: This is a request to rezone 15.446 acres from a Planned Unit Development (PUD) zoning designation to the General Commercial (CG) zoning designation. The current PUD zoning designation expired and is no longer valid. In order to develop this property, it needs to be rezoned.

Presentation Information: Staff will provide a presentation.

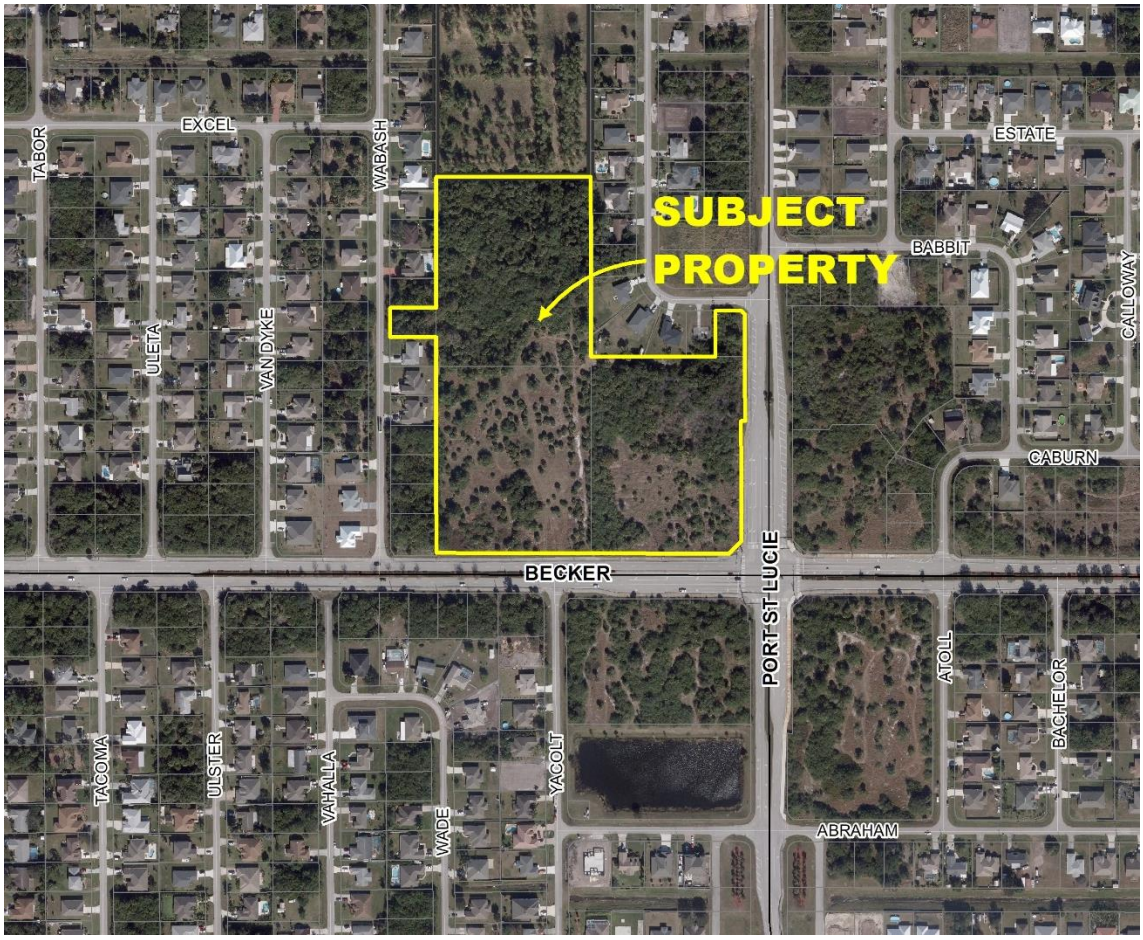
Staff Recommendation: Move that the Board vote to recommend approval to the City Council.

Background: See staff report.

Location of Project: Located at the NW corner at the intersection of SW Becker Road and SW Port St. Lucie Boulevard.

Attachments:
1. Staff Report
2. Boundary Survey
3. Application & Deed
4. Staff Presentation

Equity One (Florida Portfolio), LLC
REZONING
P22-217



Project Location Map

SUMMARY

Applicant's Request:	Rezoning of a 15.446-acre property from Planned Unit Development (PUD) to General Commercial (CG).
Agent:	Daniel T. Sorrow, PLA, AICP
Applicant/Property Owner:	Equity One (Florida Portfolio), Inc.
Location:	The property is located at the NW corner intersection of Becker Road and Port St. Lucie Boulevard.
Project Planner:	Holly Price, AICP, Senior Planner

Project Description

The Applicant is requesting approval to rezone a 15.446-acre property from Planned Unit Development (PUD) to General Commercial (CG). The existing PUD document and conceptual plan expired and is no longer valid. The property must be rezoned to be developed. The applicant is requesting this rezoning to allow for commercial development on this property.

The property has a future land use classification of General Commercial (CG), which is compatible with the proposed zoning.

Previous Actions

P09-106 – Becker Road Commercial PUD – The zoning for this property was changed from CG to PUD in 2010.

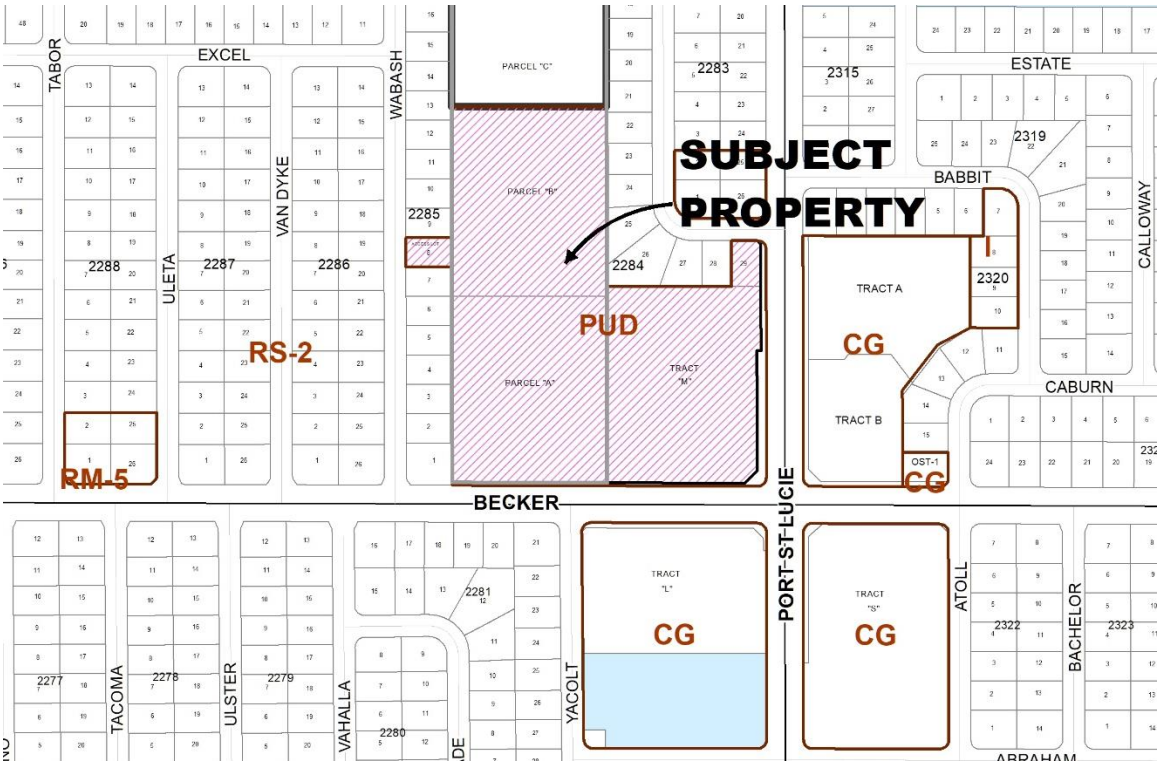
Location and Site Information

Parcel Numbers:	3420-660-2640-000-9 4431-500-0002-000-5 4431-500-0001-000-8 3420-660-0013-000-1
Property Size:	+/- 15.446 acres
Legal Description:	Parcels A and B of Nau Ranch; Lot 8, Block 2285, Port St. Lucie Section 33; Lot 29, Block 2284, Port St. Lucie Section 33; and a portion of Tract M of Port St. Lucie Section 33.
Future Land Use:	General Commercial (CG)
Existing Zoning:	Planned Unit Development (PUD))
Existing Use:	Vacant land
Requested Zoning:	General Commercial (CG)
Proposed Use:	Commercial

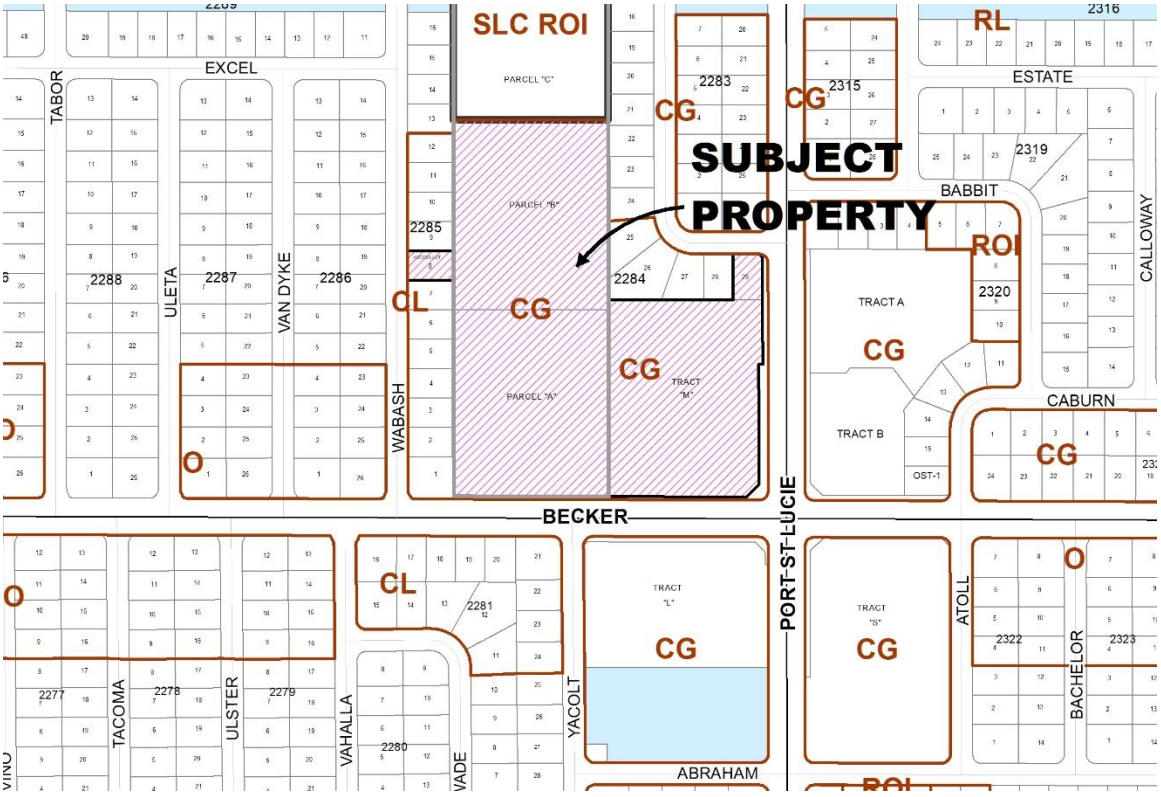
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC – ROI / CG	RS-2	Farm / Houses
South	CG	CG	Vacant
East	CG	CG	Vacant
West	CL	RS-2	Vacant or Houses

SLC – ROI, St. Lucie County, Residential Office Institutional – CG, General Commercial – RS-2, Single-Family Residential – PUD, Planned Unit Development – CL, Limited Commercial



Existing Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The General Commercial (CG) zoning district is listed as a compatible zoning district under the General Commercial (CG) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CG (General Commercial)	CG, CN, P, LMD, GU

ZONING REVIEW

Applicant's Justification Statement: The existing Planned Unit Development (PUD) expired. Property needs to be rezoned so it may be developed. Prior to being zoned PUD, the property was zoned CG.

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. Please note that the applicant will be required to provide an upland mitigation plan with tree survey or an environmental assessment report prior to site plan approval.

RELATED PROJECTS

P22-142 7-Eleven Becker SEU

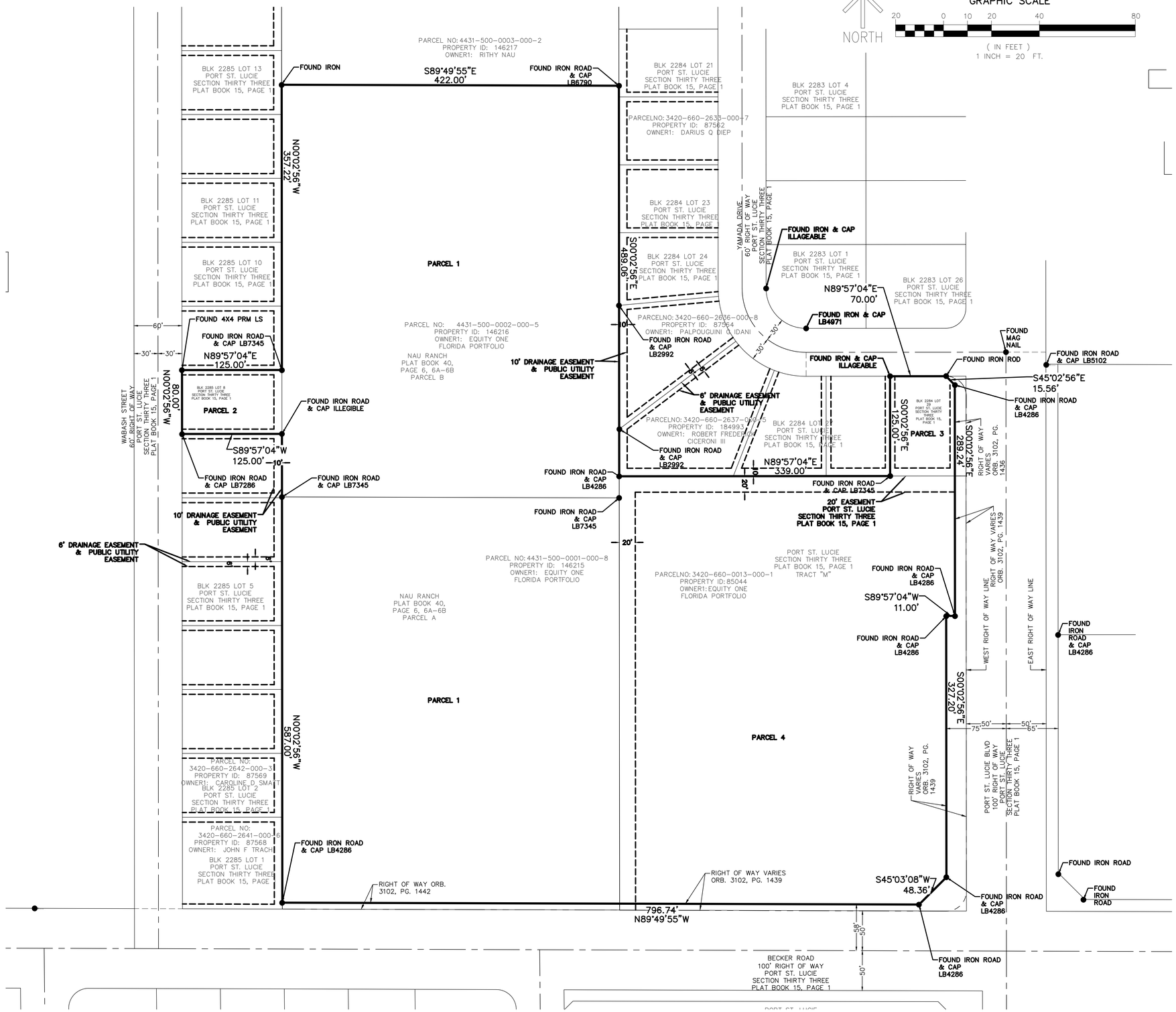
STAFF RECOMMENDATION

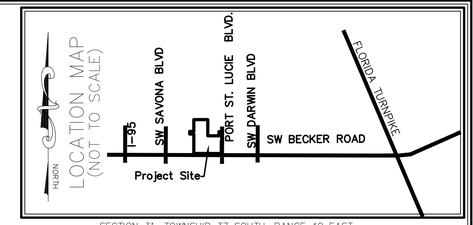
The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby recommends approval.

Planning and Zoning Board Action Options:

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

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





SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
–OHE– – ELECTRICAL WIRES OVERHEAD
–FM– – FORCE MAIN
–W– – WATER MAIN
–IRR– – IRRIGATION LINE
–TEL– – PHONE OR FIBER OPTIC LINE
–STM– – STORM LINE
–SS– – SEWER LINE

SYMBOLS:

= HORIZONTAL CONTROL POINT
= BENCHMARK
= TRASH CONTAINER
= UNIDENTIFIED MANHOLE
= UNIDENTIFIED BOX
= NATURAL GAS MARKER
= SIGN
= BOLLARD
= TRAFFIC HANDHOLE
= CROSSWALK SIGNAL
= MAST ARM / TRAFFIC LIGHT
= SET/FOUND BOUNDARY POINT
= FOUND CONCRETE MONUMENT
= FIBER OPTIC BOX
= FIBER OPTIC VAULT
= TELEPHONE SERVICE MANHOLE
= CABLE TV HANDHOLE
= CABLE TV BOX
= SEWER GATE VALVE
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= YARD DRAIN
= AREA OF APPARENT PHYSICAL USE BY ADJOINING LANDS
= CATCH BASIN
= DRAINAGE PIPE END
= ELECTRIC SWITCH
= ELECTRIC HANDHOLE
= ELECTRIC VAULT
= ELECTRIC METER
= ELECTRIC BOX
= TRANSFORMER
= GROUND LIGHT
= LIGHT POLE
= CONCRETE POWER POLE
= WOOD POWER POLE
= GUY WIRE ANCHOR
= PUMP
= FIRE HYDRANT
= WATER GATE VALVE
= BACKFLOW PREVENTER
= IRRIGATION RISER/PEDASTAL
= IRRIGATION CONTROL VALVE
= WATER METER
= WELL
= WATER VALVE
= EXISTING ELEVATION

DESCRIPTION

PARCEL 1:
PARCELS "A" AND "B" OF NAU RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 6 AND 6A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
LOT 8 IN BLOCK 2285 OF PORT ST. LUCIE SECTION THIRTY– THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 1 AND 1A THROUGH IV, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOT 29 , BLOCK 2284 OF PORT ST. LUCIE SECTION THIRTY– THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 1 AND 1A THROUGH IV, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARCEL 4:
TRACT M OF PORT ST. LUCIE SECTION THIRTY– THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 1 AND 1A THROUGH IV, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

CONTAINING 672816.88 SQUARE FEET/15.446 ACRES MORE OR LESS.

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "B"; COMMUNITY PANEL NO. 120192 0200 A; DATE: FEBRUARY 1, 1979.
9. BENCHMARK ORIGIN DESCRIPTION: ST. LUCIE COUNTY BENCHMARK # P 667. ELEVATION = 7.254 (NAVD88)
11. GEOREFERENCED AERIAL PHOTOGRAPHY PROVIDED BY PALM BEACH COUNTY, FLIGHT DATE 2017.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11 , 13, 14, 17, 18 OF TABLE A THEREOF..

DATE OF PLAT OR MAP: 01/14/2021

BY	DATE	REVISIONS

FILE NAME C&W#9202sur----------ASM20202116

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING • LAND PLANNING
LANDSCAPE ARCHITECTURE • SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS SURVEY
NORTHWEST CORNER
BECKER ROAD & PORT ST. LUCUI BLVD

DATE	01/13/21
DRAWN BY	AMS
F.B./ PG.	ELEC
SCALE	SHOWN

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 9202

SHT.NO. 1 OF 4 SHEETS

PARCEL NO: 4431-500-0003-000-2
PROPERTY ID: 146217
OWNER1: RITHY NAU

PARCEL NO: 3420-660-2632-000-0
PROPERTY ID: 87561
OWNER1: KELLIE COLLINS

BLK 2284 LOT 21
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

BLK 2285 LOT 13
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

BLK 2283 LOT 4
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

PARCELNO: 3420-660-2633-000-7
PROPERTY ID: 87562
OWNER1: DARIUS Q DIEP

BLK 2285 LOT 11
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

PARCELNO: 3420-660-2634-000-4
PROPERTY ID: 131426
OWNER1: RICHARD L SMITZ (TR)

BLK 2284 LOT 23
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

PARCELNO: 3420-660-2636-000-8
PROPERTY ID: 87564
OWNER1: PALPOUGUINI G IDANI
BLK 2284 LOT 24
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

YAMADA DRIVE
60' RIGHT OF WAY
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

BLK 2285 LOT 10
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

POOL
& POOL
DECK

BLK 2283 LOT 1
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

BLK 2283 LOT 26
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

PARCEL NO: 4431-500-0002-000-5
PROPERTY ID: 146216
OWNER1: EQUITY ONE
FLORIDA PORTFOLIO

NAU RANCH
PLAT BOOK 40, PAGE 6,
6A-6B
PARCEL B

PARCELNO: 3420-660-2636-000-8
PROPERTY ID: 87564
OWNER1: PALPOUGUINI G IDANI

PARCELNO: 3420-660-2637-000-5
PROPERTY ID: 184993
OWNER1: ROBERT FREDERICK
CICERONI III

BLK 2284 LOT 27
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

PARCEL NO:
3420-660-2639-000-6
PROPERTY ID: 87566
OWNER1: PORT ST LUCIE
CITY OF

BLK 2284 LOT 29
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

BLK 2285 LOT 5
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

NAU RANCH
PLAT BOOK 40, PAGE 6,
6A-6B
PARCEL A

PARCEL NO: 4431-500-0001-000-8
PROPERTY ID: 146215
OWNER1: EQUITY ONE
FLORIDA PORTFOLIO

PARCELNO: 3420-660-0013-000-1
OWNER1: EQUITY ONE
FLORIDA PORTFOLIO

PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1
TRACT "M"

WABASH STREET
60' RIGHT OF WAY
PORT ST. LUCIE
SECTION THIRTY THREE
PLAT BOOK 15, PAGE 1

FOUND IRON
FOUND IRON ROAD & CAP LB6790
FOUND 4X4 PRM LS
FOUND IRON ROAD & CAP LB7345
FOUND IRON ROAD & CAP ILLEGIBLE
FOUND IRON ROAD & CAP LB7286
FOUND IRON ROAD & CAP LB2992
FOUND IRON ROAD & CAP LB4286
FOUND IRON ROAD & CAP LB2992
FOUND IRON ROAD & CAP LB7345
FOUND IRON ROAD & CAP LB4286
FOUND IRON ROAD & CAP LB7345
FOUND IRON ROAD & CAP LB5102
FOUND IRON ROD
FOUND MAG NAIL
FOUND IRON ROAD & CAP LB4286
FOUND IRON ROAD & CAP LB4286
FOUND IRON ROAD & CAP LB4286
SET MAG NAIL AND DISK
EL=22.574(NAVD88)
BENCHMARK 1

WOOD POWER POLE
CONCRETE POWER POLE
WATER VALVE
SOLAR PANEL
SIGN

4' HOG WIRE FENCE
6' VINYL FENCE
6' WOOD FENCE
5' CHAIN LINK FENCE
APPARENT PHYSICAL USE OF ADJOINING LAND

18" CMP INV=20.09
18" CMP INV=20.08
18" CMP INV=20.02
18" CMP INV=20.11
18" CMP INV=21.00
18" CMP INV=20.08

S89°49'55"E 422.00'
N00°02'56"W 357.22'
N89°57'04"E 125.00'
S89°57'04"W 125.00'
N89°57'04"E 70.00'
N89°57'04"E 339.00'
S00°02'56"E 489.09'
S00°02'56"E 125.00'
S00°02'56"E 289.24'
S45°02'56"E 15.56'
S89°57'04"W 11.00'

10' DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT
6' DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT
20' EASEMENT PORT ST. LUCIE SECTION THIRTY THREE PLAT BOOK 15, PAGE 1

RIGHT OF WAY VARIES ORB. 3102, PG. 1436
RIGHT OF WAY VARIES ORB. 3102, PG. 1439

MATCH LINE SHEET 3

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FEET

REVISIONS	DATE	BY
FILE NAME C:\#9202\dgn\-----ACM#2020216		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING • LAND PLANNING
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NORTHWEST CORNER
BECKER ROAD & PORT ST. LUCUI BLVD

DATE	1/13/21
DRAWN BY	ams
F.B./ PG.	elec
SCALE	SHOWN

JOB #	9202
SHT.NO.	2
	OF 4 SHEETS

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
5001	CAB 16" 10' T5001	5066	CAB 17" 9' T5066	5162	CAB D13" H15' T5162	5227	CAB D12" H15' T5227	5293	CAB D14" H15' T5293	5358	CAB D14" H18' T5358	5423	CAB D9" H27' T5423	5488	CAB D13" H13' T5488	5553	CAB D11" H18' T5553	5618	CAB D15" H19' T5618	5683	CAB D14" H15' T5683	5748	CAB D12" H28' T5748	5813	CAB D14" H7' T5813	5878	CAB D10" H6' T5878	5943	CAB D14" H12' T5943	6008	CAB D14" H8' T6008
5002	CAB 16" 12' T5002	5067	CAB 16" 10' T5067	5163	CAB D7" H25' T5163	5228	CAB D15" H9' T5228	5294	CAB D20" H15' T5294	5359	CAB D13" H21' T5359	5424	CAB D10" H25' T5424	5489	CAB D15" H22' T5489	5554	CAB D10" H30' T5554	5619	CAB D10" H10' T5619	5684	CAB D14" H18' T5684	5749	CAB D12" H26' T5749	5814	CAB D13" H7' T5814	5879	CAB D10" H11' T5879	5944	PINE 15" T5944	6009	CAB D14" H10' T6009
5003	CAB 16" 10' T5003	5068	CAB 14" 10' T5068	5164	CAB D8" H20' T5164	5229	CAB D10" H20' T5229	5295	CAB D13" H22' T5295	5360	CAB D17" H20' T5360	5425	CAB D14" H17' T5425	5490	CAB D13" H22' T5490	5555	CAB D14" H20' T5555	5620	CAB D13" H14' T5620	5685	CAB D14" H17' T5685	5750	CAB D10" H24' T5750	5815	CAB D14" H9' T5815	5880	CAB D10" H6' T5880	5945	CAB D15" H13' T5945	6010	CAB D11" H10' T6010
5004	CAB 11" 6' T5004	5069	CAB 16" 10' T5069	5165	CAB D12" H7' T5165	5230	CAB D12" H8' T5230	5296	CAB D13" H25' T5296	5361	CAB D15" H15' T5361	5426	CAB D7" H25' T5426	5491	CAB D14" H19' T5491	5556	CAB D14" H16' T5556	5621	CAB D12" H14' T5621	5686	CAB D15" H10' T5686	5751	CAB D10" H27' T5751	5816	CAB D13" H7' T5816	5881	CAB D10" H7' T5881	5946	PINE 16" T5946	6011	CAB D11" H13' T6011
5005	CAB 12" 9' T5005	5070	CAB 12" 7' T5070	5166	CAB D10" H8' T5166	5231	CAB D9" H13' T5231	5297	CAB D11" H6' T5297	5362	CAB D15" H15' T5362	5427	CAB D14" H23' T5427	5492	CAB D14" H25' T5492	5557	CAB D14" H20' T5557	5622	CAB D15" H19' T5622	5687	CAB D12" H17' T5687	5752	CAB D11" H27' T5752	5817	CAB D14" H20' T5817	5882	CAB D10" H13' T5882	5947	CAB D12" H6' T5947	6012	CAB D11" H8' T6012
5006	CAB 14" 9' T5006	5071	CAB 13" 7' T5071	5167	CAB D12" H8' T5167	5233	CAB D11" H22' T5233	5298	UNK MT 15" T5298	5363	CAB D14" H8' T5363	5428	CAB D12" H7' T5428	5493	CAB D14" H17' T5493	5558	CAB D14" H12' T5558	5623	CAB D13" H17' T5623	5688	CAB D12" H20' T5688	5753	CAB D10" H27' T5753	5818	CAB D13" H27' T5818	5883	CAB D11" H10' T5883	5948	CAB D10" H7' T5948	6013	CAB D11" H7' T6013
5007	CAB 14" 10' T5007	5072	OAK 7" T5072	5168	CAB D10" H8' T5168	5234	CAB D13" H20' T5234	5299	CAB D14" H23' T5299	5364	CAB D10" H15' T5364	5429	CAB D14" H14' T5429	5494	CAB D13" H15' T5494	5559	CAB D12" H25' T5559	5624	CAB D14" H18' T5624	5689	CAB D6" H18' T5689	5754	CAB D16" H6' T5754	5819	CAB D13" H14' T5819	5884	CAB D11" H11' T5884	5949	CAB D12" H7' T5949	6014	CAB D12" H7' T6014
5008	CAB 14" 10' T5008	5073	CAB 11" 6' T5073	5169	CAB D10" H15' T5169	5235	CAB D11" H14' T5235	5300	CAB D13" H9' T5300	5365	PINE 18" T5365	5430	CAB D10" H30' T5430	5495	CAB D13" H20' T5495	5560	CAB D14" H20' T5560	5625	CAB D15" H18' T5625	5690	CAB D12" H17' T5690	5755	CAB D14" H18' T5755	5820	CAB D13" H25' T5820	5885	CAB D11" H8' T5885	5950	CAB D14" H7' T5950	6015	CAB D14" H8' T6015
5009	CAB 12" 8' T5009	5074	CAB 15" 10' T5074	5170	CAB D12" H20' T5170	5236	CAB D11" H6' T5236	5301	CAB D14" H20' T5301	5366	CAB D14" H18' T5366	5431	UNK MT 10" T5431	5496	CAB D13" H25' T5496	5561	CAB D7" H33' T5561	5626	CAB D13" H16' T5626	5691	CAB D12" H16' T5691	5756	CAB D14" H8' T5756	5821	CAB D12" H20' T5821	5886	PINE 10" T5886	5951	CAB D14" H7' T5951	6016	CAB D9" H6' T6016
5010	CAB 16" 9' T5010	5075	CAB 15" 19' T5075	5171	CAB D9" H15' T5171	5237	CAB D14" H22' T5237	5302	CAB D14" H18' T5302	5367	CAB D15" H23' T5367	5432	PINE 14" T5432	5497	UNK 13" T5497	5562	CAB D12" H12' T5562	5627	CAB D15" H14' T5627	5692	CAB D13" H21' T5692	5757	CAB D11" H19' T5757	5822	CAB D13" H28' T5822	5887	CAB D13" H16' T5887	5952	CAB D12" H7' T5952	6017	CAB D9" H8' T6017
5011	CAB 11" 6' T5011	5076	CAB 15" 8' T5076	5172	CAB D8" H12' T5172	5238	PINE 14" T5238	5303	CAB D14" H17' T5303	5368	CAB D9" H25' T5368	5433	CAB D8" H30' T5433	5498	CAB D10" H25' T5498	5563	CAB D14" H15' T5563	5628	CAB D12" H12' T5628	5693	CAB D12" H17' T5693	5758	CAB D14" H30' T5758	5823	CAB D12" H20' T5823	5888	CAB D12" H13' T5888	5953	CAB D11" H7' T5953	6018	CAB D11" H17' T6018
5012	CAB 12" 7' T5012	5077	CAB 15" 11' T5077	5173	CAB D14" H20' T5173	5239	PINE 14" T5239	5304	CAB D14" H7' T5304	5369	CAB D12" H17' T5369	5434	CAB D14" H8' T5434	5499	CAB D9" H30' T5499	5564	CAB D10" H25' T5564	5629	CAB D13" H16' T5629	5694	CAB D14" H25' T5694	5759	CAB D11" H30' T5759	5824	CAB D9" H30' T5824	5889	UNK MT 13" T5889	5954	CAB D11" H6' T5954	6019	CAB D11" H18' T6019
5013	CAB 14" 8' T5013	5078	CAB 14" 9' T5078	5174	CAB D10" H25' T5174	5240	CAB D11" H20' T5240	5305	CAB D10" H30' T5305	5370	CAB D12" H18' T5370	5435	CAB D14" H8' T5435	5500	CAB D9" H35' T5500	5565	CAB D13" H20' T5565	5630	CAB D11" H7' T5630	5695	CAB D14" H17' T5695	5760	CAB D14" H23' T5760	5825	CAB D14" H20' T5825	5890	CAB D14" H13' T5890	5955	CAB D11" H6' T5955	6020	CAB D12" H18' T6020
5014	CAB 14" 9' T5014	5079	OAK 9" T5079	5175	CAB D7" H10' T5175	5241	CAB D13" H20' T5241	5306	CAB D16" H20' T5306	5371	CAB D10" H25' T5371	5436	CAB D14" H14' T5436	5501	CAB D11" H23' T5501	5566	CAB D14" H20' T5566	5631	CAB D14" H17' T5631	5696	CAB D12" H10' T5696	5761	CAB D11" H28' T5761	5826	CAB D14" H10' T5826	5891	CAB D14" H13' T5891	5956	CAB D11" H6' T5956	6021	CAB D12" H17' T6021
5015	CAB 13" 9' T5015	5080	CAB 14" T5080	5176	CAB D14" H26' T5176	5242	CAB D13" H13' T5242	5307	CAB D14" H24' T5307	5372	CAB D9" H25' T5372	5437	CAB D12" H7' T5437	5502	CAB D14" H13' T5502	5567	CAB D14" H20' T5567	5632	CAB D13" H17' T5632	5697	CAB D12" H23' T5697	5762	CAB D14" H23' T5762	5827	CAB D12" H20' T5827	5892	CAB D14" H18' T5892	5957	CAB D11" H6' T5957	6022	CAB D12" H8' T6022
5016	CAB 15"10' T5016	5081	CAB 14" 23' T5081	5177	CAB D8" H20' T5177	5243	PINE 14" T5243	5308	CAB D8" H24' T5308	5373	CAB D12" H24' T5373	5438	CAB D8" H27' T5438	5503	CAB D14" H14' T5503	5568	CAB D14" H25' T5568	5633	CAB D16" H19' T5633	5698	CAB D14" H22' T5698	5763	CAB D14" H14' T5763	5828	CAB D12" H20' T5828	5893	UNK 12" T5893	5958	CAB D11" H6' T5958	6023	CAB D11" H9' T6023
5017	CAB 14" 8' T5017	5082	CAB 14" 23' T5082	5178	CAB D6" H23' T5178	5244	PINE 12" T5244	5309	CAB D16" H18' T5309	5374	CAB D11" H25' T5374	5439	CAB D8" H30' T5439	5504	CAB D9" H30' T5504	5569	CAB D15" H22' T5569	5634	CAB D10" H21' T5634	5699	CAB D16" H18' T5699	5764	CAB D12" H24' T5764	5829	CAB D14" H24' T5829	5894	CAB D12" H20' T5894	5959	CAB D10" H6' T5959	6024	CAB D11" H16' T6024
5018	CAB 15" 9' T5018	5083	CAB 15" 10' T5083	5179	CAB D8" H15' T5179	5245	CAB D13" H13' T5145	5310	CAB D11" H25' T5310	5375	CAB D13" H18' T5375	5440	CAB D14" H14' T5440	5505	CAB D9" H18' T5505	5570	CAB D13" H20' T5570	5635	CAB D15" H20' T5635	5700	UNK 14" T55700	5765	CAB D13" H18' T5765	5830	CAB D14" H20' T5830	5895	CAB D14" H17' T5895	5960	CAB D11" H6' T5960	6025	CAB D10" H9' T6025
5019	CAB 15" 10' T5019	5084	CAB 15" 12' T5084	5180	CAB D15" H24' T5180	5246	CAB D13" H1 28' T5146	5311	CAB D16" H18' T5311	5376	CAB D13" H20' T5376	5441	CAB D12" H22' T5441	5506	CAB D14" H27' T5506	5571	CAB D14" H6' T5571	5636	CAB D15" H20' T5636	5701	CAB D12" H18' T5701	5766	CAB D12" H23' T5766	5831	CAB D9" H30' T5831	5896	CAB D10" H16' T5896	5961	CAB D12" H7' T5961	6026	CAB D11" H17' T6026
5020	CAB 15" 10' T5020	5085	CAB 15" 8' T5085	5181	CAB D12" H25' T5181	5247	CAB D14" H1 23' T5147	5312	CAB D10" H25' T5312	5377	CAB D13" H14' T5377	5442	CAB D14" H14' T5442	5507	CAB D14" H14' T5507	5572	CAB D14" H25' T5572	5637	CAB D14" H20' T5637	5702	CAB D12" H28' T5702	5767	CAB D14" H14' T5767	5832	CAB D13" H8' T5832	5897	CAB D11" H21' T5897	5962	CAB D12" H6' T5962	6027	CAB D12" H20' T6027
5021	CAB 15" 11' T5021	5086	CAB 15" 8' T5086	5182	CAB D5" H25' T5182	5248	CAB D14" H1 23' T5147	5313	CAB D13" H30' T5313	5378	CAB D12" H23' T5378	5443	CAB D14" H12' T5443	5508	CAB D10" H15' T5508	5573	CAB D14" H18' T5573	5638	OAK 7" T5638	5703	CAB D10" H25' T5703	5768	CAB D11" H27' T5768	5833	CAB D10" H30' T5833	5898	CAB D16" H13' T5898	5963	CAB D12" H6' T5963	6028	CAB D12" H8' T6028
5022	CAB 15" 11' T5022	5087	CAB 14" 8' T5087	5183	CAB D9" H23' T5183	5249	CAB D12" H10' T5149	5314	CAB D13" H30' T5314	5379	CAB D14" H23' T5379	5444	CAB D14" H12' T5444	5509	CAB D12" H25' T5509	5574	CAB D13" H16' T5574	5639	PINE 8" T5639	5704	CAB D11" H25' T5704	5769	CAB D14" H16' T5769	5834	CAB D12" H22' T5834	5899	CAB D14" H16' T5899	5964	CAB D10" H6' T5964	6029	CAB D12" H6' T6029
5023	CAB 16" 12' T5023	5088	CAB 15" 7' T5088	5184	CAB D10" H13' T5184	5250	CAB D13" H27' T5150	5315	CAB D13" H15' T5315	5380	CAB D14" H20' T5380	5445	CAB D10" H22' T5445	5510	CAB D13" H30' T5510	5575	CAB D9" H25' T5575	5640	PINE 9" T5640	5705	CAB D10" H30' T5705	5770	CAB D14" H30' T5770	5835	CAB D12" H27' T5835	5900	CAB D8" H25' T5900	5965	CAB D10" H6' T5965	6030	CAB D13" H7' T6030
5024	CAB 17" 12' T5024	5089	CAB 14" 8' T5089	5185	CAB D11" H23' T5185	5251	CAB D13" H17' T5151	5316	CAB D14" H20' T5316	5381	CAB D12" H30' T5381	5446	CAB D10" H20' T5446	5511	STRANGLER 8" T5511	5576	CAB D9" H25' T5576	5641	PINE 10" T5641	5706	CAB D14" H9' T5706	5771	CAB D13" H22' T5771	5836	CAB D14" H7' T5836	5901	CAB D14" H22' T5901	5966	CAB D15" H9' T5966	6031	CAB D12" H7' T6031
5025	CAB 15" 12' T5025	5101	CAB D9" H15' T5101	5186	CAB D16" H20' T5186	5252	CAB D13" H29' T5152	5317	CAB D12" H12' T5317	5382	CAB D14" H10' T5382	5447	CAB D14" H10' T5447	5512	CAB D14" H14' T5512	5577	CAB D12" H7' T5577	5642	CAB D13" H8' T5642	5707	CAB D14" H9' T5707	5772	CAB D14" H22' T5772	5837	CAB D13" H23' T5837	5902	CAB D16" H20' T5902	5967	CAB D15" H9' T5967	6032	CAB D13" H7' T6032
5026	OAK 12" T5026	5102	CAB D15" H25' T5102	5187	CAB D12" H16' T5187	5253	CAB D12" H27' T5152	5318	CAB D11" H30' T5318	5383	CAB D14" H12' T5383	5448	CAB D10" H22' T5448	5513	CAB D10" H33' T5513	5578	CAB D14" H18' T5578	5643	CAB D13" H10' T5643	5708	CAB D12" H28' T5708	5773	CAB D14" H18' T5773	5838	CAB D15" H23' T5838	5903	CAB D14" H16' T5903	5968	CAB D13" H7' T5968	6033	CAB D10" H6' T6033
5027	OAK 4" T5027	5103	CAB D19" H18' T5103	5188	CAB D8" H22' T5188	5254	CAB D14" H7' T5152	5319	CAB D11" H25' T5319	5384	CAB D14" H20' T5384	5449	CAB D15" H11' T5449	5514	CAB D12" H30' T5514	5579	CAB D12" H30' T5579	5644	PINE 14" T5644	5709	CAB D14" H25' T5709	5774	CAB D13" H25' T5774	5839	CAB D13" H16' T5839	5904	CAB D13" H16' T5904	5969	CAB D13" H8' T5969	6034	CAB D11" H6' T6034
5028	OAK MT 6" T5028	5104	CAB D12" H21' T5104	5189	CAB D8" H20' T5189	5255	CAB D16" H23' T5155	5320	CAB D9" H25' T5320	5385	CAB D11" H30' T5385	5450	CAB D10" H35' T5450	5515	CAB D14" H18' T5515	5580	CAB D15" H20' T5580	5645	PINE 5" T5645	5710	CAB D10" H20' T5710	5775	CAB D8" H8' T5775	5840	CAB D13" H16' T5840	5905	UNK 13" T5905	5970	CAB D14" H8' T5970	6035	CAB D11" H7' T6035
5029	OAK 8" T5029	5105	CAB D12" H14' T5105	5190	CAB D9" H18' T5190	5256	CAB D14" H14' T5156	5321	CAB D8" H20' T5321	5386	CAB D12" H30' T5386	5451	CAB D12" H30' T5451	5516	CAB D11" H12' T5516	5581	STRANGLER 7" MT T5581	5646	PINE 11" T5646	5711	CAB D12" H17' T5711	5776	CAB D13" H16' T5776	5841	CAB D14" H16' T5841	5906	UNK 12" T5906	5971	CAB D12" H8' T5971	6036	CAB D11" H7' T6036
5030	OAK 8" T5030	5106	CAB D15" H16' T5106	5191	CAB D12" H18' T5191	5257	CAB D14" H20' T5157	5322	CAB D14" H14' T5322	5387	CAB D9" H7' T5387	5452	CAB D10" H15' T5452	5517	CAB D11" H12' T5517	5582	CAB D12" H15' T5582	5647	OAK 11" T5647	5712	CAB D12" H25' T5712	5777	CAB D15" H16' T5777	5842	CAB D14" H6' T5842	5907	UNK 12" T5907	5972	CAB D12" H8' T5972	6037	CAB D11" H10' T6037
5031	CAB 15" 7' T5031	5107	CAB D15" H14' T5107	5192	CAB D10" H20' T5192	5258	CAB D11" H26' T5258	5323	CAB D12" H30' T5323	5388	CAB D10" H30' T5388	5453	CAB D11" H35' T5453	5518	CAB D8" H7' T5518	5583	CAB D15" H15' T5583	5648	CAB D14" H19' T5648	5713	CAB D7" H23' T5713	5778	CAB D11" H30' T5778	5843	CAB D14" H7' T5843	5908	UNK MT 12" T5908	5973	CAB D12" H10' T5973	6038	CAB D10" H6' T6038
5032	OAK 24" T5032	5108	CAB D18" H28' T5108	5193	CAB D7" H25' T5193	5259	CAB D11" H28' T5259	5324	CAB D14" H9' T5324	5389	CAB D12" H25' T5389	5454	CAB D10" H28' T5454	5519	CAB D8" H27' T5519	5584	CAB D13" H15' T5584	5649	CAB D14" H18' T5649	5714	CAB D12" H20' T5714	5779	CAB D15" H30' T5779	5844	CAB D14" H7' T5844	5909	UNK MT 11" T5909	5974	CAB D14" H9' T5974	6039	CAB D10" H12' T6039
5033	CAB 12" 20' T5033	5109	CAB D13" H26' T5109	5194	CAB D10" H20' T5194	5260	CAB D15" H23' T5260	5325	CAB D11" H25' T5325	5390	CAB D12" H28' T5390	5455	CAB D13" H25' T5455	5520	CAB D14" H15' T5520	5585	CAB D9" H25' T5585	5650	CAB D14" H14' T5650	5715	CAB D12" H30' T5715	5780	CAB D15" H18' T5780	5845	CAB D13" H7' T5845	5910	CAB D12" H18' T5910	5975	CAB D13" H9' T5975	6040	CAB D10" H11' T6040
5034	CAB 12" 20' T5034	5110	CAB D14" H26' T5110	5195	CAB D14" H20' T5195	5261	PINE 24" T5261	5326	CAB D14" H30' T5326	5391	CAB D14" H18' T5391	5456	CAB D11" H6' T5456	5521	CAB D10" H8' T5521	5586	CAB D12" H18' T5586	5651	CAB D11" H13' T5651	5716	CAB D10" H20' T5716	5781	CAB D15" H20' T5781	5846	CAB D14" H9' T5846	5911	CAB D12" H12' T5911	5976	CAB D12" H9' T5976	6041	CAB D10" H6' T6041
5035	CAB 12" 21' T5035	5111	CAB D18" H23' T5108	5196	CAB D13" H19' T5196	5262	CAB D12" H18' T5262	5327	CAB D12" H30' T5327	5392	CAB D9" H27' T5392	5457	CAB D15" H8' T5457	5522	CAB D10" H15' T5522	5587	CAB D13" H20' T5587	5652	CAB D12" H20' T5652	5717	CAB D12" H28' T5717	5782	CAB D14" H19' T5782	5847	CAB D14" H8' T5847	5912	CAB D10" H17' T5912	5977	CAB D15" H15' T5977	6042	CAB D9" H6' T6042
5036	CAB 14" 11' T5036	5112	CAB D14" H24' T5112	5197	CAB D15" H20' T5197	5263	CAB D11" H24' T5262	5328	CAB D13" H30' T5328	5393	CAB D10" H20' T5393	5458	CAB D15" H20' T5458	5523	UNK 13" T5523	5588	CAB D12" H20' T5588	5653	CAB D13" H25' T5653	5718	CAB D9" H27' T5718	5783	CAB D12" H21' T5783	5848	CAB D9" H6' T5848	5913	CAB D10" H17' T5913	5978	CAB D16" H20' T5978	6043	CAB D11" H8' T6043
5037	OAK 5" T5037	5113	CAB D14" H18' T5113	5198	CAB D13" H18' T5198	5264	CAB D14" H24' T5263	5329	CAB D12" H25' T5329	5394	CAB D13" H30' T5394	5459	CAB D13" H20' T5459	5524	CAB D13" H18' T5524	5589	CAB D16" H20' T5589	5654	CAB D11" H12' T5654	5719	CAB D10" H20' T5719	5784	CAB D12" H18' T5784	5849	CAB D11" H9' T5849	5914	CAB D13" H15' T5914	5979	CAB D14" H17' T5979	6044	CAB D11" H7' T6044
5038	CAB 16" 7' T5038	5114	CAB D13" H18' T5114	5199	CAB D11" H19' T5199	5265	CAB D14" H21' T5264	5330	CAB D15" H30' T5330	5395	CAB D15" H21' T5395	5460	CAB D13" H25' T5460	5525	CAB D13" H25' T5525	5590	CAB D14" H19' T5590	5655	OAK 10" MT T5655	5720	CAB D14" H23' T5720	5785	CAB D11" H30' T5785	5850	CAB D13" H9' T5850	5915	CAB D10" H20' T5915	5980	CAB D14" H20' T5980	6045	CAB D11" H8' T6045
5039	CAB 16" 12' T5039	5115	CAB D13" H18' T5115	5200	CAB D11" H26' T5200	5266	CAB D11" H30' T5266	5331	CAB D14" H30' T5331	5396	CAB D16" H10' T5396	5461	CAB D11" H23' T5461	5526	CAB D14" H14' T5526	5591	CAB D14" H17' T5591	5656	CAB D13" H18' T5656	5721	CAB D11" H28' T5721	5786	CAB D13" H17' T5786	5851	CAB D12" H10' T5851	5916	CAB D10" H20' T5916	5981	CAB D14" H20' T5981	6046	CAB D11" H7' T6046
5040	CAB 16" 10' T5040	5116	CAB D8" H12' T5116	5201	CAB D14" H24' T5201	5267	CAB D14" H30' T5267	5332	CAB D12" H30' T5332	5397	CAB D14" H25' T5397	5462	CAB D14" H12' T5462	5527	CAB D14" H11' T5527	5592	CAB D14" H16' T5592	5657	CAB D16" H25' T5657	5722	CAB D13" H18' T5722	5787	CAB D11" H16' T5787	5852	CAB D14" H7' T5852	5917	CAB D10" H30' T5917	5982	CAB D14" H20' T5982	6047	CAB D9" H7' T6047
5041	CAB 15" 10' T5041	5117	CAB D5" H24' T5117	5202	CAB D12" H12' T5202	5268	CAB D13" H15' T5268	5333	CAB D15" H30' T5333	5398	PINE D20" T5398	5463	CAB D11" H12' T5463	5528	CAB D14" H28' T5528	5593	CAB D15" H20' T5593	5658	CAB D12" H25' T5658	5723	CAB D10" H28' T5723	5788	CAB D10" H16' T5788	5853	CAB D14" H9' T5853	5918	CAB D13" H16' T5918	5983	CAB D12" H26' T5983	6048	CAB D10" H16' T6048
5042	CAB 13" 8' T5042	5118	CAB D12" H18' T5118	5203	CAB D16" H10' T5203	5269	CAB D12" H20' T5269	5334	CAB D10" H28' T5334	5399	CAB D12" H26' T5399	5464	CAB D11" H27' T5464	5529	CAB D14" H18' T5529	5594	CAB D14" H18' T5594	5659	CAB D13" H22' T5659	5724	CAB D13" H18' T5724	5789	CAB D10" H20' T5789	5854	CAB D14" H8' T5854	5919	CAB D16" H20' T5919	5984	CAB D12" H15' T5984	6049	CAB D12" H16' T6049
5043	CAB 13" 9' T5043	5119	CAB D8" H20' T5119	5204	CAB D10" H14' T5204	5270	CAB D13" H22' T5270	5335	CAB D14" H20' T5335	5400	CAB D11" H8' T5400	5465	CAB D10" H16' T5465	5530	CAB D16" H23' T5530	5595	CAB D14" H20' T5595	5660	CAB D10" H6' T5660	5725	CAB D14" H17' T5725	5790	CAB D12" H21' T5790	5855	CAB D14" H10' T5855	5920	CAB D13" H23' T5920	5985	CAB D16" H18' T5985	6050	CAB D12" H10' T6040
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5049	OAK 5" T5049	5126	CAB D10" H20' T5125	5210	CAB D14" H11' T5210	5276	CAB D8" H20' T5276	5341	CAB D12" H22' T5341	5406	CAB D14" H7' T5406	5471	CAB D12" H20' T5471	5536	CAB D12" H25' T5536	5601	OAK 8" MT T5601	5666	CAB D11" H6' T5666	5731	CAB D11" H11' T5731	5796	CAB D15" H19' T5796	5861	CAB D12" H7' T5861	5926	CAB D10" H20' T5926	5991	CAB D13" H16' T5991		
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5052	CAB 14' 10' T5052	5148	CAB D12" H15' T5148	5213	CAB D20" H17" T5213	5279	CAB D14" H14' T5279	5344	CAB D16" H16' T5344	5409	CAB D13" H15' T5409	5474	CAB D16" H20' T5474	5539	CAB D15" H30' T5539	5604	OAK 12" MT T5604	5669	CAB D13" H20' T5669	5734	CAB D11" H27' T5734	5799	CAB D12" H18' T5799	5864	CAB D14" H

P22-217 7-11 at Becker and PSL - Equity One Florida Portfolio

TYPE	STATUS	BUILDING TYPE
R	**SUBMITTED**	

ASSIGNED TO

ADDRESS

SW Yamada Dr

PARCEL #

SECTION	BLOCK	LOT
22	**2284 & 2285**	**8, 29 & Tr "M"**

LEGAL DESCRIPTION

See attached survey.

SITE LOCATION

SW Port St Lucie Blvd and Becker Rd

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
CG		**PUD**	**CG**

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
15.446		

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Rezoning application from an expired PUD to General Commercial.

Primary Contact Email

msanz@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME		LAST NAME	
Daniel		**Sorrow**	
ADDRESS			
1934 Commerce Ln, Suite 1			
CITY	STATE		ZIP
Jupiter	**FL**		**33458**
EMAIL		PHONE	
dsorrow@cotleur-hearing.com		**5617476336**	

PROPERTY OWNER

FIRST NAME		LAST NAME	
ADDRESS			
CITY	STATE		ZIP
EMAIL		PHONE	

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME		LAST NAME	
ADDRESS			
CITY	STATE		ZIP
EMAIL		PHONE	

PROJECT ARCHITECT/ENGINEER

FIRST NAME		LAST NAME	
ADDRESS			
CITY	STATE		ZIP
EMAIL		PHONE	

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2972035 OR BOOK 2712 PAGE 1453, Recorded 12/01/2006 at 12:05 PM
Doc Tax: $53432.40

Prepared by and return to:
Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500 East Tower
West Palm Beach, FL 33401

Property Tax I.D. :

3420-660-2648-000-5
3420-660-2640-000-9
4431-500-0001-000-8
3420-660-0013-000-1
4431-500-0002-000-5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 27th day of November, 2006, by and between **ST. LUCIE HOLDINGS LLLP, a Florida limited liability limited partnership** ("**Grantor**"), whose post office address is 5575 Whirlaway Road, Palm Beach Gardens, FL 33418, and **Equity One (Florida Portfolio) Inc., a Florida corporation** ("**Grantee**"), whose address is 1600 N. E. Miami Gardens Dr., Miami, FL 33179.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its heirs, successors and assigns forever, the following described real property (the "**Property**"), situated in St. Lucie County, Florida, which is more particularly described as:

PARCEL 1: Parcels "A" and "B" of Nau Ranch, according to the Plat thereof, as recorded in Plat Book 40, Pages 6 and 6A, of the Public Records of St. Lucie County, Florida.

PARCEL 2: Lot 8 in Block 2285 of Port St. Lucie Section Thirty-Three, according to the Plat thereof, as recorded in Plat Book 15, Pages 1 and 1A through 1V, of the Public Records of St. Lucie County, Florida.

PARCEL 3: Lot 29, Block 2284 of Port St. Lucie Section Thirty-Three, according to the Plat thereof as recorded in Plat Book 15, Pages 1 and 1A through 1V, of the Public Records of St. Lucie County, Florida.

PARCEL 4: Tract M of Port St. Lucie Section Thirty-Three, according to the Plat thereof, as recorded in Plat Book 15, Pages 1 and 1A through 1V, of the Public Records of St. Lucie County, Florida.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the Plat or otherwise common to the subdivision, and public utility easements, but reference hereto shall not serve to reimpose any of the foregoing, and taxes for the year 2007 and subsequent years.

EQUITY ONE FLORIDA PORTFOLIO, INC.
BECKER PSL COMMERICAL NW
REZONING
P22-217

Planning & Zoning Board
August 2, 2022
Holly F. Price, Senior Planner

REQUEST

- The Applicant is requesting approval to rezone 15.446 acres from Planned Unit Development (PUD) to General Commercial (CG).
- The previously approved PUD zoning for this property expired and is no longer valid. The property needs to be rezoned so it may be developed. Prior to being zoned PUD, it was earlier zoned as CG.
- Proposed Project: Commercial Development

GENERAL INFORMATION

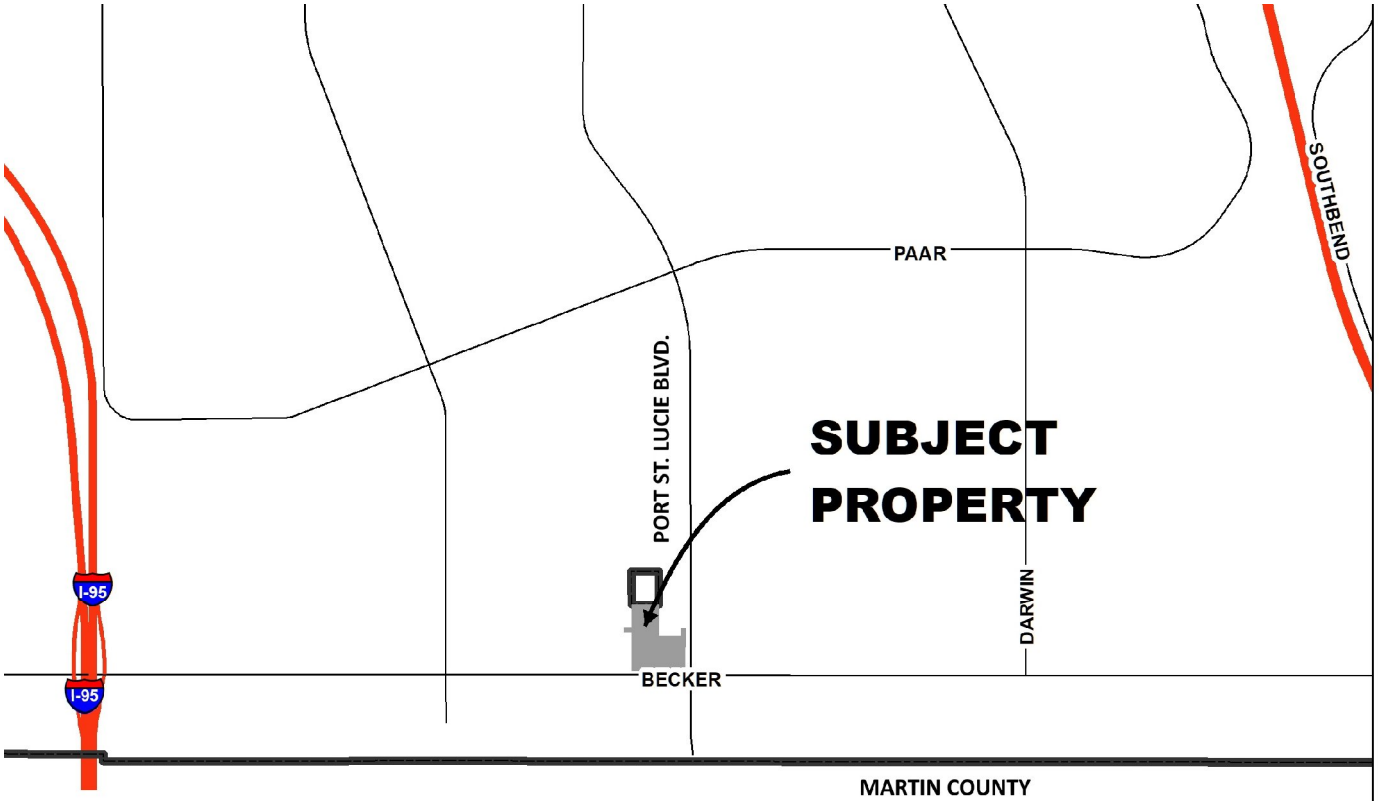
Owners – Equity One Florida Portfolio, Inc.

Applicant – Cotleur Hearing, Daniel T. Sorrow, PLA, AICP

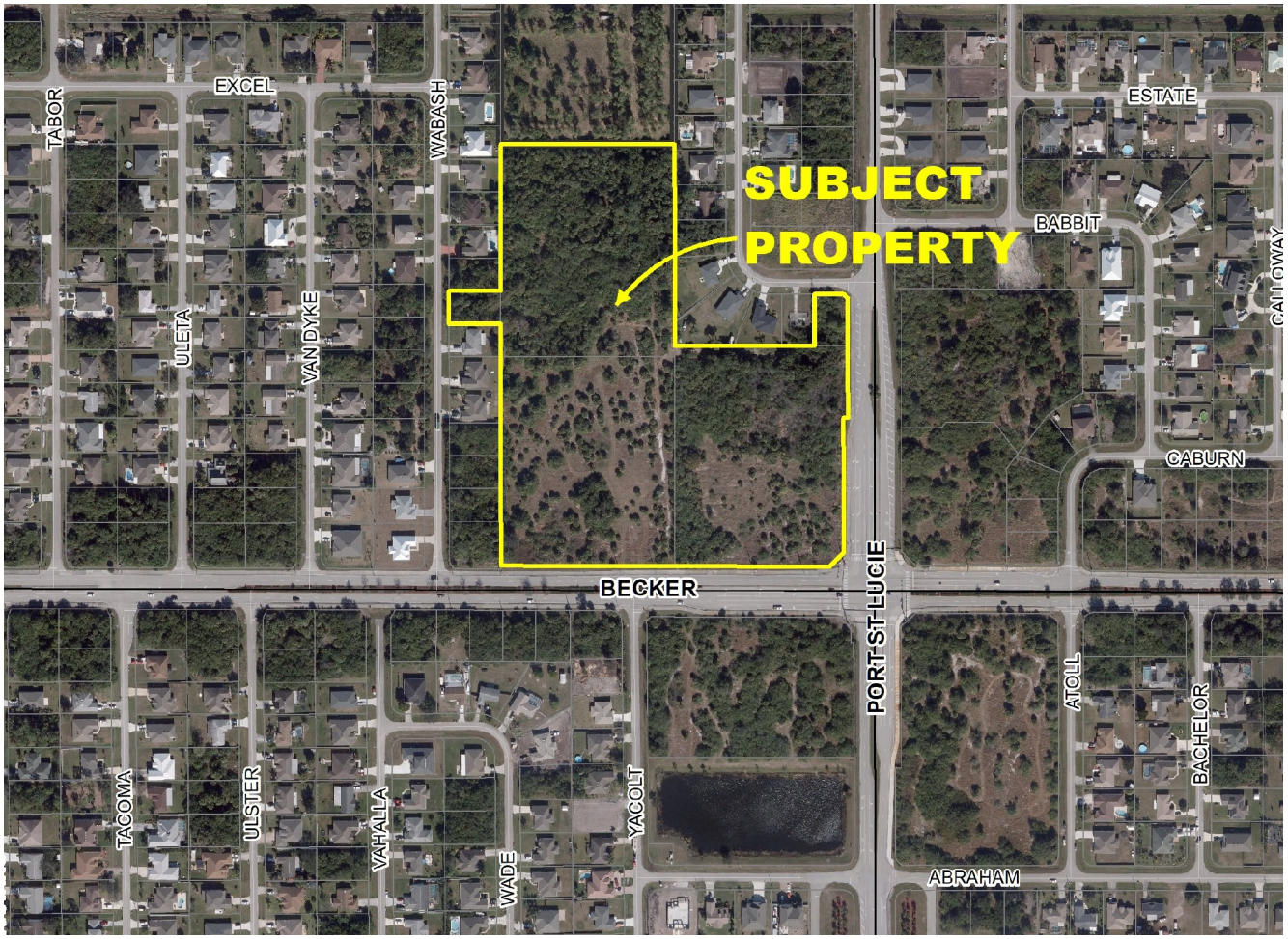
Location – NW Corner of Becker Road and Port St. Lucie Boulevard

Existing Use – Vacant land

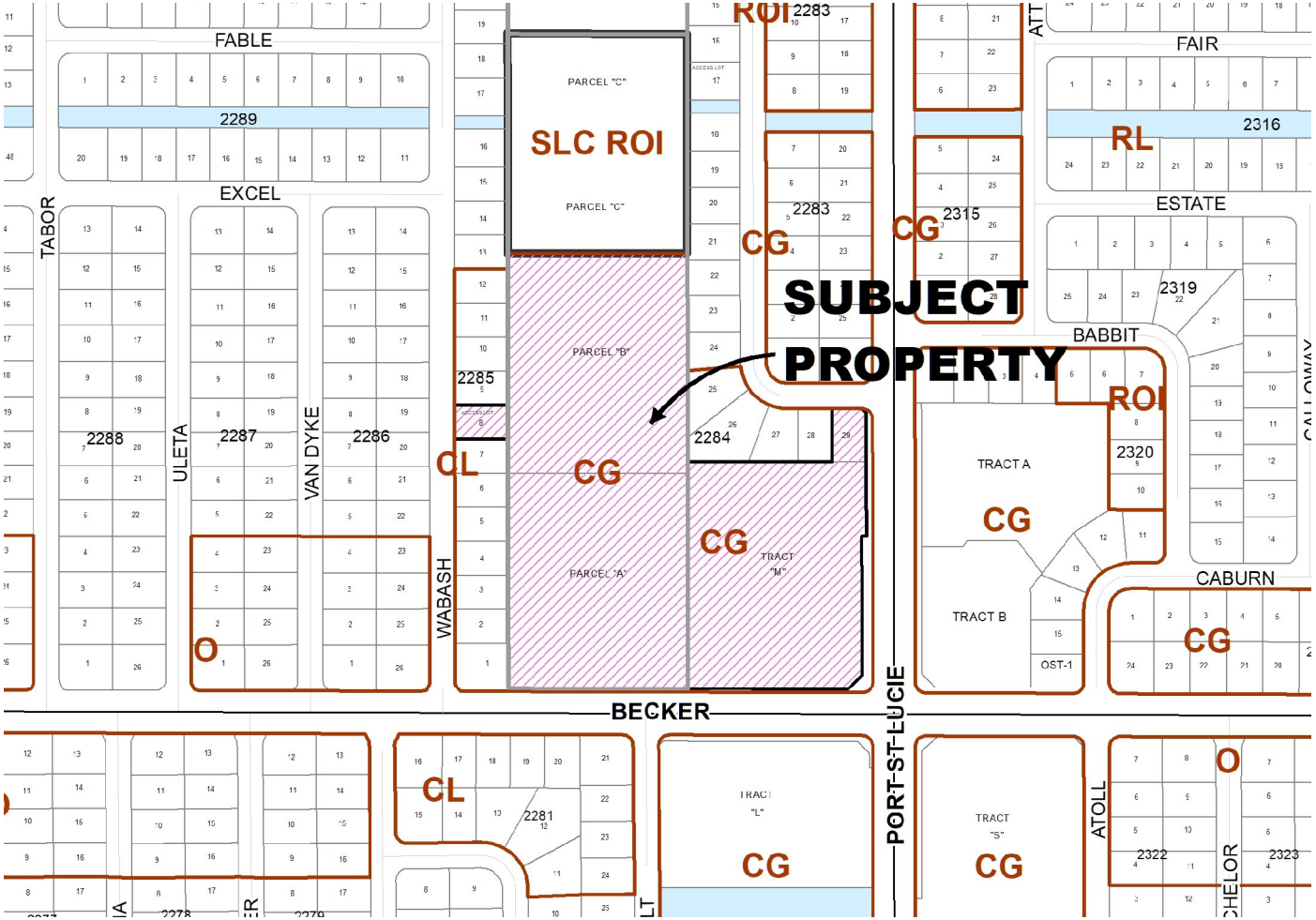
LOCATION MAP



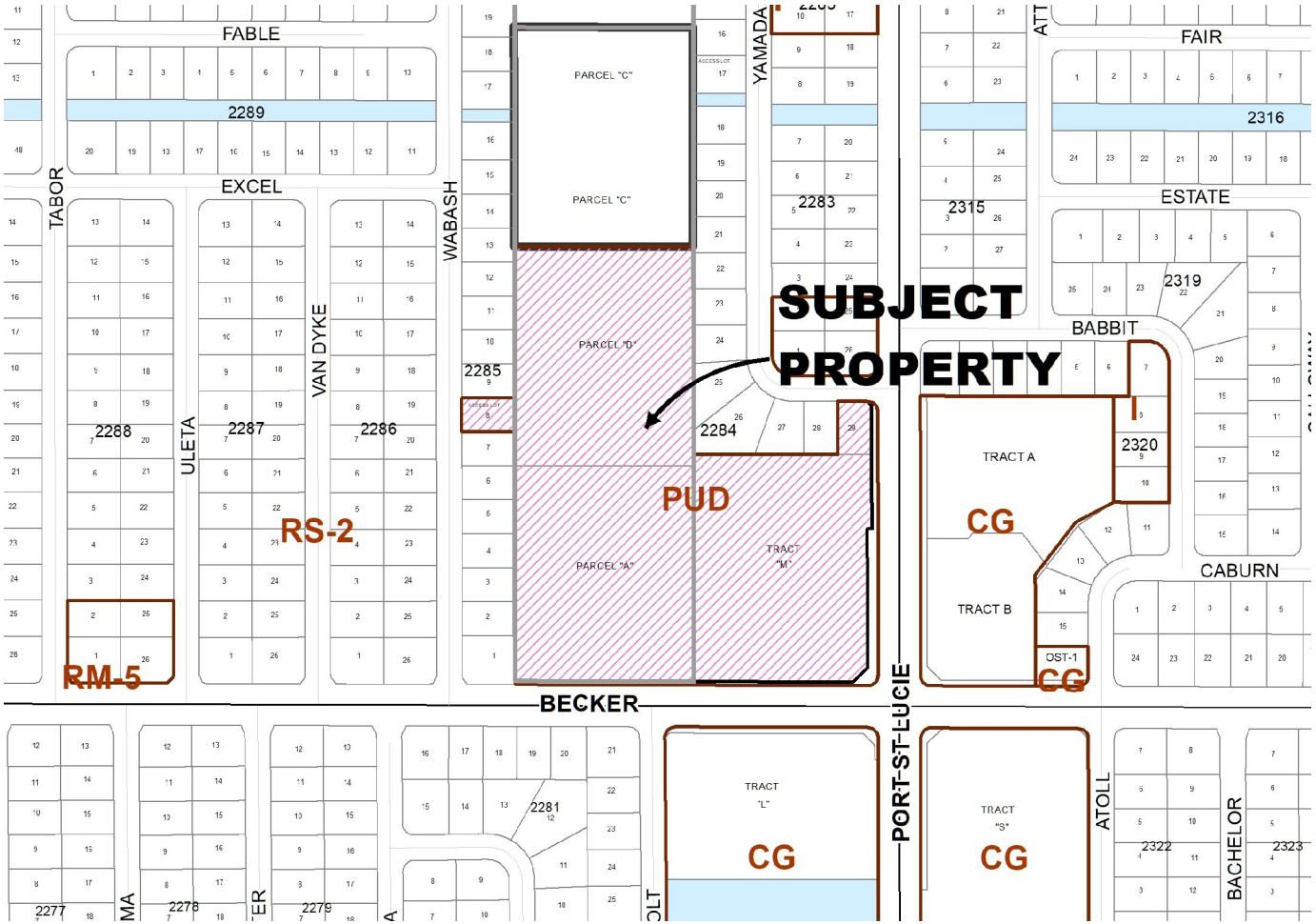
AERIAL


SUBJECT
PROPERTY
EXCEL
TABOR
WABASH
ULETA
VAN DYKE
BABBIT
ESTATE
CABURN
BECKER
PORT ST LUCIE
ATOLL
BACHELOR
ABRAHAM
TACOMA
ULSTER
VAHALLA
WADE
YACOLT

FUTURE LAND USE



ZONING


SUBJECT PROPERTY
PUD
RS-2
RM-5
CG
CG
CG
CG
OST-1
PARCEL "C"
PARCEL "D"
PARCEL "A"
TRACT "M"
TRACT A
TRACT B
TRACT "L"
TRACT "S"
FABLE
EXCEL
TABOR
WABASH
VAN DYKE
ULETA
YAMADA
FAIR
ESTATE
BABBIT
CABURN
BECKER
PORT-ST-LUCIE
ATOLL
BACHELOR
2289
2316
2315
2283
2319
2320
2288
2287
2286
2285
2284
2281
2277
2278
2279
2322
2323

SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	SLC – ROI / CG	Single Family Residential (RS-2)	Farm / Houses
South	General Commercial (CG)	General Commercial (CG)	Vacant Land
East	General Commercial (CG)	Service Commercial (CS)	Vacant Land
West	Limited commercial (CL)	Single Family Residential (RS-2)	Vacant Land or Houses

FUTURE LAND USE COMPATIBILITY

Policy 1.1.4.13 Future Land Use Element	
Future Land Use Classification	Compatible Zoning District
CG (General Commercial)	CG (General Commercial), CN (Neighborhood Commercial, P (Office), LMD (Limited Mixed Use), GU (General Use).

JUSTIFICATION / RECOMMENDATION

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The General Commercial (CG) zoning district is listed as a compatible zoning district under the General Commercial (CG) future land use classification.
- Staff recommends that the Planning and Zoning Board recommend approval to the City Council.

"A City for All Ages"

Agenda Summary

2022-653

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-142 Equity One Florida Portfolio - 7-Eleven Becker Road - Special Exception Use

Location: The property is located at NW corner of SW Becker Road and SW Port St. Lucie Boulevard.

Legal Description: A portion of Tract M, Port St. Lucie Section 33.

This is a request for a special exception use to allow a proposed 7-11 Convenience Store and Fueling Station at the NW corner of SW Becker Road and SW Port St. Lucie Boulevard.

Submitted By: Holly Price, AICP, Senior Planner

Executive Summary: This is a request for a special exception use to allow a proposed 7-Eleven Convenience Store and Fueling Station at the NW corner of SW Becker Road and SW Port St. Lucie Boulevard as set forth in Section 158.124(c)9 of the City Zoning Code and as set forth in Section 2.3.3.1.a of the Becker Road Overlay District Design Standards.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the SEU request and vote to recommend approval with conditions to the City Council.

Background: The Site Plan Review Committee recommended to approve with comments on May 11, 2022. See attached staff report.

Issues/Analysis: N/A

Special Consideration: N/A

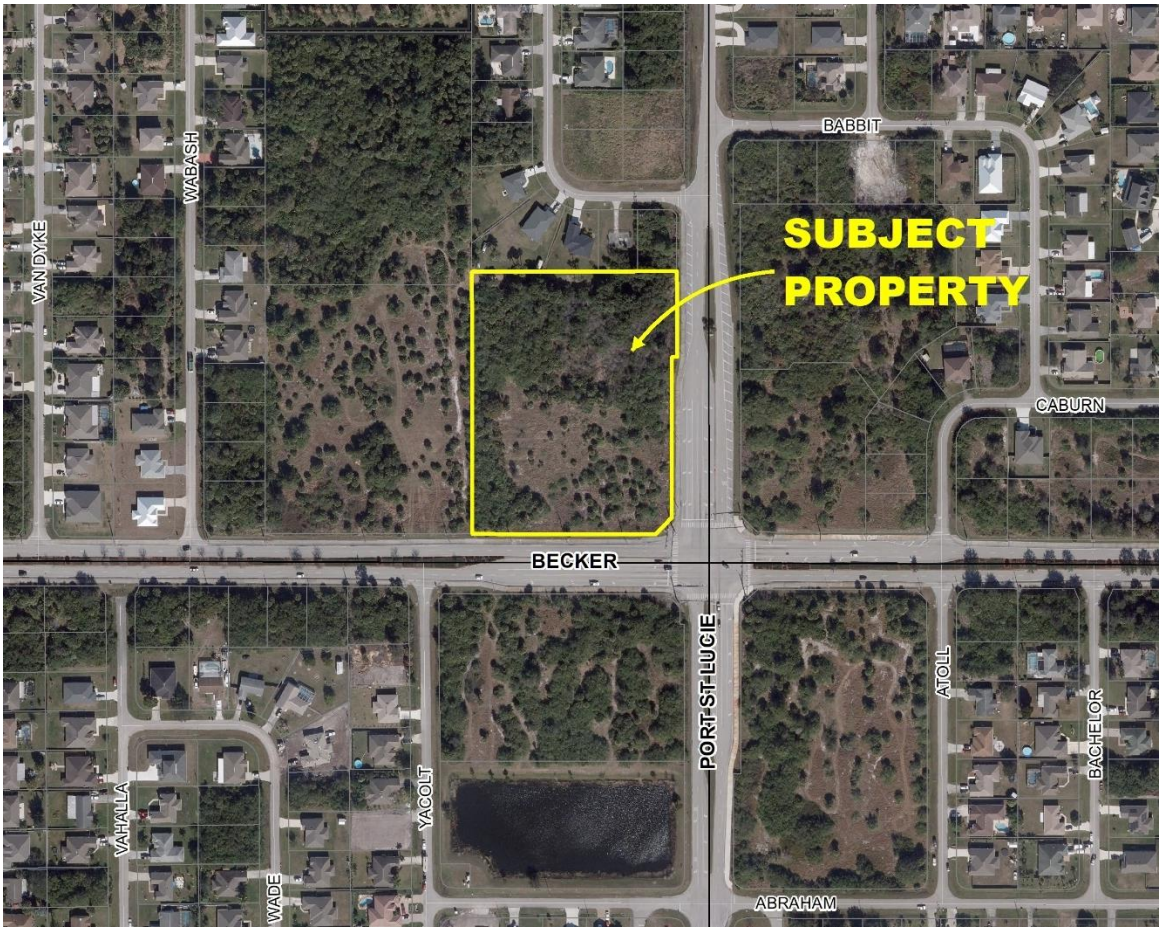
Location of Project: The property is located at NW corner of SW Becker Road and SW Port St. Lucie.

Attachments:

1. Staff Report
2. Applicant Response to Questions
3. Conceptual Site Plan
4. Conceptual Landscape Plan
5. Conceptual Architectural Elevations
6. Public Works Traffic Memo
7. Application and Deed
8. Staff Presentation

Legal Sufficiency Review:
N/A

7-Eleven Becker Road – Fueling Station and Convenience Store
Special Exception Use Application
P22-142



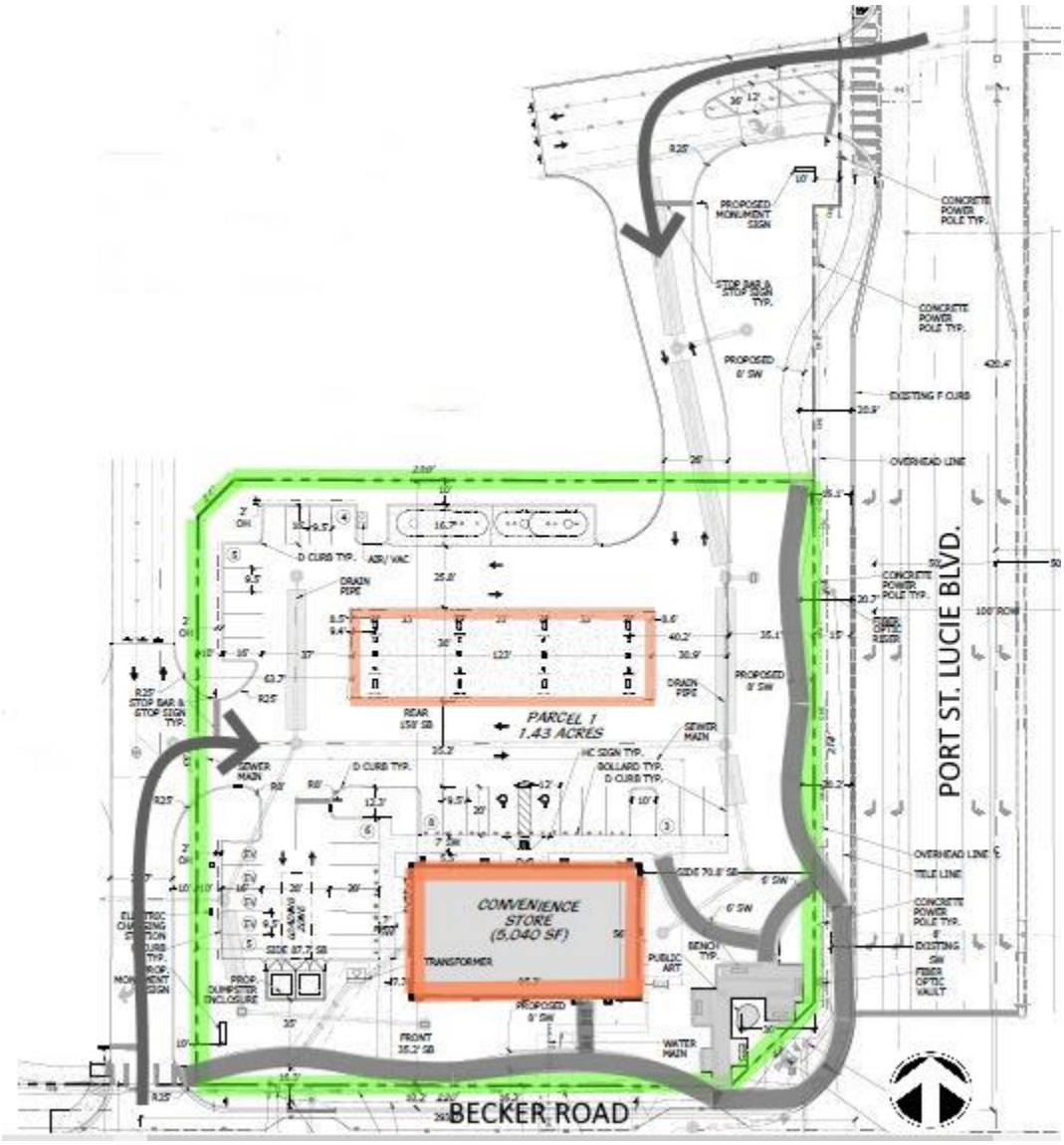
Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) for a proposed 7-Eleven Convenience Store and Fueling Station at the NW corner of SW Becker Road and SW Port St. Lucie Boulevard.
Agent:	Daniel T. Sorrow, PLA, AICP - Cotleur and Hearing
Applicant/Property Owner:	Equity One Florida Portfolio, Inc.
Location:	Located at NW corner of SW Becker Road and SW Port St Lucie Boulevard near the City border with Martin County.
Address:	TBD
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

This project consists of a proposed 7-Eleven convenience store with 5,040 square feet and a fueling station with 8 fueling pumps (16 fueling positions). This project is located in the Activity Center Subdistrict in the Becker Road Overlay District. As set forth in Section 158.124(c)9 of the City's General Commercial (CG) Zoning Code, fueling stations are permitted with a Special Exception Use (SEU) approval. In addition, as set forth in Section 2.3.3.1.a of the Becker Road Overlay District (BROD) Design Standards, SEU approval is required when a fueling station and a convenience store is located on a site in a General Commercial (CG) zoning district and in the Activity Center subdistrict. A maximum of 10,000 daily trips as described in the Institute of Transportation (ITE) Manual, 10th Edition, is allowed in the Activity Center. The proposed fueling station with 16 fueling positions creates 4,242 daily trips and is under the maximum 10,000 total daily trips allowed.



Conceptual Site Plan

Previous Actions and Prior Reviews

P22-142, 7-Eleven Becker Road SEU - The Site Plan Review Committee recommended to approve with comments on May 11, 2022.

P21-202, Becker Road Overlay District Design Standards - The design standards were revised and approved on March 14, 2022.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed to owners of property within a maximum distance of 750 feet to the subject property on July 21, 2022.

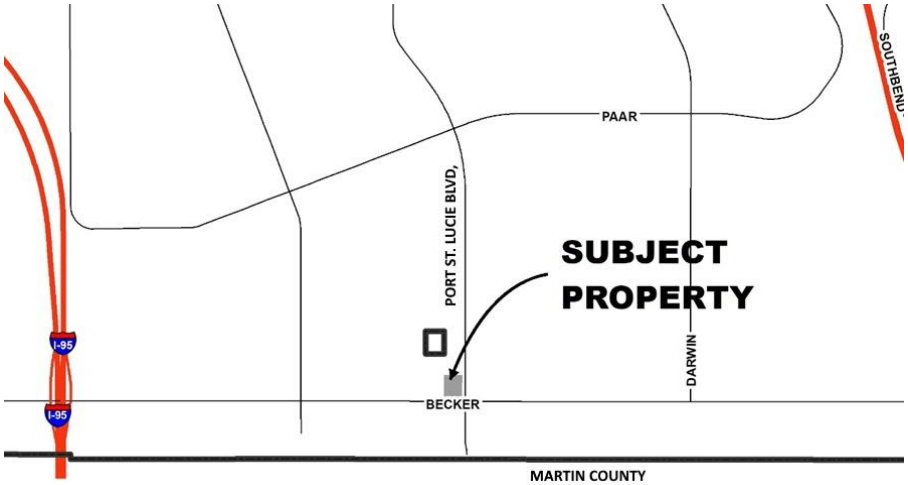
Location and Site Information

Parcel Number:	3420-660-0013-000-1
Property Size:	5.06 acres
Legal Description:	PORT ST LUCIE-SECTION 33- TRACT M-LESS THAT PART MPDAF: COMM AT INT OF BECKER RD AND SW COR PARCEL A,TH S 89-52 22 E 422 FT AND POB,TH CONT E 408.91 FT TO CURVE CONC NW, R OF 25 FT,TH NELY ALG ARC 39.36 FT,TH N 00 05 23 W 14 FT,TH S 00 05 23 E 175.24 FT,TH S 89 54 37 W 11 FT,TH S 00 05 23 E 327.20 FT,TH S 45 00 41 W 48.63 FT,TH N 89 52 22 W 374.55 FT,TH S 00 05 23 E 8 FT TO POB FOR RD R/W AS IN OR 3120-1439 (5.06 AC) (MAP 44/31S) (OR 2712-1453: 3120-1439)
Future Land Use:	CG (General Commercial)
Existing Zoning:	PUD (Planned Unit Development) Proposed - CG (General Commercial)
Existing Use:	Vacant

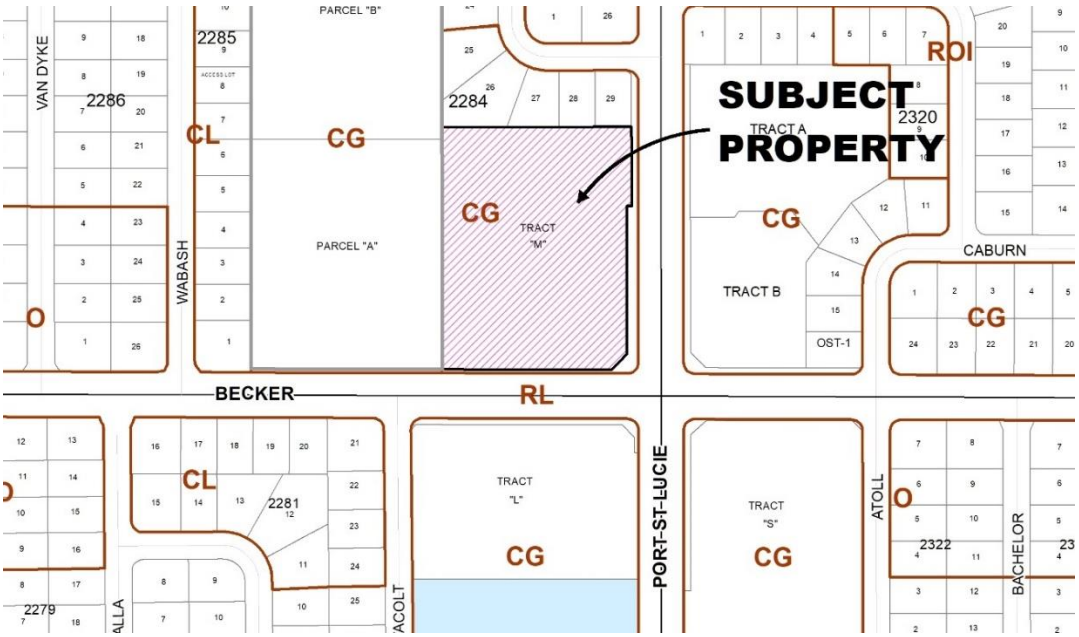
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	RS-2	Vacant
South	CG	CG	Vacant
East	CG	PUD, Proposed CG	Vacant
West	CG	PUD, Proposed CG	Vacant

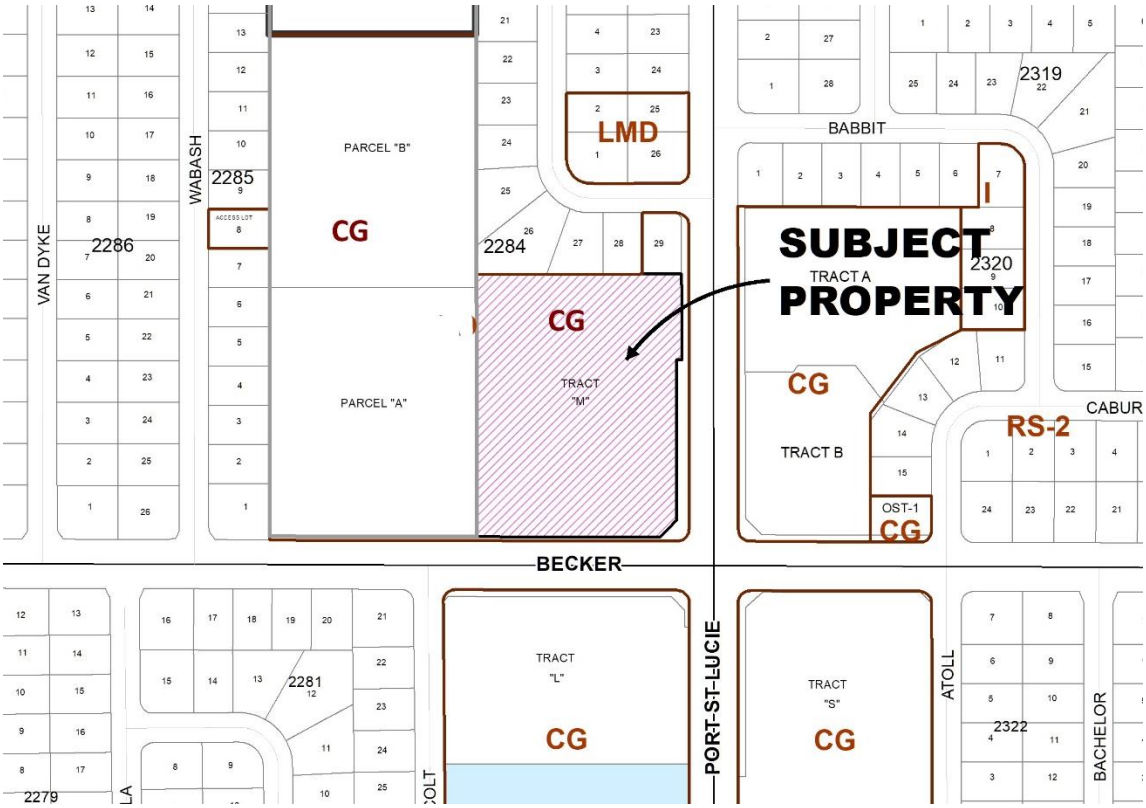
CG – General Commercial, RS-2 - Single-Family Residential, PUD – Planned Unit Development



Location Map



Future Land Use Map



Zoning Map

PROJECT ANALYSIS

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

Evaluation of Special Exception Criteria (Section 158.260)

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

- Staff findings: The subject site covers a small portion of the overall developable area at the NW corner. In the future, other development will be proposed at the NW corner of Becker Road and Port St. Lucie Boulevard. At this time, there are two proposed vehicular access driveways to the subject property, one driveway is from Becker Road and the other from Port St. Lucie Boulevard. Adequate ingress and egress are provided.

- The Conceptual Site Plan was reviewed by the Public Works Department. See attached Public Works Traffic Memo. As required by the Public Works Department, the driveways must be at least 250 feet from the intersection of Port St. Lucie Boulevard and Becker Road and the intersection of Port St. Lucie Boulevard and Yamada Drive. As required, the applicant is adding a right-turn lane from the intersection of Becker Road / Port St. Lucie Boulevard to the driveway on Becker Road.

- Pedestrian and bicycle access is provided by multiuse sidewalks located along SW Port St. Lucie Boulevard and SW Becker Road. The applicant is proposing to remove the existing 10-foot-wide multiuse sidewalks located in these road rights-of-way and replaced them with new 8-foot-wide multiuse sidewalks inside the frontage landscape buffer. Since the existing multiuse sidewalks are 10-feet-wide, the Public Works Department is requiring that the new multiuse sidewalks must also be 10-feet-wide. See condition at end of report.

- As set forth in Section 2.3.3.1.a of the Becker Road Overlay District (BROD) Design Standards, SEU approval is required for the fueling station and convenience store. A maximum of 10,000 daily trips as described in the Institute of Transportation (ITE) Manual, 10th Edition, Land Use 945, is allowed in the Activity Center subdistrict. The proposed fueling station with 16 fueling positions creates 4,242 daily trips and is under the maximum 10,000 daily trips allowed.

- From the multiuse sidewalks, other sidewalks connect to the building entrance along Becker Road and to the main building entrance on the north side. Prior to Site Plan approval, a bike rack will be required near the entrances of the building.

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

- Staff findings: According to the Becker Road Overlay District (BROD) Design Standards, section 7.4.2, one parking space for each 250 square feet of gross floor area is required for convenience stores with fueling stations. Twenty parking spaces are required, and 31 parking spaces are proposed. In addition, the 16 fueling positions located along each side of the fueling stations count as parking spaces. There is more than adequate parking.

- The adjoining vacant properties are to be developed for commercial uses in the future. Noise, odor, and glare should not be an issue from the proposed fueling station and convenience store.

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

- Staff findings: The subject property is located within the City Utility Department jurisdiction and facilities will be required to be in place prior to development.

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

- Staff findings: The site is adjacent to vacant commercial property on the west and north sides. Either the existing vacant properties or the future commercial properties will buffer any residential properties from the proposed site. Additional buffering is not required. At the time of Site Plan review, the Landscape Plan will be required to meet the BROD Design Standards for landscaping and the City Landscape Code.

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

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

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

- Staff findings: The site is adjacent to vacant commercial property on the west and north sides. Additional buffering is not needed. At time of Site Plan review, the Landscape Plan will be required to meet the BROD Design Standards for landscaping and the City Landscape Code.

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

- Staff findings: Acknowledged.

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

- Staff findings: The proposed fueling station and convenience store is located at the intersection of two major arterial roads that serve as a gateway to the city. The subject site is surrounded by vacant commercial land. Residential areas will be buffered from the proposed fuel station and convenience store by the vacant land or by future commercial development. Currently, there are no fueling stations or convenience stores within a two-mile radius of the site. The operating hours are intended to be 24 hours a day / 7 days a week. Given the location of the subject site, these operating hours are consistent with other similar uses in the city.

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

- Staff findings: The proposed fueling station and convenience store is located at the intersection of two major arterial roads that serve as a gateway to the city. The subject site is surrounded by vacant commercial land. Residential areas will be buffered from the proposed fueling station and convenience store by the vacant land or by future commercial development. Currently, there are no fueling stations or convenience stores within a two-mile radius of the site. The operating hours are intended to be 24 hours a day / 7 days a week. Given the location of the subject site, these operating hours are consistent with other similar uses.

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

- Staff findings: The proposed fueling station and convenience store are located in an area designated for commercial development, possibly a shopping center. At the time of Site Plan review, the Landscape Plan will be required to meet the landscape requirements of the BROD Design Standards and the City Landscape Code. Sidewalks to the interior of the site are to be provided in a later phase of the development.

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

a) Staff findings: Acknowledged.

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

a) Staff findings: Acknowledged.

Public Works - Traffic Generation, Stacking, and Circulation

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated June 1, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed site is providing the required separations from proposed driveways to existing intersections as well as located the driveways outside of the influence area of the Becker Road and Port St. Lucie Blvd intersection.

Per ITE Trip Generation Manual, 11th edition, this site would produce 433 AM Peak hour trips. The trips are divided over the 2 driveways and in/out movements. The driveway along Becker Road does trigger the need for a right turn lane into the site which is proposed as part of this project. No stacking concern is anticipated at this site as the provided throat distance at each driveway is sufficient for stacking.

PLANNING AND ZONING BOARD ACTION OPTIONS

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

- **Motion to recommend approval to the City Council <u>with conditions</u> as recommended by staff**:
    1. **Condition: Multiuse Sidewalk - Prior to Site Plan approval, the proposed multiuse sidewalks located within the frontage landscape buffer shall be revised to be 10 feet in width. Otherwise, the existing 10-foot-wide multiuse sidewalks shall remain located within the Becker Road and Port St. Lucie Boulevard rights-of-way and a 7-foot-wide multiuse sidewalk shall be located within the frontage buffer as required by Section 5.5.1 of the Becker Road Overlay District (BROD) Design Standards.**
- Motion to recommend approval to the City Council

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

- Motion to recommend denial to the City Council

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

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

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Becker Road & Port St. Lucie Boulevard

Minor Site Plan and Special Exception Use

Narrative

April 5, 2022

Introduction

On behalf of the applicant, Braden Real Estate, LLC, Cotleur & Hearing is submitting this application for the review of a proposed Special Exception Use regarding drive-through facilities within the Becker Road Overlay District – more specifically on a site at the intersection of Becker Road and Port St. Lucie Boulevard.

Per the Port St. Lucie Code of Ordinance Section 158.124, automobile fuel stations are permitted through a Special Exception Use application under item (C)(9). Hence, the applicant is submitting such application along with the required plans and documents to support this application. The need for a fueling stating in this area is significant, as the nearest one is located nearly three miles from the site. This convenience store with fueling station will bring many benefits to the surrounding community and Becker Road Overlay District, adding to the services of this commercial area and reducing the length of trips by nearby residents to other fueling stations.

Special Exception Use Criteria

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

Adequate access to the site will be provided through the northern and western boundaries of the site. The design includes two ingress/egress access points on each of the two boundaries, one from the internal road along the northern boundary (perpendicular to and accessed through Port St. Lucie Boulevard), and one from the internal road along the western boundary (perpendicular to and accessed through Becker Road). Additionally, the site includes sidewalks along the southern and eastern boundaries, connecting to the 50'x50' public art courtyard, as well as around the convenience store. Included in this submittal is also a site plan with a truck routes to illustrate the appropriate paths for truck and emergency vehicles.

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

The site is designed to provide all necessary off-street parking spots on the east and south sides of the proposed convenience store as well as adjacent to the Becker Road and Port St. Lucie Boulevard rights-of-way. Although the required number of parking spots is 19, a total of 31 spaces are being proposed, including two ADA spaces, and an additional 16 fueling pump spots (two per fueling station) are also available. The proposed parking spots do not interfere with traffic or pedestrian movements and do not create undue noise, glare, odor, or other negative effects. The project site is not located directly adjacent to residential and is surrounded by other commercial uses, therefore no additional buffering is required. Additionally, bike racks are made available near the

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

The project site is located at the major intersection of Becker Road and Port St. Lucie Boulevard. Although the four corners of this intersection are not developed themselves, the overall area of the Becker Road Overlay District is within an already developed portion of the city, indicating that utilities and public services are already available to the area. Since the area is supplied by the Port St. Lucie Utility Systems Department and is connected to City water and sewer, a developer's agreement between the City and the applicant will be completed prior to the issuance of any building permits.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

The property will be surrounded by other commercial uses. Therefore, the proposed project is compatible with the surrounding uses and does not require additional buffering or screening beyond what is required by code.

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

Signs and lighting fixtures are designed to be in compliance with the Port St. Lucie code as well as the Becker Road Overlay District design standards. There will be a canopy over the fuel pumps to shield excess lighting from reaching nearby developments, as well as light shields and covers to reduce glare from other site lighting fixtures. Additionally, two monument signs are proposed; one will be located at the northeastern corner of the site, perpendicular to Port St. Lucie Boulevard, and the other at the southwestern corner of the site, perpendicular to Becker Road. These will be appropriately landscaped and comply with City regulations.

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

The site will feature adequate landscape for aesthetic and buffering purposes and meet all buffer requirements. It is important to note that since the surrounding uses are also commercial and are compatible with each other, no excess vegetation or barriers are necessary to sufficiently buffer the proposed convenience store and fueling station. The attached landscape plan included in this application details the proposed landscaping features for the site. Per the Becker Road Overlay District regulations, the southeastern corner of the site also provides a 50'x50' public art open space courtyard, intended to connect to courtyards of similar dimensions across Port St. Lucie Boulevard and Becker Road.

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

As an approved special exception use within the Port St. Lucie Becker Road Overlay District, the proposed project is in compliance with the Port St. Lucie code, as approved by the members of City Council. The site is designed to conform with the Becker Road Overlay District design standards in order to preserve and enhance the district's character and intent.

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

The special exception requested for the proposed fueling station will not interfere with the health, safety, welfare, or convenience of residents in the neighborhood. On the contrary, since there are no fueling stations within a two-mile radius from the site, the area will only benefit from having this additional service. As mentioned, the project is proposed on the corner-most site within the commercial uses of the Becker Road and Port St. Lucie Boulevard intersection. Therefore, any potential lighting or noise pollution will be buffered from surrounding residential homes by the adjacent commercial uses separating the proposed fueling station and the residents.

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

Being a major commercial intersection and being buffered from residential developments by other commercial uses, the approval of this special exception for the fueling station and convenience store will not generate a nuisance or hazard. The nearest fueling stations to the area are over two miles away from the site. Therefore, this project would provide a much-needed use to the neighborhood and the Becker Road Overlay District.

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

The applicant is proposing the special exception commercial use of a convenience store with fuel pump station within an already commercial property. Considering the uses directly to the north and west of the property will also be commercial and that the east and south borders of the project site are a main intersection; the requested use is compatible with its surroundings. Additionally, the other three corners of the Becker Road and Port St. Lucie Boulevard intersection are also commercial, indicating that there will be no incompatibility with the uses across the rights-of-way either.

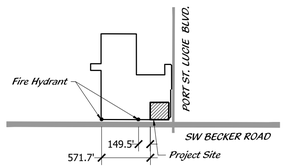
(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance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

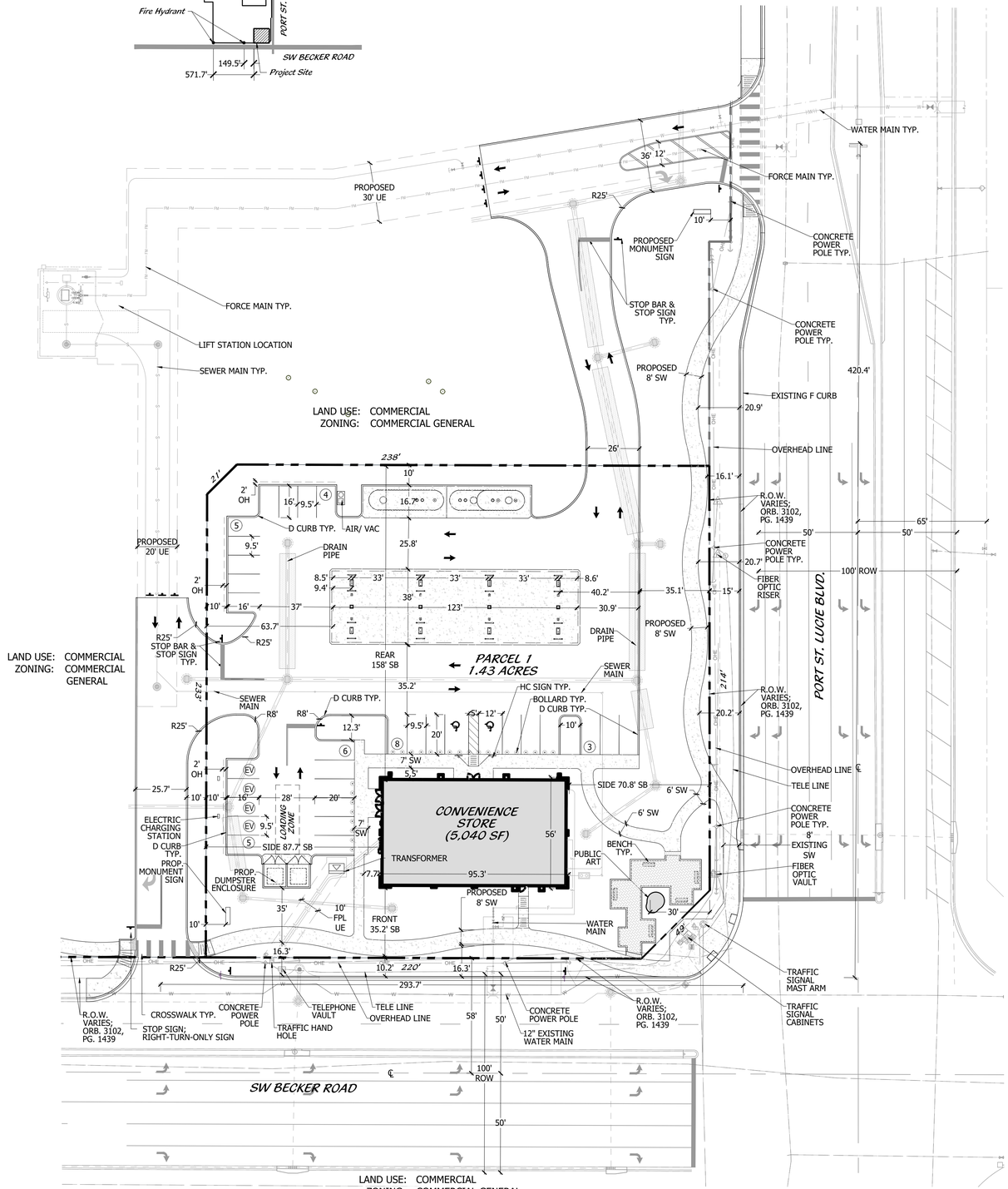
The applicant and property owner acknowledge that the City may deem the proposed project to be too intensive or incompatible for the site and will therefore not grant the requested special exception.

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

The applicant and property owner acknowledge the authority of the City Council to prescribe conditions of approval to this project.

FIRE HYDRANT KEY MAP





PROJECT TEAM

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TRAFFIC CONSULTANT
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ARCHITECT
INTERPLAN
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ALTAMONTE SPRINGS, FL 32701
407.645.5008
CONTACT: RAECHEL PAPUGA

LEGEND

HC	HANDICAP
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

	HC SIGN
	STOP SIGN
℄	CENTER LINE
ROW	RIGHT OF WAY

LEGAL DESCRIPTION

A PORTION OF TRACT M OF PORT ST. LUCIE SECTION THIRTY-THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 1 AND 1A THROUGH IV, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3120, PAGE 1439 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°49'55" WEST AS A BASIS OF BEARING ALONG THE NORTH RIGHT-OF-WAY OF BECKER ROAD, A DISTANCE OF 219.62 FEET; THENCE NORTH 0°10'05" EAST DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 233.41 FEET; THENCE NORTH 45°10'05" EAST, A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD; THENCE SOUTH 0°02'56" EAST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 214.14 FEET; THENCE SOUTH 45°03'08" WEST, A DISTANCE OF 48.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,288 SQUARE FEET/1.430 ACRES MORE OR LESS.

TRAFFIC STATEMENT

MACKENZIE ENGINEERING AND PLANNING, INC. PERFORMED AN ANALYSIS OF THE TRAFFIC IMPACTS RESULTING FROM THE PROPOSED PROJECT SITE LOCATED AT THE NORTHWEST CORNER OF BECKER ROAD AND PORT ST. LUCIE BOULEVARD, PORT ST. LUCIE, FLORIDA. (PCN: 3420-660-0013-000-1). THE APPLICANT PROPOSES A TO CONSTRUCT 4,872 SF OF CONVENIENCE MARKET WITH 16 FUELING POSITIONS.

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING NET EXTERNAL TRIPS:
1,028 DAILY, 104 AM PEAK HOUR (52IN/52 OUT), AND 91 PM PEAK HOUR (45 IN/46 OUT) TRIPS.

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING CUMULATIVE DRIVEWAY TRIPS: 4,114 DAILY, 433 AM PEAK HOUR (217 IN/216 OUT), AND 364 PM PEAK HOUR (182 IN/182 OUT) TRIPS.

THIS ANALYSIS SHOWS THAT THE ROADWAYS ARE PROJECTED TO OPERATE ACCEPTABLY WITH THE ADDITION OF THE PROPOSED DEVELOPMENT AND THE PROJECT MEETS CITY OF PORT ST. LUCIE'S CONCURRENCY REQUIREMENTS.

THE PROJECT WILL CONSTRUCT THE FOLLOWING IMPROVEMENTS: BECKER ROAD DRIVEWAY (DRIVEWAY #1) – WESTBOUND RIGHT-TURN LANE

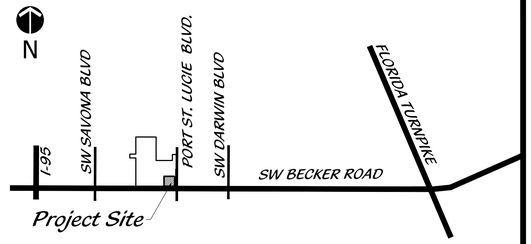
DRAINAGE STATEMENT

THE PROPOSED 2.246 ACRE SITE IS AN OUTPARCEL WITHIN THE FUTURE BECKER CROSSING SHOPPING CENTER AT THE NORTHWEST CORNER OF THE INTERSECTION OF PORT ST. LUCIE BOULEVARD AND BECKER ROAD IN THE CITY OF PORT ST. LUCIE. THE SITE IS CURRENTLY UNDEVELOPED WITH NO EXISTING WETLANDS OR SURFACE WATERS WITHIN THE AFFECTED AREA. THE DEVELOPER PROPOSES TO CONSTRUCT A CONVENIENCE STORE AND GAS STATION AS PHASE I OF THE BECKER CROSSING COMMERCIAL DEVELOPMENT. THE PROJECT SITE IS UNDER THE DRAINAGE JURISDICTION OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) AND THE CITY OF PORT ST. LUCIE. THE PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X.

THE PROJECT SITE IS CURRENTLY PERMITTED UNDER SFWMD ENVIRONMENTAL RESOURCE PERMIT (ERP) NUMBER 56-00332-S-69 THAT WAS ISSUED IN 2011 FOR AN OVERALL 15.45 ACRE COMMERCIAL DEVELOPMENT. THE OVERALL DEVELOPMENT IS LOCATED WITHIN THE SOUTHWEST PORT ST. LUCIE WATERSHED AREA AND IS COMPRISED OF THREE DRAINAGE BASINS. THE SOUTH PORTION OF THE SITE DRAINS TO BECKER C WITHIN THE BECKER ROAD RIGHT-OF-WAY, WHILE THE CENTRAL AND EAST PORTIONS OF THE SITE DRAIN TO BASINS A13-10 AND A10-20 WHICH INCLUDE THE PORT ST. LUCIE BOULEVARD AND YAMADA DRIVE RIGHT-OF-WAYS. THE NORTHWEST PORTION OF THE SITE DRAINS TO WABASH STREET RIGHT-OF-WAY. THE OVERALL MASTER SYSTEM UNDER THE CURRENT ERP PROPOSES DIRECT CONNECTIONS TO THE BECKER, YAMADA, AND WABASH ROADWAY DRAINAGE SYSTEMS AFTER PROVIDING ON-SITE TREATMENT AND ATTENUATION IN ON-SITE DRY AND WET DETENTION PONDS.

PHASE I CONSISTS OF THE PROPOSED CONVENIENCE STORE AND THE REQUIRED DRAINAGE INFRASTRUCTURE TO MEET THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE AFFECTED AREA. THE PROPOSED ON-SITE DRAINAGE SYSTEM CONSISTS OF INTERCONNECTED CATCH BASINS, DRAINAGE PIPE, AND EXFILTRATION TRENCH. THE SITE WILL DISCHARGE TO THE EXISTING YAMADA DRIVE DRAINAGE DITCH TO THE NORTH OF THE SITE VIA A 15" PIPE CONNECTED TO A CONTROL STRUCTURE WITH A 6" TRIANGULAR BLEEDER. THE WATER QUALITY VOLUME PROVIDED IN THE PROPOSED EXFILTRATION TRENCH MEETS THE 2.5" TIMES THE PERCENT IMPERVIOUS ARE IN ACCORDANCE WITH THE STANDARD SFMWD CRITERIA. THE DEVELOPMENT HAS BEEN DESIGNED NOT TO EXCEED THE PRE-DEVELOPMENT RUNOFF RATE FOR THE 25-YEAR 3-DAY STORM, AND THE PERIMETER GRADING HAS BEEN DESIGNED TO MAINTAIN THE 25-YEAR STORM RUNOFF ON-SITE. THE PROPOSED PARKING LOT ELEVATIONS ARE AT OR ABOVE THE 10-YEAR 1-DAY STORM PEAK STAGE, AND THE PROPOSED FINISHED FLOOR ELEVATION OF 25.75 NAVD IS ABOVE THE 100-YEAR 3-DAY STORM PEAK STAGE.

LOCATION MAP



SITE DATA

SITE DATA: 7-11 GAS STATION

EXISTING ZONING	**GENERAL COMMERCIAL**		
LAND USE DESIGNATION	**COMMERCIAL GENERAL (CG)**		
TOTAL AREA	**62,290.80**	**AC**	**1.43 AC**
TOTAL BUILDING	**5,040**	**SF**	
TOTAL IMPERVIOUS AREA	**42,836**	**SF**	**68.77 %**
BUILDING	5,040	SF	8.09 %
PAVEMENT, CONCRETE, PARKING	37,796	SF	60.68 %
TOTAL PERVIOUS AREA	**19,454.80**	**SF**	**31.23 %**
TOTAL SITE AREA	**62,291**	**SF**	**100.00 %**
TOTAL PARKING			
PARKING REQUIRED (1 SPACE/ 250 SF)	20	SPACES	
PARKING PROVIDED (TOTAL)	37	SPACES	
HANDICAP SPACES	2	SPACES	
FUELING POSITIONS	16	SPACES	
STANDARD SPACES	29	SPACES	
LOADING ZONE			
REQUIED SPACES	1	SPACE	
PROVIDED SPACES	1	SPACE	
BUILDING SETBACKS			
FRONT	35	FEET	
SIDE TO PORT ST.LUCIE BLVD.	70.8	FEET	
SIDE	87.7	FEET	
REAR	158.0	FEET	
PROPOSED USES	**CONVENIENCE STORE**		
MAXIMUM BUILDING HEIGHT	**35 FEET**		
PROPOSED BUILDING HEIGHT	**< 35 FEET**		

BECKER ROAD OVERLAY DISTRICT DESIGN STANDARDS

BUILDING FRONTAGE

	STANDARD	RELIEF	PROVIDED
PORT ST LUCIE BLVD	30%	20%	55 LF/214 LF = 26%
BECKER RD	40%	30%	95.3 LF/220 LF = 43%

LANDSCAPE BUFFER WIDTH

	REQUIRED	PROVIDED
PORT ST LUCIE BLVD	30-40 FT	35 FT
BECKER RD	30-40 FT	35 FT

*NOTE: DISTANCE FROM CENTERLINE OF EASTERN ENTRY TO CENTERLINE OF YAMADA DRIVE IS 278'. DISTANCE FROM CENTERLINE OF EASTERN ENTRY TO EDGE OF YAMADA DRIVE ROW IS 252.8'.

*SIDEWALK CONNECTIONS TO REST OF SITE WILL BE ADDED IN PHASE 2

*NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(G).

P22-142
PSLUSD #11-434-00

Conceptual Site Plan for Special Exception Use

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Becker Crossing
Port St. Lucie, Florida

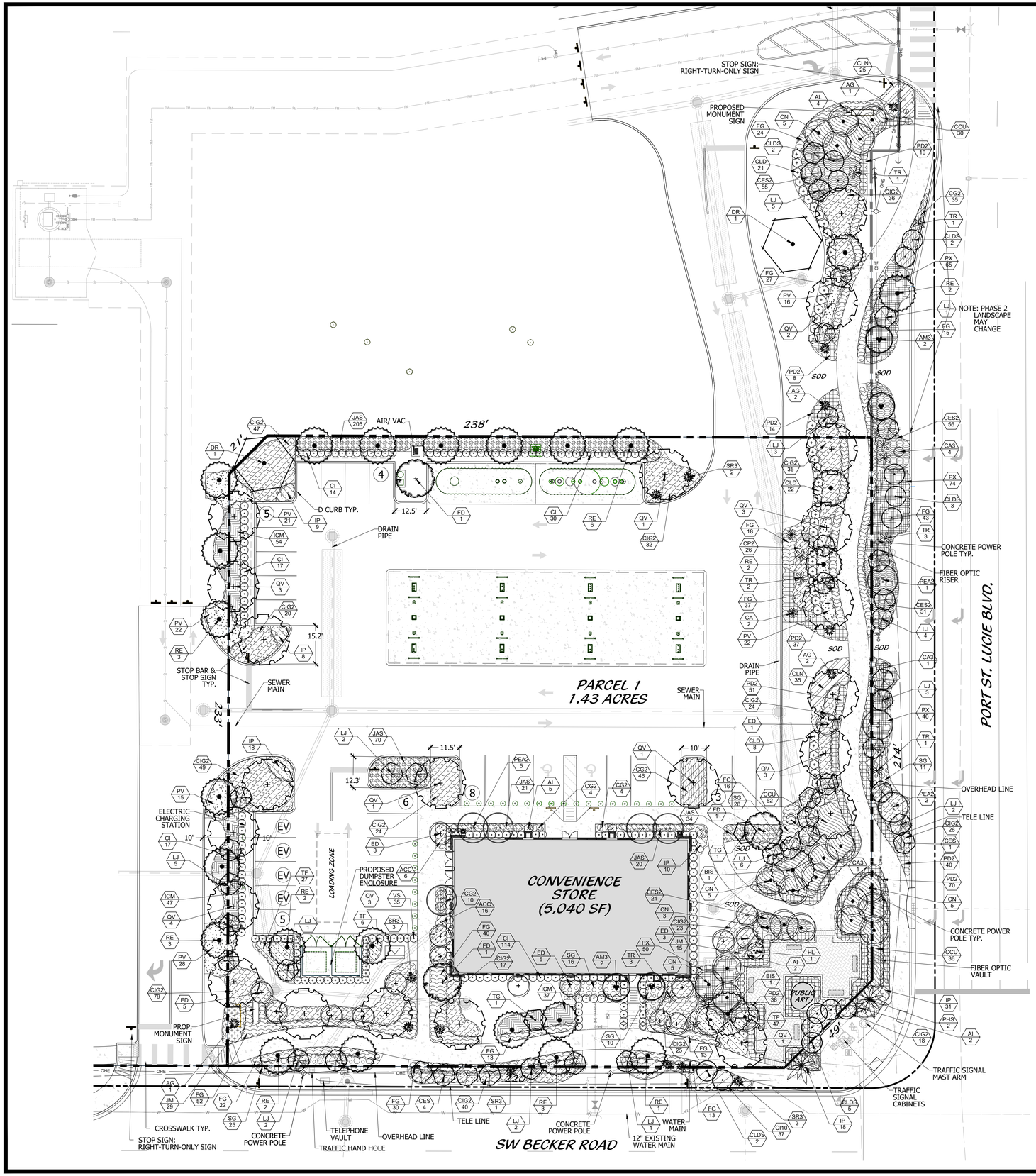
Scale: 1" = 30'
0' 15' 30' 60'

DESIGNED DTS/ACE
DRAWN JS/ACE
APPROVED DTS
JOB NUMBER 21-0817
DATE 04-20-22
REVISIONS 07-13-22
07-19-22

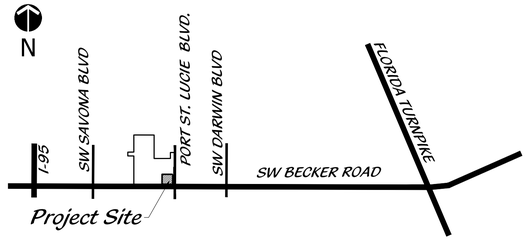
March 7, 2022
Drawing: FJ200033-XBase.DWG

SHEET 1 OF 1

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



LOCATION MAP



LANDSCAPE DATA

LANDSCAPE BUFFERS

LANDSCAPE BUFFER WIDTH REQUIRED
PORT ST LUCIE BLVD: 30-40 FT
BECKER RD: 30-40 FT

LANDSCAPE BUFFER WIDTH PROVIDED
PORT ST LUCIE BLVD: 35 FT
BECKER RD: 38' FT

LANDSCAPE BUFFER PLANTING REQUIREMENTS
PORT ST LUCIE BLVD: 1 LARGE TREE PER 30 LF, 1 TYPE B TREE PER 20 LF, 3' SHRUB MATERIAL
*7 LARGE TREES, 11 TYPE B TREES, 3' SHRUB MATERIAL
PROVIDED: 10 LARGE TREES (6 QV, 2 RE, 1 BIS, 1 FD), 22 TYPE B TREES (15 LJ, 3 CLDS, 4 ED), 3' SHRUB MATERIAL

BECKER RD: 1 LARGE TREE PER 30 LF, 1 TYPE B TREE PER 20 LF, 3' SHRUB MATERIAL
*7 LARGE TREES, 11 TYPE B TREES, 3' SHRUB MATERIAL
PROVIDED: 13 LARGE TREES (5 QV, 6 RE, 1 BIS, 1 FD), 17 TYPE B TREES (5 LJ, 6 ED, 4 CES, 2 CLDS), 3' SHRUB MATERIAL

VUA LANDSCAPE

WEST BOUNDARY REQUIRED: 1 LARGE TREE PER 30 LF, 3' SHRUBS
*8 LARGE TREES, 3' SHRUBS
NORTH BOUNDARY REQUIRED: 1 LARGE TREE PER 30 LF, 3' SHRUBS
*8 LARGE TREES, 3' SHRUBS

*ALL LANDSCAPE ISLANDS TO BE 10' FROM INTERIOR OF CURB TO INTERIOR OF CURB

*10' LANDSCAPE ISLAND PROVIDED FOR EVERY 10 SPACES OR LESS

NOTES:

*A SEPARATE MAINTENANCE AGREEMENT WITH PUBLIC WORKS WILL BE PROVIDED FOR PLANTINGS WITHIN THE R.O.W.

P22-142
PSLUSD #11-434-00

Conceptual Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'

North

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SHEET 1 OF 2

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING NOWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

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

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

MULCH SHALL BE SHREDDED CYPRESS MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3' EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTIONS 2,3 & 4

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

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

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS* (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

(*) TABTS TO BE INSTALLED IN TOP 6-8"

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF .5 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

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

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

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

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

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

3. PLANTING SHRUBS

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

EXCAVATE PIT OR TRENCH TO 2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

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

4. PLANTING GROUND COVER

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

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUNDCOVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

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

5. PLANTING LAWNS

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

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

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

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

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

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

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

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

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

LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF PORT ST. LUCIE'S CHAPTER 153, LANDSCAPE AND LAND CLEARING CODE, CURRENT ADDITION AND ANY OTHER APPLICABLE CITY REGULATIONS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

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

THE LANDSCAPE CONTRACTOR BE RESPONSIBLE FOR ALL PERMITS RELATING TO HIS/HER WORK.

ALL LANDSCAPE PLANTED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE LOCATED SO THAT NO CONFLICT OCCURS WITH VEHICULAR SIGHT DISTANCES AT INTERSECTIONS AND AT DESIGNATED PEDESTRIAN CROSSWALKS.

NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE CROWN OF THE ROAD SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT IN ANY ZONING DISTRICT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN (10) FEET FROM THE EDGE OF A DRIVEWAY OR ALLEY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN THE ABOVE DESCRIBED LIMITS OF INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT OR ABOVE SIX (6) FEET ABOVE THE ROADWAY INTERSECTION ELEVATION TO PREVENT OBSTRUCTION OF SIGHT LINES.

ALL LANDSCAPING SHALL BE LOCATED IN THE RIGHT-OF-WAY AND OR ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DESIGNATED CITY DRAINAGE AND / OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND OR UTILITY STRUCTURES. NO TREE ARE ALLOWED IN UTILITY EASEMENTS OR CLOSER THAN TEN FEET TO ANY CITY UTILITY LINES.

TREES AT ENTRANCEWAYS SHALL BE LIMBED UP TO MAXIMIZE SITE DISTANCE. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 24" AND 8'. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED AND SET SO DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOD AND MULCH AREAS SHALL BE SET SO THAT MULCH WASHOUTS DO NOT OCCUR AND THERE IS A SMOOTH TRANSITION FROM PAVED SURFACES TO ADJACENT LAWN AREAS.

ALL TREES, SHRUBS AND GROUNDCOVER BEDS ARE REQUIRED TO BE MULCHED WITH A 3" MIN. THICK LAYER OF MULCH. TREES LOCATED IN TURF AREAS ARE REQUIRED TO HAVE A 3" THICK MULCHED WATERING RING PROVIDED AROUND THE TRUNK. THE TREE RING IS REQUIRED TO BE A MINIMUM DIAMETER OF 3' AROUND SMALL TREES AND 5' AROUND LARGE TREES, TO FACILITATE MOWING. MULCH SHALL BE KEPT THREE FEET AWAY FROM THE TRUNK.

ALL TREE STAKING MATERIALS SHALL BE LOCATED WITHIN MULCH BEDS AND OR RINGS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE. IRRIGATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTION FROM AN ONSITE STORMWATER MANAGEMENT AREA. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDITIONER CONDENSERS, SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING WHICH MUST EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

NO LANDSCAPING SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)

NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.

ST. AUGUSTINE SOD WILL BE UTILIZED FOR ALL TURF AREAS, EXCEPT AS NOTED. BAHIA SOD WILL BE UTILIZED IN DRY RETENTION AREAS AND IN AREAS OF EXISTING TREES TO REMAIN.

ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE, RIGHT PLACE" GUIDELINES.

GENERAL LANDSCAPE NOTES:

1. NO TREE OR OTHER INTRUSIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY MAIN. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS (ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE).
2. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING OR PROPOSED WATER/WASTERWATER UTILITY LINES.
3. ALL LANDSCAPE MATERIAL TO BE FL NO. 1.
4. ALL LANDSCAPING MEETS FDOT CLEAR ZONE AND SIGHT DISTANCE CRITERIA.
5. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION AND MAINTENANCE.
6. BERMS AND STRUCTURAL LANDSCAPE FEATURES SUCH AS ROCK, FOUNDATIONS, SCULPTURE, DECORATIVE WALL AND TREE WELLS AND GENERALLY NOT ALLOWED IN PSLUSD EASEMENTS, BUT MAY BE REVIEWED ON A CASE BY CASE BASIS.
7. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.
8. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY PSLUSD MAINS OR APPURTENANCES.
9. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLSUD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, AND MANHOLES, AIR RELEASE VALVES, ETC.
10. ALL LANDSCAPING WITHIN PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.

LANDSCAPE IRRIGATION NOTES:
A. ALL AREAS TO RECEIVE 100% IRRIGATION COVERAGE
B. ALL ZONES TO BE AUTOMATICALLY CONTROLLED
C. CLOCKS TO HAVE AUTOMATIC "RAIN SENSORS"
D. WATER SOURCE MAY BE POTABLE OR WELL AND SHALL BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION.
E. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ACCEPT RECLAIMED WASTEWATER ONCE IT BECOMES AVAILABLE TO THE PROPERTY.

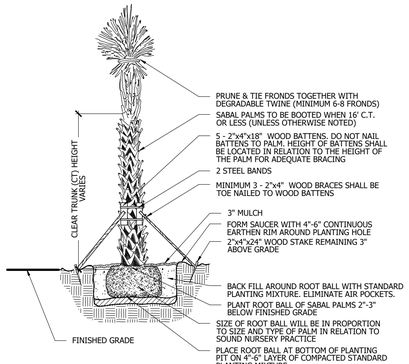
NO LIGHT POLE OR ASSOCIATED CONDUIT SHALL BE LOCATED WITHIN 5' OF A PSLUSD FACILITY.

LANDSCAPE ISLANDS GREATER THAN 15' ALLOW FOR MORE THAN 8 PARKING SPACES IN A ROW.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CLDS	14	CLUSIA GUTTIFERA	CLUSIA STANDARD TREE	15 GAL, MIN	2" CAL	5`-6` O.A., STD., 2.5` C.T.	Y		FULL CANOPY, STANDARD
CPS	5	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	45 GAL	2" CAL	8`-10` HT., x 4`-6` SPD.	Y		FULL CANOPY, STANDARD, SINGLE TRUNK
DR	2	DELONIX REGIA	ROYAL POINCIANA	100 GAL	4" CAL	14` OA	N		FULL CANOPY, FLORIDA FANCY
ED	17	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	3" CAL	12` OA	N		CONICAL, FULL TO BASE, MATCHED
FD	3	FILICIUM DECIPIENS	JAPANESE FERN TREE	45 GAL	2" CAL	8`-10` HT., 5` SPRD	N		FULL CANOPY
LJ	37	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	2" CAL	8` HT, 8` SPRD.	Y		FULL CANOPY, 4` CT. MULIT-TRUNK
QV	22	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL	4" CAL	16`-18` HT	Y		FLORIDA #1, DOUBLE DUG ROOT BALL
TG	2	TIBOUCHINA GRANULOSA	PURPLE GLORY TREE	45 GAL	2" CAL	8`-10` OA	N		FULL CANOPY
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
AM3	4	ADONIDIA MERRILLII TRIPLE	TRIPLE CHRISTMAS PALM	FIELD GROWN	NA	8` CT	N		FULL CANOPY, 3 TRUNK MIN, MATCHED
BIS	2	BISMARKIA NOBILIS `SILVER SELECT`	BISMARK PALM	N.A.	N.A.	12`-14` C.T.	N	N	FULL CANOPY, MATCHED, 15 LEAF COUNT MIN.
CN	23	COCOS NUCIFERA `MAYPAN` ~	COCONUT PALM	N.A.	N.A.	8`-10` GW	N		FULL CANOPY, CURVED TRUNK
HL	1	HYOPHORBE LAGENICAULIS	TRIPLE BOTTLE PALM	45 GAL	NA	4`-5` O.A.	N		THREE TRUNKS, FULL & THICK
PHS	2	PHOENIX SYLVESTERIS	SYLVESTER DATE PALM	FIELD GROWN	N/A	7` CT	N		MATCHED,THICK TRUNK, FANCY CUT TRUNK
PEA2	8	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	8` CT	N		FULL CANOPY, DOUBLE STEM
RE	24	ROYSTONEA REGIA	ROYAL PALM	FIELD GROWN	NA	12` C.T.	Y		MATCHED, FULL CANOPY
TR	11	THRINAX RADIATA ~	THATCH PALM	15 GAL	N.A.	4`-5` HT. X 5` SPRD.	Y		FULL & THICK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
AL	4	ALCHMEA BLANCHETIANA `LEMON`	LEMON BROMELIAD	7 GAL.	2` X 2`				
AG	6	AGAVE AMERICANA `GAINESVILLE BLUE`	CENTURY PLANT	25 GAL	4` X 4`	A.S.			FULL, SYMETRICAL
AI	9	ALCANTAREA IMPERIALIS	IMPERIALIS BROMELIAD	7 GAL	2` X 2`	A.S.	N		FULL & THICK, SUN GROWN
CI	192	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7 GAL.	3` X 2`	2.5` OC			FULL & THICK
CLD	51	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL.	3`-4` O.A.	3`-4` O.C.	N		FULL & THICK, FLORIDA FANCY
CA	2	CRINUM ASIATICUM	GREEN CRINUM LILY	15 GAL	4` X 4`	A.S.	N		FULL & THICK
CA3	6	CRINUM ASIATICUM `QUEEN EMMA`	PURPLE CRINUM LILY	15 GAL	4` X 4`	A.S.	N		FULL & THICK
SR3	9	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL	2.5` X 2`	AS	N		FULL & THICK, FLORIDA FANCY
VS	35	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	15 GAL	4` - 5` OA	AS SHOWN			FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
ACC	22	ALLAMANDA CATHARTICA 'COMPACTA'	DWARF GOLDEN TRUMPET	3 GAL.	1.5` HT., X 1.5` SPD	2.5` O.C.			FULL & THICK
CG2	99	CARISSA MACROCARPA `GREEN CARPET`	GREEN CARPET NATAL PLUM	3 GAL	2` x 2`	2` OC	N		FULL & THICK
CIG2	495	CHRYSOBALANUS ICACO	GREEN COCOPLUM	3 GAL	2` HT., X 2` SPD	3` O.C.	Y		FULL & THICK
CI10	37	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	3 GAL	2` HT X 2` SPRD	3` O.C.	Y		FULL & THICK
CLN	60	CLUSIA GUTTIFERA `NANA`	DWARF CLUSIA	3 GAL	1.5` X 1.5`	2.5` O.C.	N		FULL & THICK, FLORIDA FANCY
CCU	118	COCCOLOBA UVIFERA	SEAGRAPE	3 GAL	2` HT., X 2` SPD	3.5` O.C.	Y		FULL & THICK
CP2	26	CODIAEUM VARIEGATUM 'PETRA`	PETRA CROTON	7 GAL	2` x 2`	2.5` O.C.	N		FULL AND THICK, LOW BRANCHED
CES2	183	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	3 GAL	2.5` X 2.5`	2.5` OC	Y		FULL & THICK
FG	363	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	1.5` X 1.5`	2.5` O.C.	N		
IP	94	IXORA COCCINEA 'DWARF PINK'	DWARF PINK IXORA	3 GAL	1.5` x 1.5`	2` O.C.	N		FULL & THICK
ICM	138	IXORA COCCINEA `MAUI RED`	RED MAUI IXORA	3 GAL	2` X 2`	2.5` OC	N		FULL & THICK
JAS	350	JASMINUM SIMPLICIFOLIUM	WAX JASMINE	3 GAL	18" X18"	2` O.C.			FULL & THICK
PX	235	PHILODENDRON X `XANADU`	XANADU PHILODENDRON	3 GAL	18" X 18"	30" O.C.			FULL AND THICK
PV	124	PITTOSPORUM TOBIRA `WHEELERI`	WHEELER'S DWARF PITTOSPORUM	3 gal	2` x 2`	36" O.C.			FULL & THICK
PD2	276	PODOCARPUS MACR. `PRINGLES`	DWARF PODOCARPUS	3 GAL	18" X18"	2.5` O.C.			FULL & THICK
SG	90	SCHEFFLERA ARBORICOLA `GOLD CAPELLA`	GOLD CAPELLA SCHEFFLERA	3 GAL	2` X 2`	3` O.C.			FULL & THICK
JM	44	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE STAR JASMINE	3 GAL.	18" X 18"	24" O.C.			FULL & THICK, MULTIPLE RUNNERS
TF	80	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	2` x 2`	2.5` O.C.	N		FULL & THICK

PLANTING DETAILS


PRUNE & TIE FRONDS TOGETHER WITH DEGRADABLE TWINE (MINIMUM 6-8 FRONDS)
SABAL PALMS TO BE BOOTED WHEN 16' C.T. OR LESS (UNLESS OTHERWISE NOTED)
5 - 2"x4"x18" WOOD BATTENS. DO



EXTERIOR ELEVATION -NORTH

ELDORADO STONE
COSTAL REEF PEARL WHITE

SW 7035
AESTHETIC WHITE

SW 7675
SEAL SKIN

SW 7037
BALANCED BEIGE

SW 7005
PURE WHITE



EXTERIOR ELEVATION -WEST

PROPOSED EXTERIOR ELEVATIONS

BECKER RD & PORT ST LUCIE BLVD

PORT ST LUCIE, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN

INTERPLAN NO 2021.00
04-18-2



EXTERIOR ELEVATION -SOUTH

ELDORADO STONE
COSTAL REEF PEARL WHITE

SW 7035
AESTHETIC WHITE

SW 7675
SEAL SKIN

SW 7037
BALANCED BEIGE

SW 7005
PURE WHITE



EXTERIOR ELEVATION -EAST

PROPOSED EXTERIOR ELEVATIONS

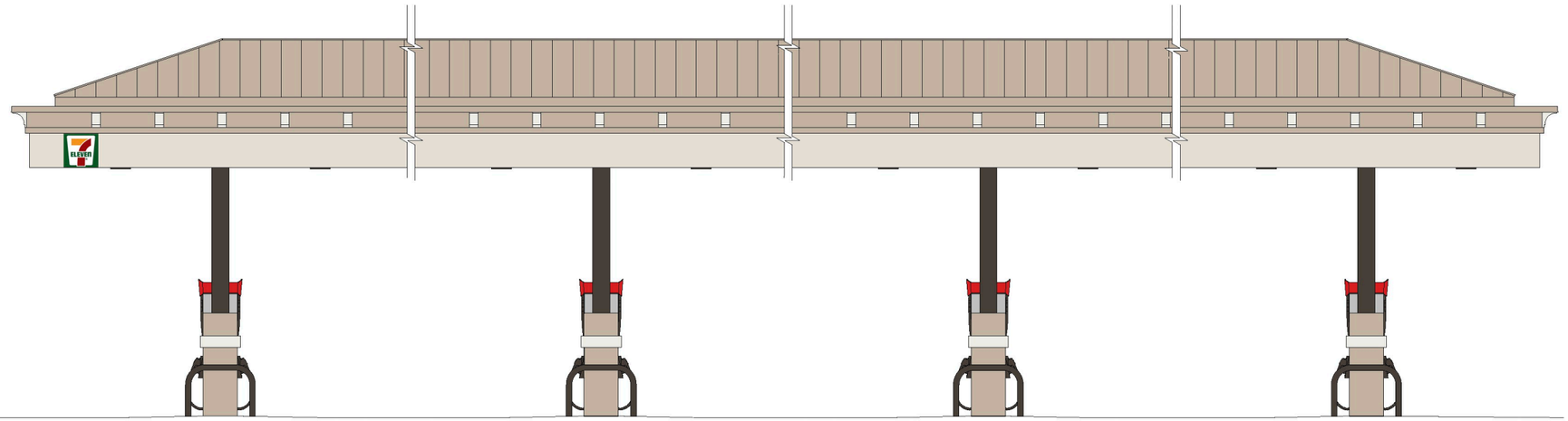
BECKER RD & PORT ST LUCIE BLVD

PORT ST LUCIE, FL

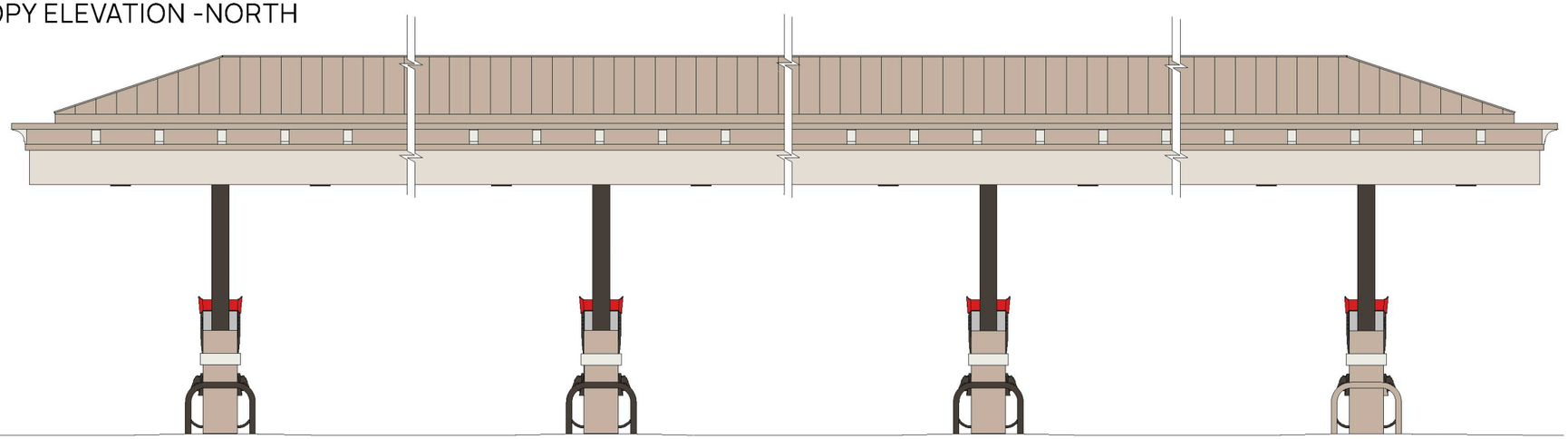
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INTERPLAN

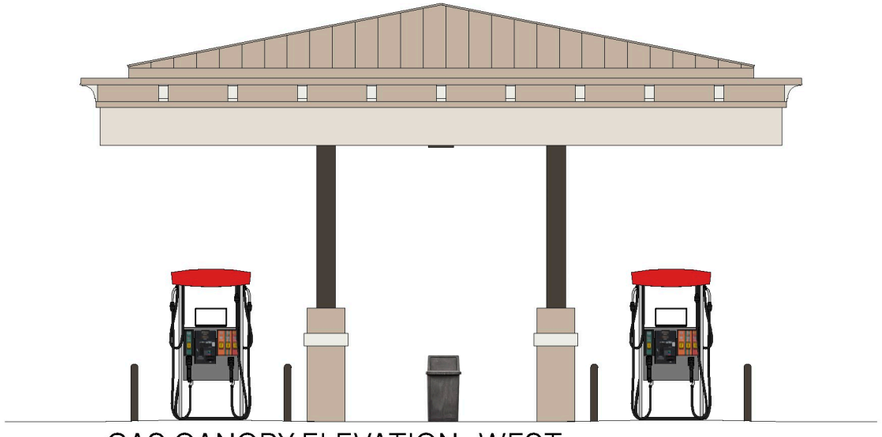
INTERPLAN NO 2021.00
04-18-2



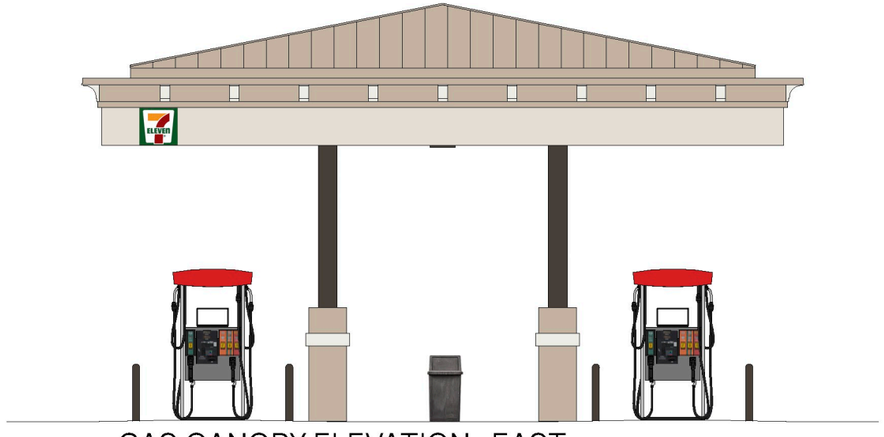
GAS CANOPY ELEVATION -NORTH



GAS CANOPY ELEVATION -SOUTH



GAS CANOPY ELEVATION -WEST



GAS CANOPY ELEVATION -EAST



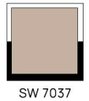
ELDORADO STONE
COSTAL REEF PEARL WHITE



SW 7035
AESTHETIC WHITE



SW 7675
SEAL SKIN



SW 7037
BALANCED BEIGE



SW 7005
PURE WHITE

PROPOSED EXTERIOR ELEVATIONS

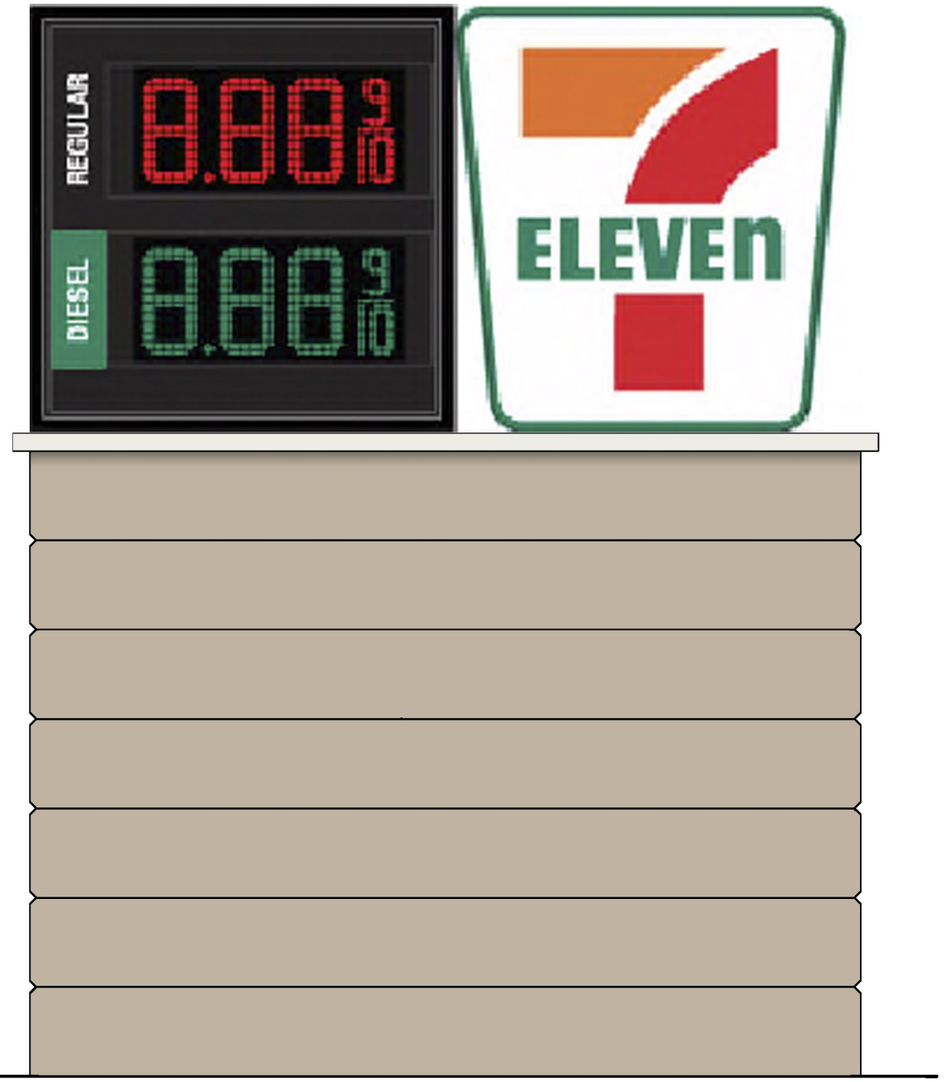
BECKER RD & PORT ST LUCIE BLVD

PORT ST LUCIE, FL

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INTERPLAN

INTERPLAN NO 2021.00
04-18-2



MONUMENT SIGN ELEVATION

ELDORADO STONE
COSTAL REEF PEARL WHITE

SW 7035
AESTHETIC WHITE

SW 7675
SEAL SKIN

SW 7037
BALANCED BEIGE

SW 7005
PURE WHITE

PROPOSED EXTERIOR ELEVATIONS

BECKER RD & PORT ST LUCIE BLVD

PORT ST LUCIE, FL

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INTERPLAN

INTERPLAN NO 2021.00
04-18-2

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Holly Price, AICP, Senior Planner, Planning & Zoning

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

DATE: July 20, 2022

SUBJECT: Becker Road – 7-Eleven Special Exception Use P22-142
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated June 1, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed site is providing the required separations from proposed driveways to existing intersections as well as located the driveways outside of the influence area of the Becker Road and Port St. Lucie Blvd intersection.

Per ITE Trip Generation Manual, 11th edition, this site would produce 433 AM Peak hour trips. The trips are divided over the 2 driveways and in/out movements. The driveway along Becker Road does trigger the need for a right turn lane into the site which is proposed as part of this project.

No stacking concern is anticipated at this site as the provided throat distance at each driveway is sufficient for stacking.

FOR SPECIAL EXCEPTION USE APPLICATION

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

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: dsorrow@cotleur-hearing.com

PROPERTY OWNER:

Name: Equity One Florida Portfolio LLC

Address: 1 Independent Dr, Suite 114, Jacksonville, FL 32202

Telephone No.: 904-598-7464 Email barryargalas@regencycenters.com

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

Name: Cotleur & Hearing - Daniel Sorrow

Address: 1934 Commerce Ln, Suite 1, Jupiter, FL 33458

Telephone No.: 561-747-6336 Email dsorrow@cotleur-hearing.com

SUBJECT PROPERTY:

Legal Description: Please see attached legal description.

Parcel I.D Number: 3420-660-0013-000-1

Address: SW Port St Lucie Blvd and SW Becker Rd Bays: _____

Development Name: Becker Road 7-Eleven (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): ~~4,915~~ 5,040 Assembly Area (sq. ft.): _____

Current Zoning Classification: CG (pending), PUD SEU Requested: Convenience store with gas station

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

Please see attached justification.

Signature of Applicant | Daniel Sorrow Hand Print Name | 4-5-22 Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2972035 OR BOOK 2712 PAGE 1453, Recorded 12/01/2006 at 12:05 PM
Doc Tax: $53432.40

Prepared by and return to:
Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500 East Tower
West Palm Beach, FL 33401

Property Tax I.D. :

3420-660-2648-000-5
3420-660-2640-000-9
4431-500-0001-000-8
3420-660-0013-000-1
4431-500-0002-000-5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 27th day of November, 2006, by and between **ST. LUCIE HOLDINGS LLLP, a Florida limited liability limited partnership** ("**Grantor**"), whose post office address is 5575 Whirlaway Road, Palm Beach Gardens, FL 33418, and **Equity One (Florida Portfolio) Inc., a Florida corporation** ("**Grantee**"), whose address is 1600 N. E. Miami Gardens Dr., Miami, FL 33179.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its heirs, successors and assigns forever, the following described real property (the "**Property**"), situated in St. Lucie County, Florida, which is more particularly described as:

PARCEL 1: Parcels "A" and "B" of Nau Ranch, according to the Plat thereof, as recorded in Plat Book 40, Pages 6 and 6A, of the Public Records of St. Lucie County, Florida.

PARCEL 2: Lot 8 in Block 2285 of Port St. Lucie Section Thirty-Three, according to the Plat thereof, as recorded in Plat Book 15, Pages 1 and 1A through 1V, of the Public Records of St. Lucie County, Florida.

PARCEL 3: Lot 29, Block 2284 of Port St. Lucie Section Thirty-Three, according to the Plat thereof as recorded in Plat Book 15, Pages 1 and 1A through 1V, of the Public Records of St. Lucie County, Florida.

PARCEL 4: Tract M of Port St. Lucie Section Thirty-Three, according to the Plat thereof, as recorded in Plat Book 15, Pages 1 and 1A through 1V, of the Public Records of St. Lucie County, Florida.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the Plat or otherwise common to the subdivision, and public utility easements, but reference hereto shall not serve to reimpose any of the foregoing, and taxes for the year 2007 and subsequent years.

Equity One Florida Portfolio, Inc.
7-Eleven Becker Road
Fueling Station and Convenience Store
Special Exception Use Application
P22-142

Planning and Zoning Board Meeting

August 2, 2022

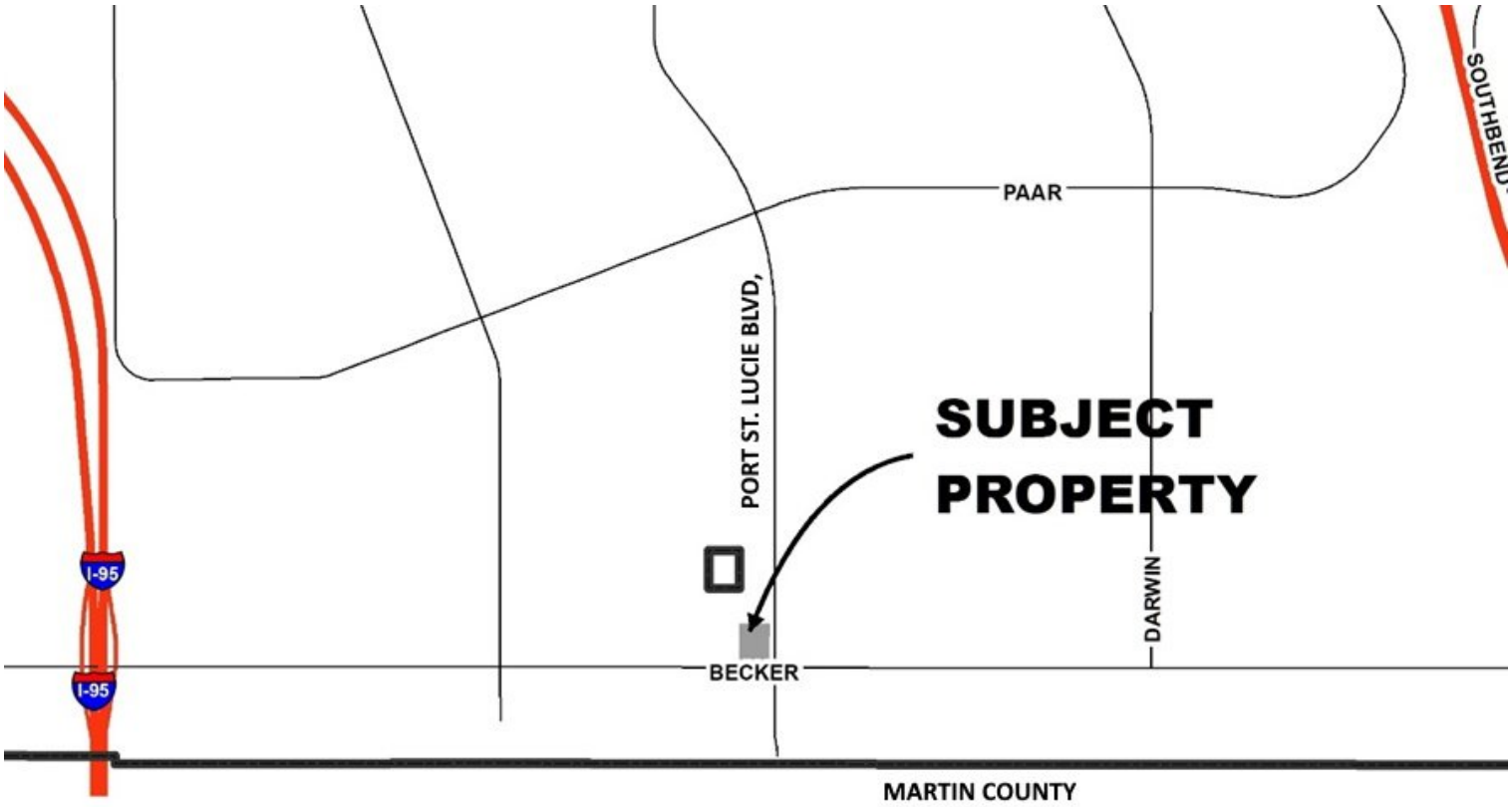
Holly F. Price, AICP, Senior Planner

Request Summary

- Request: A Special Exception Use (SEU) to allow a Fueling Station (8 fueling pumps) and a Convenience Store (5,040 SF).
- As set forth in Section 158.124(C)(9) of the City Zoning Code and Section 2.3.3.1.a of the Becker Road Overlay District Design Standards, a fueling station and a convenience store in the General Commercial (CG) zoning district and located in the Activity Center Subdistrict is required to obtain approval for a Special Exception Use (SEU).
- Applicant/Agent: Cotleur and Hearing, Daniel T. Sorrow, PLA, AICP
- Owner: Equity One Florida Portfolio, Inc.

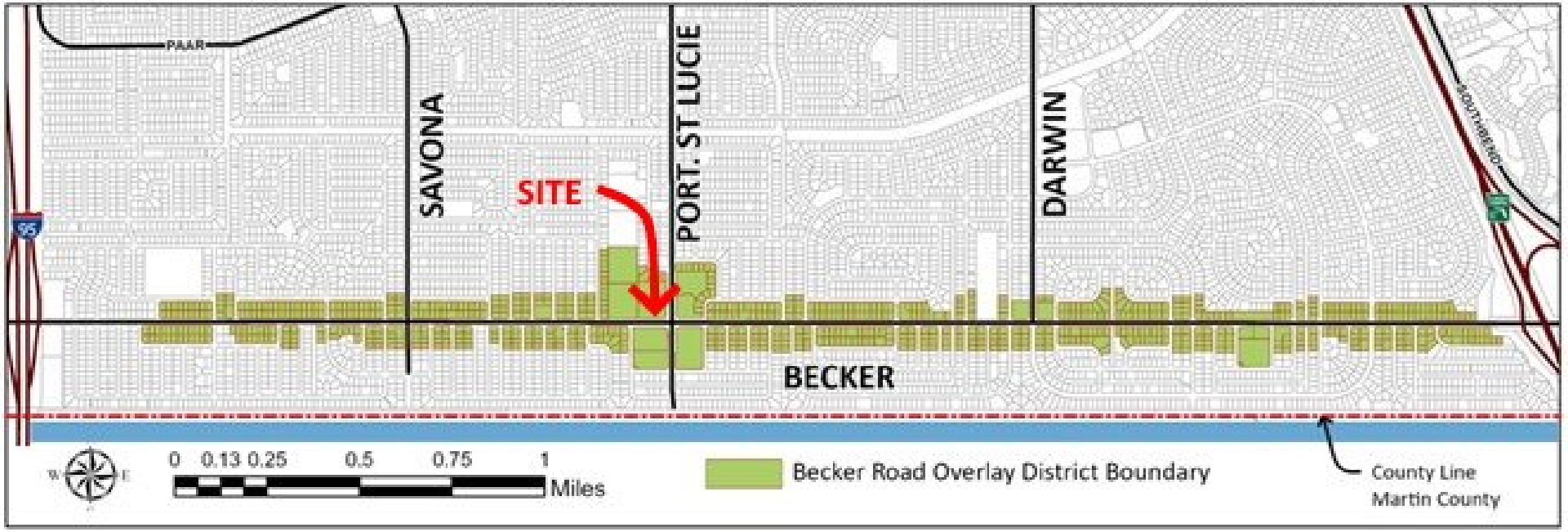
Location Map

NW corner of Becker Road and Port St. Lucie Boulevard.

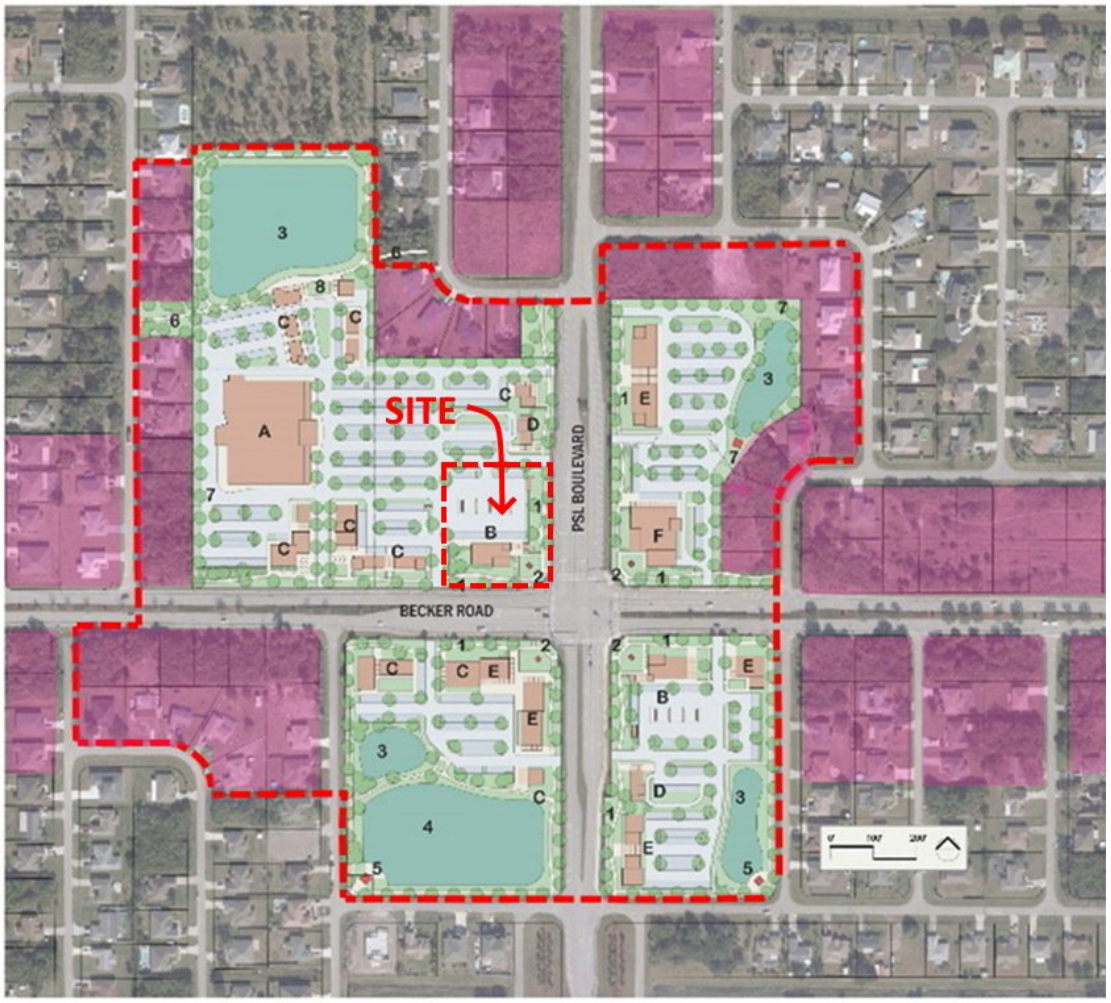


CityofPSL.com

Becker Road Overlay District Map



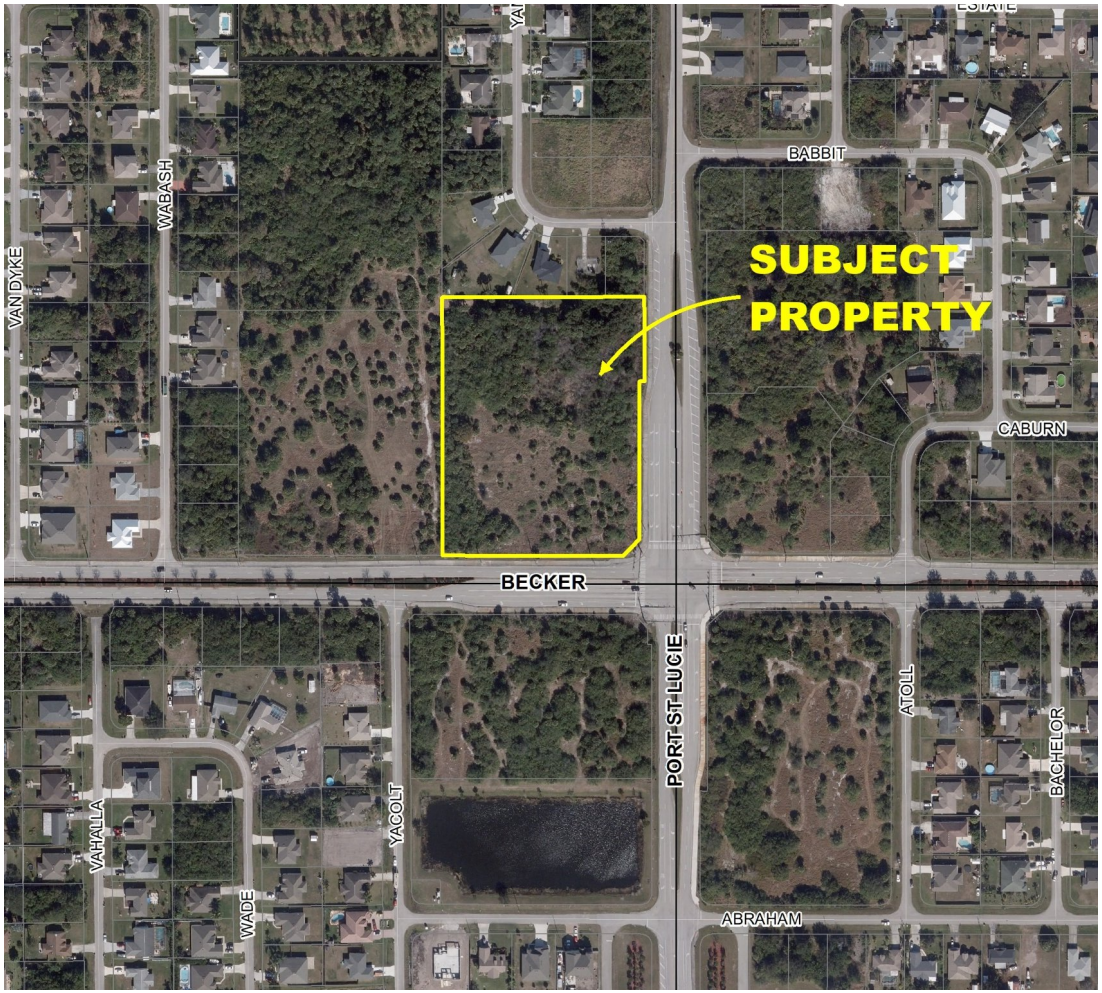
The proposed 7-11 fueling station and convenience store is in the Becker Road Overlay District.



Activity Center Subdistrict

The proposed 7-Eleven fueling station and convenience store is one parcel in the overall site at the NW corner.

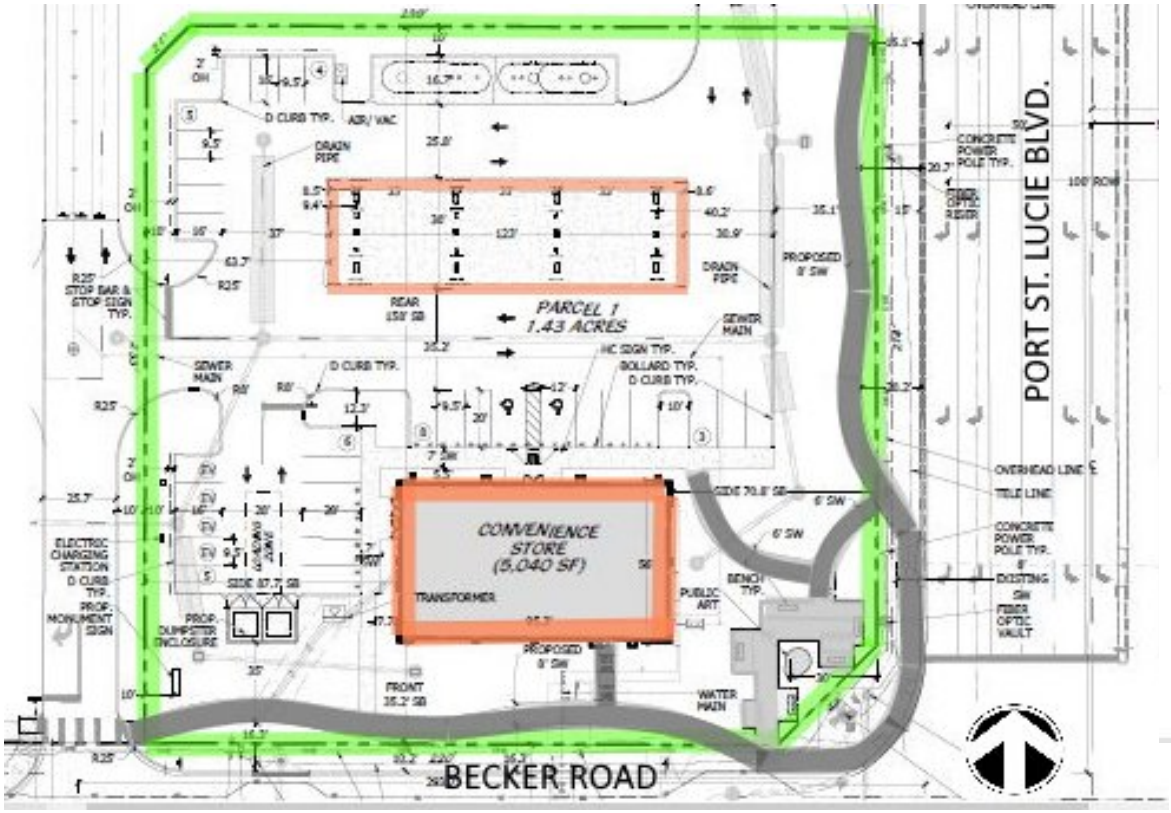
Building locations on drawing are for illustrative purposes only.

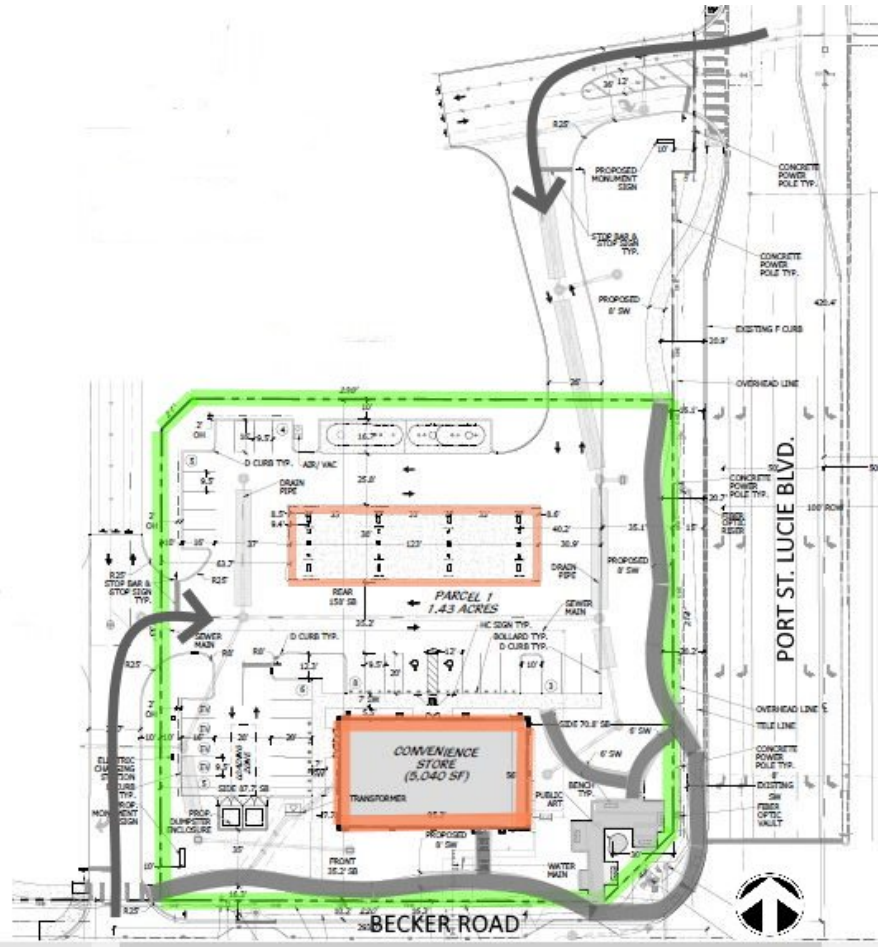


Aerial

- All the large parcels in the Activity Center Subdistrict are vacant.

Conceptual Site Plan





Conceptual Elevations



EXTERIOR ELEVATION -NORTH



EXTERIOR ELEVATION -WEST

- Front Elevation facing parking lot (north).
- Side Elevation facing west (interior).

Conceptual Elevations

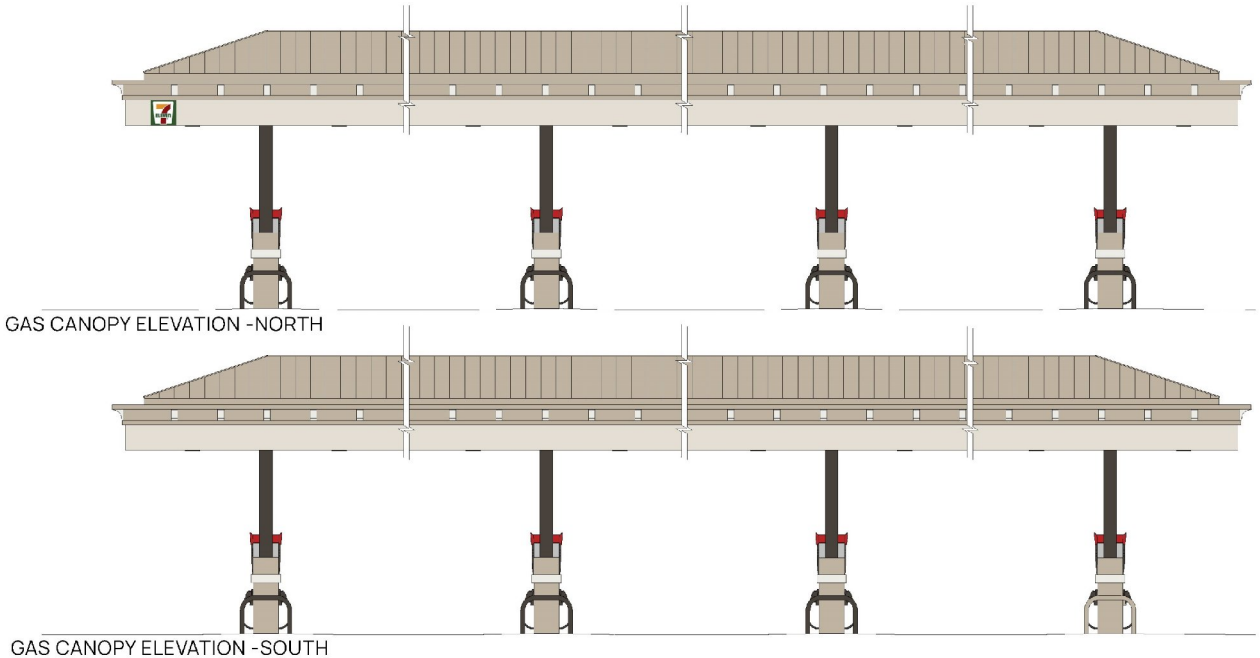


EXTERIOR ELEVATION -SOUTH



EXTERIOR ELEVATION -EAST

- Front Elevation facing Becker Road (south).
- Side Elevation facing Port St. Lucie Boulevard (east).

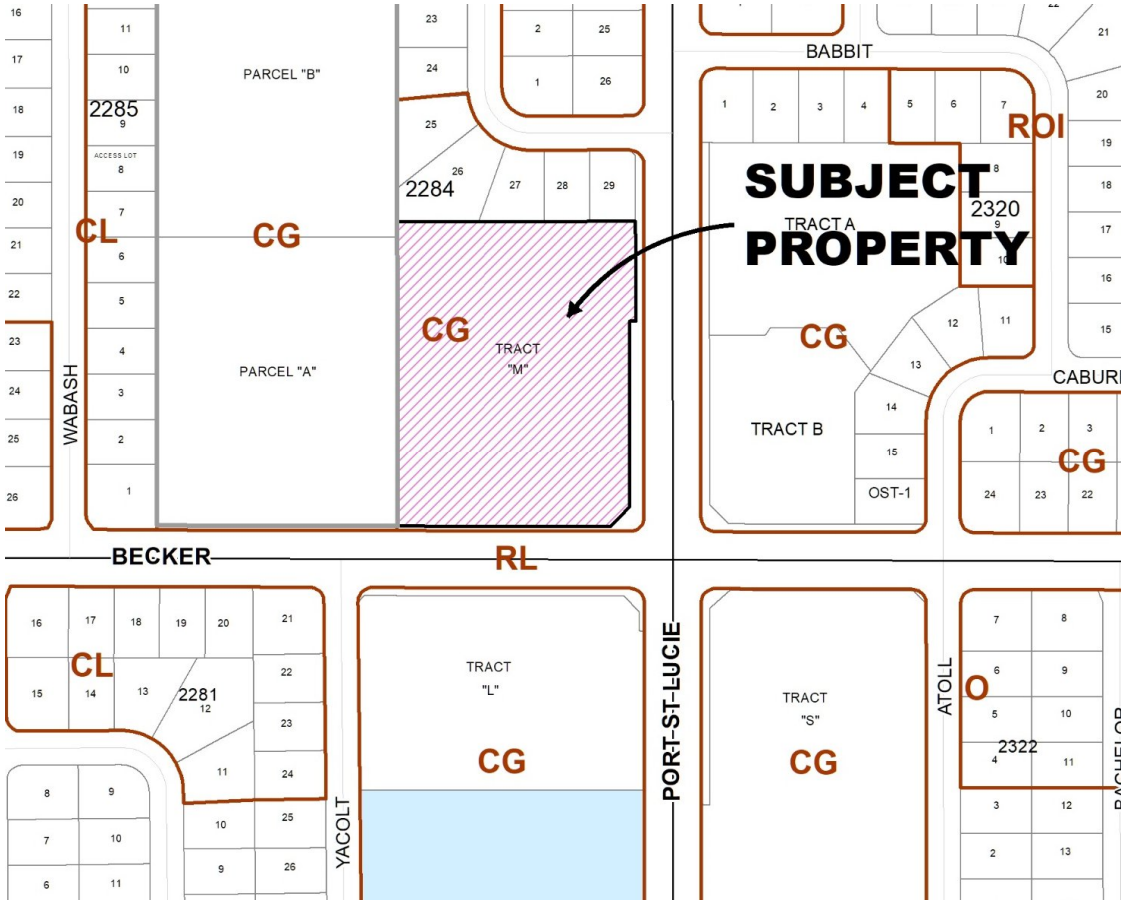


Conceptual Elevations

- Fueling Station Canopy

Land Use

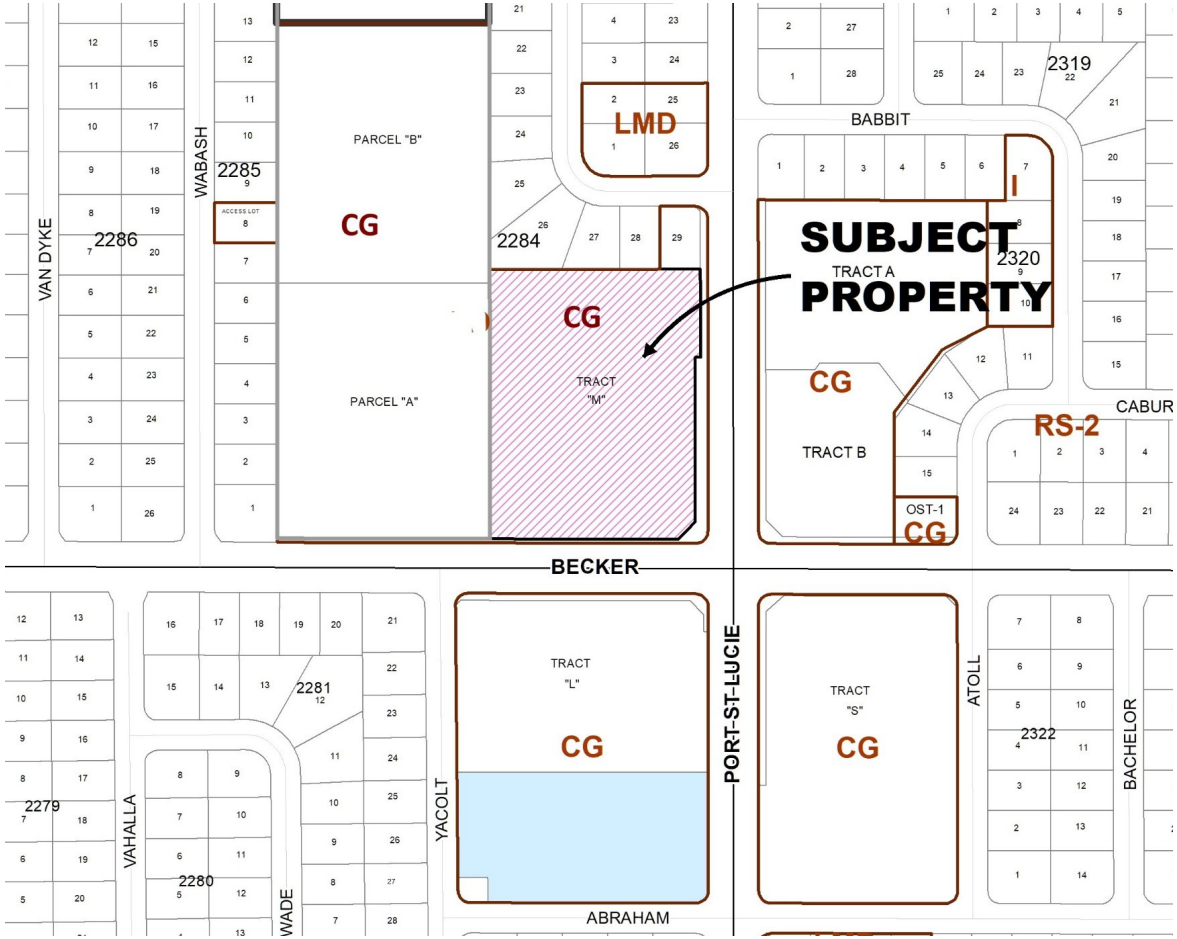
CG (General Commercial)



Zoning

Proposed (pending):
CG (General Commercial)

Existing:
PUD (Planned Unit Development)



Traffic Impact Analysis by Public Works

- The Traffic Impact Analysis received in June 2022 was reviewed by City Staff and found to be in compliance with Public Works Policy #19-01

- Per ITE Trip Generation Manual, 11th Edition, this site would produce a total of 433 AM Peak Hour trips. This is divided over 2 driveways and in/out movements.

- A right turn lane is proposed at the driveway along Becker Road.

- No stacking concerns are anticipated at this site based on the proposed driveway throat designs.

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Yes
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Yes
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	To be indicated at time of Site Plan Review.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Yes
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Any outdoor signs shall comply with Chapter 155 Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	Operating Hours – 7 Days a week, 24 hours a day Surrounding uses are commercial. This use is compatible with surrounding uses.

Recommendation

- The Site Plan Review Committee (SPRC) voted to recommend approval with comments on May 11, 2022.
- Motion to recommend approval to the City Council with conditions as recommended by staff:

    1. Condition: Multiuse Sidewalk - Prior to Site Plan approval, the proposed multiuse sidewalks located within the frontage landscape buffer shall be revised to be 10 feet in width. Otherwise, the existing 10-foot-wide multiuse sidewalks shall remain located within the Becker Road and Port St. Lucie Boulevard rights-of-way. In addition, as described in the Becker Road Overlay District (BROD) Design Standards, Section 5.5.1, a 7-foot-wide multiuse sidewalk shall be located within the frontage buffer.

- Motion to recommend denial.
- Motion to table or continue the hearing or review to a future meeting.
- Motion to recommend approval.

"A City for All Ages"

Agenda Summary

2022-657

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.h

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-176 Legacy Park North @ Southern Grove MPUD - Rezoning

Location: The property is generally located west of Interstate 95, east of south SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way.

Legal description: A portion of Southern Grove Plat No. 38, Tract B

The request is for approval of a MPUD zoning regulation book and concept plan for Legacy Park North @ Southern Grove MPUD.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: Culpepper and Terpening, Inc., acting as the agent for the Port St. Lucie Governmental Finance Corporation (GFC), has applied to rezone approximately 345.5 acres of land located west of Interstate 95, east of SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way from St Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD) for a project known as Legacy Park North MPUD.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed MPUD and concept plan as recommended by the Site Plan Review Committee.

Alternate Recommendations:

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

Background: The Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at the June 8, 2022 Site Plan Review Committee meeting.

Issues/Analysis: Approximately 313 acres is located with a designated Employment Center sub-district and approximately 32 acres is within a designated Neighborhood/Village Commercial subdistrict as shown on Map H, the master development plan for the Southern Grove DRI. The proposed entitlements for the Legacy Park North MPUD are 3,675,000 square feet of industrial use; approximately 200,000 square feet of retail use, 80,000 square feet of office use, and up to 400 residential units.

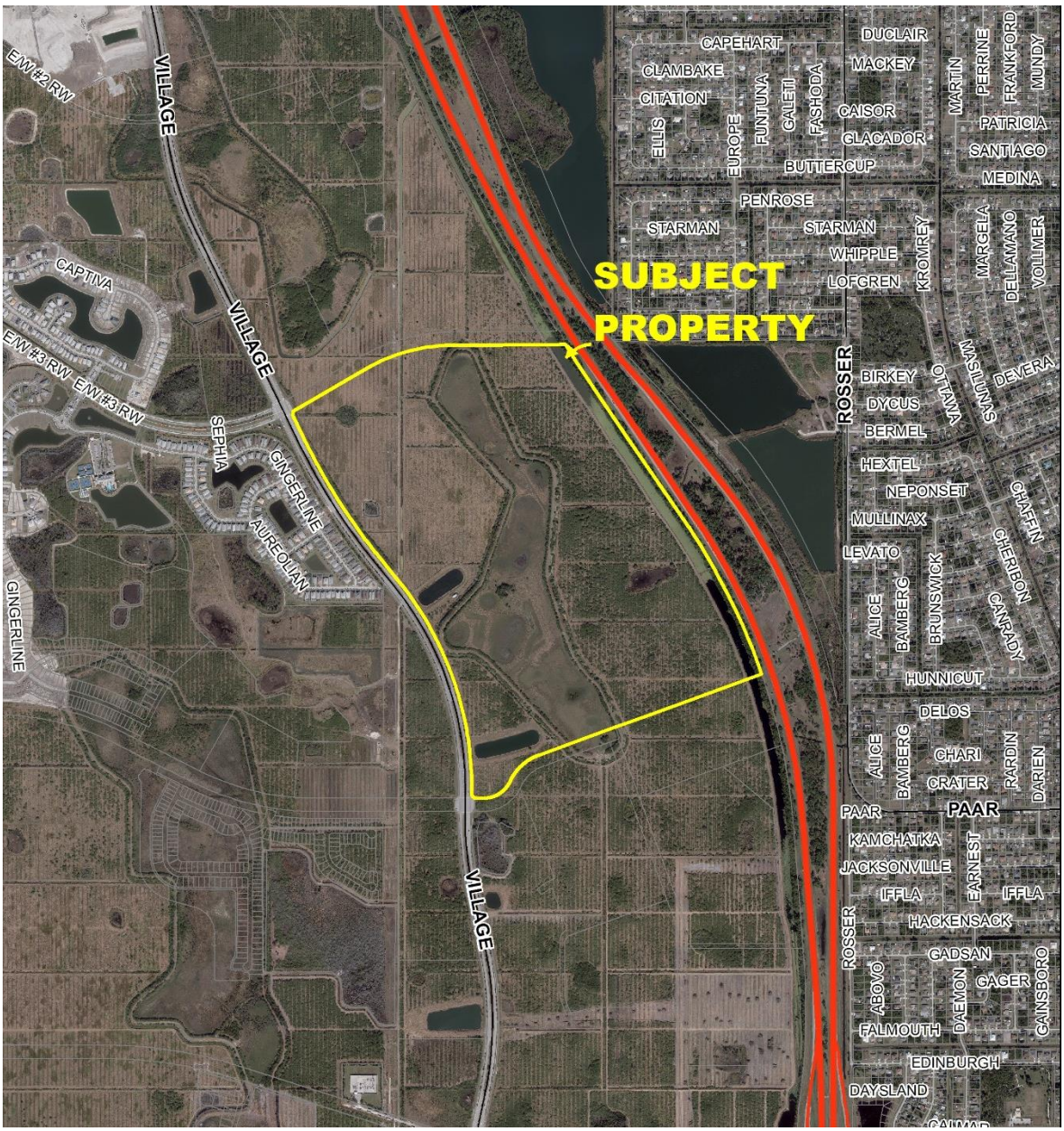
Special Consideration: N/A

Location of Project: The property is generally located west of Interstate 95, east of south SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way.

Attachments:

1. Staff Report
2. Attachment “A”: Legacy Park North @ Southern Grove MPUD
3. Application
4. Warranty Deed
5. Staff Presentation

Legacy Park North MPUD
Rezoning and MPUD Concept Plan Application
P22-176



Project Location Map

SUMMARY

Applicant's Request:	An application to rezone 345 acres, more or less, of property located in Southern Grove to MPUD (Master Planned Unit Development).
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant/Property Owner:	Port St. Lucie Governmental Finance Corporation
Location:	The property is generally located west of Interstate 95, east of south SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Culpepper and Terpening, Inc., acting as the agent for the Port St. Lucie Governmental Finance Corporation (GFC), has applied to rezone approximately 345.5 acres of land located west of Interstate 95, east of SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way from St Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD) for a project known as Legacy Park North MPUD. The proposed project is located within the Southern Grove DRI. Approximately 313 acres is located with a designated Employment Center sub-district and approximately 32 acres is within a designated Neighborhood/Village Commercial subdistrict as shown on Map H, the master development plan for the Southern Grove DRI.

The proposed entitlements for the Legacy Park North MPUD are 3,675,000 square feet of industrial use; approximately 200,000 square feet of retail use, 80,000 square feet of office use, and up to 400 residential units. The retail, residential, and office uses are proposed for the Neighborhood/Village Commercial sub-area and the mixed commercial areas fronting SW Village Parkway between Paar Drive and Marshall Parkway as depicted on the proposed MPUD concept plan. Industrial development and office development will be located along SW Anthony F. Sansone Sr. Boulevard and the I-95 corridor as depicted on the Legacy Park MPUD concept plan. Retail entitlements are limited to 100,000 square feet in an Employment Center subdistrict per 1.2.2.10 of the comprehensive plan. The proposed Legacy Park North @ Southern Grove MPUD is provided as Attachment "A" of the staff report.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at the June 8, 2022 Site Plan Review Committee meeting.

Public Notice Requirements

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

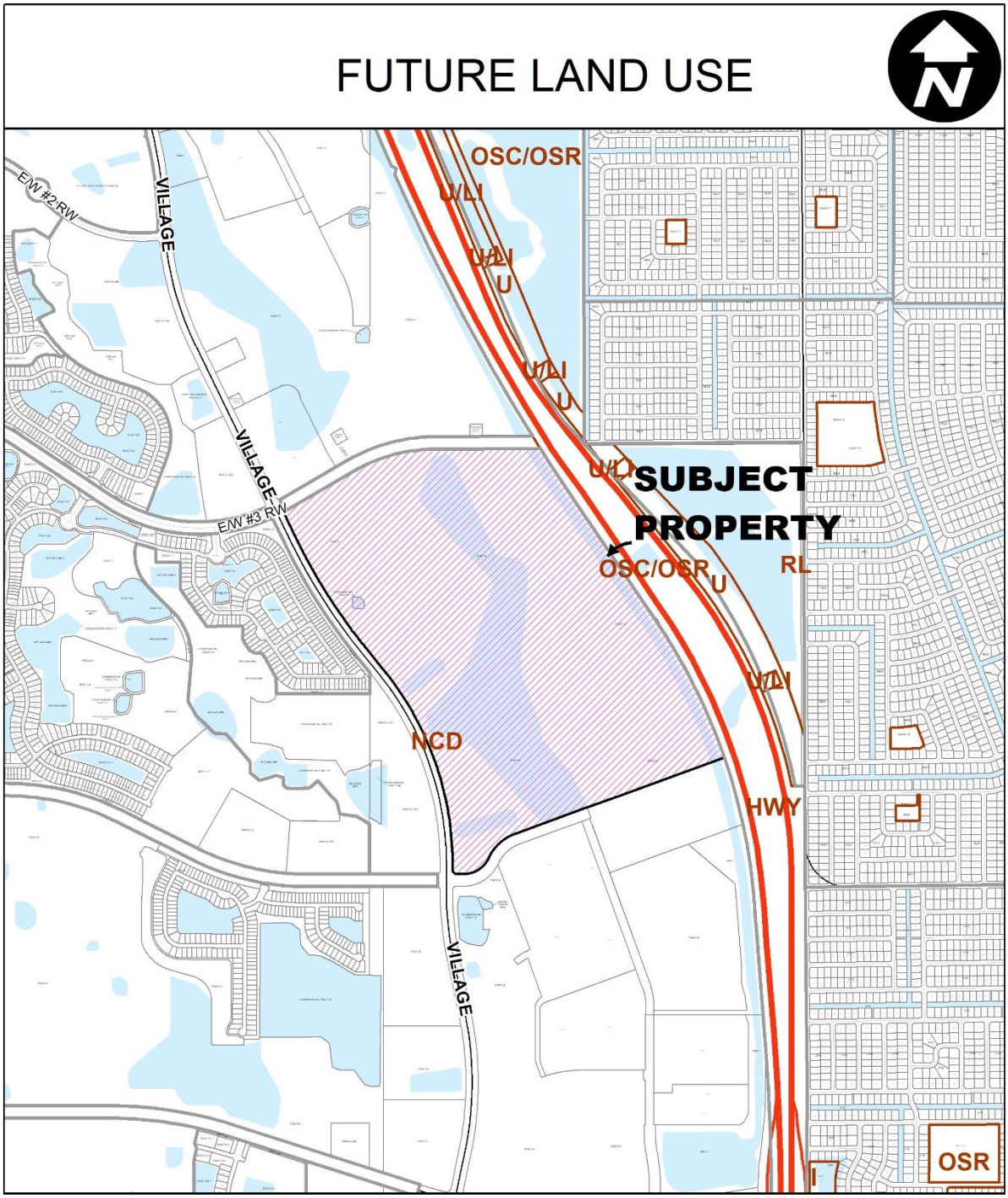
Location and Site Information

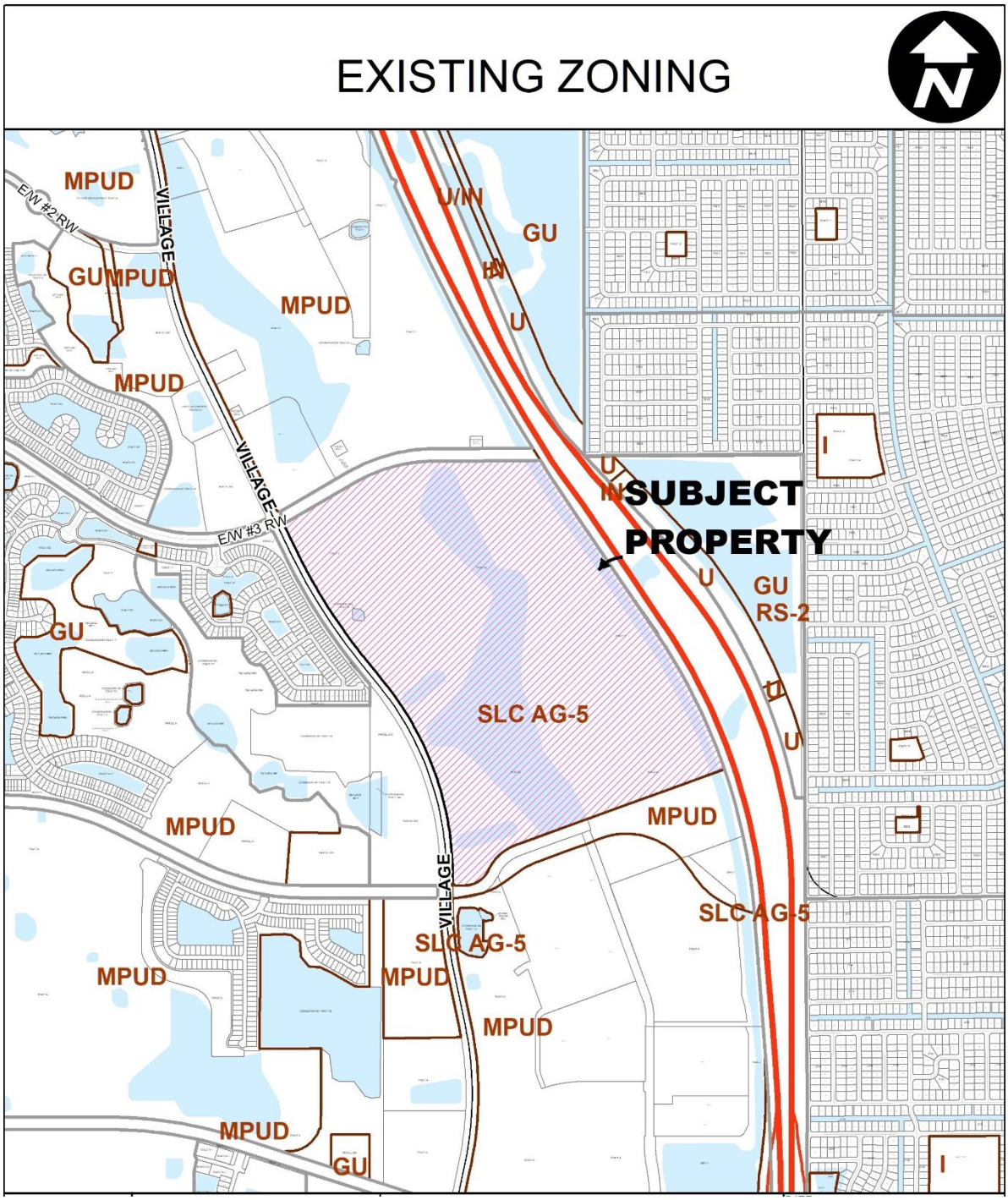
Parcel Number:	A portion of Parcel 4326-601-0003-000-9
Property Size:	345.5 acres, more or less
Legal Description:	A portion of Southern Grove Plat No. 38, Tract B
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Vacant land
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Uses:	A mix of uses including industrial development, office uses, retail, and residential as designated on the proposed MPUD concept plan

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land in Tradition Commerce Park North MPUD
South	NCD	MPUD	Vacant land in Tradition Regional Business Park MPUD (aka Legacy Park South MPUD)
East			Duda Canal and Interstate 95
West	NCD	MPUD (Del Webb) and SLC AG-5 (Proposed SG 10 MPUD)	Residential subdivisions within the Del Webb MPUD and vacant land (proposed Farrell self-storage and Eden multi-family development)

NCD – New Community Development District
MPUD – Master Planned Unit Development
SLC AG-5 – St. Lucie County Agricultural (1 dwelling unit per 5 acres)


FUTURE LAND USE
OSC/OSR
U/LI
U/LI
U
U/LI
U
U/LI
SUBJECT
PROPERTY
OSC/OSR
U
RL
U/LI
NCD
HWY
OSR
E/W #2 RW
VILLAGE
VILLAGE
E/W #3 RW
VILLAGE


EXISTING ZONING
N
MPUD
E/W #2 RW
VILLAGE
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IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Southern Grove Development of Regional Impact (DRI). The area is depicted as Employment Center sub-district and as Neighborhood/Village Commercial sub-district on Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD Land Use District. Figure 1-4 is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the land use sub-categories in Southern Grove are allocated, where they are located, and how they would function in relation to each other.

Per Policy 1.2.2.10 of the Future Land Use Element, Employment Centers shall be established to include office uses, medical uses, hospitals, 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, retail, hotel, multi-family housing, and other similar uses and services to support the City's targeted industries list and improve the economic vitality of the area. A minimum size of 50 acres is required to rezone land within the Employment Center sub-district to MPUD. Residential density is set at a minimum density of five (5) dwelling units per acre and a maximum density of twenty-eight (28) dwelling units per acre. The maximum amount of retail development allowed is 100,000 gross square feet.

Per Policy 1.2.2.4, Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Non-residential uses include commercial uses, office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhood. Neighborhood/Village Commercial Areas can range in size from the three (3) acres to thirty-five (35) acres. Residential density is set at a minimum density of five (5) dwelling units per acre and a maximum density of twenty-eight (28) dwelling units per acre. Neighborhood/Village Commercial Areas shall contain a minimum of two or more uses as described above. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of the MPUD master plan with one required use being commercial/retail. Individual parcels within a Neighborhood/Village Commercial Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan. Within open space areas include a minimum of 5% useable open space for employees and visitors in uses such as of squares, greens, parks, recreation areas, and/or conservation areas.

MPUD REZONING REQUIREMENTS

Project Description: Legacy Park North MPUD will allow for approximately 3,675,000 square feet of industrial use; 200,000 square feet of retail use, 80,000 square feet of office use, and up to 400 residential units. The retail and residential entitlements are proposed for the areas fronting SW Village Parkway between Paar Drive and Marshall Parkway. Industrial development will be located along SW Anthony F. Sansone Sr. Boulevard and the I-95 corridor as depicted on the Legacy Park MPUD concept plan.

Standards for District Establishment

Area Requirement	The proposed MPUD amendment is approximately 345.5 acres and meets the minimum requirement of both the Employment Center sub-district and the Neighborhood/Village sub-district to rezone land to MPUD.
Relation to Major Transportation Facilities	The Legacy Park North MPUD is located north of Paar Drive, south of Marshall Pkwy and between I-95 and SW Village Parkway.
Development of Regional Impact	The subject property is located with the Southern Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
Evidence of Unified Control of Area	Evidence of unified control has been provided

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	Most of the acreage, in the Legacy Park MPUD is within a designated Employment Center sub-district (313 acres). Approximately 32 acres in the northwest corner of the MPUD is within a designated Neighborhood/Village Commercial sub-district as depicted on Figure 1-4 of the Comprehensive Plan.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets and incorporates the development of a proposed multi-use trail known as Tradition Trail.
Transit Oriented Design Features	A sidewalk system will be provided with connections to SW Village Parkway and SW Becker Road to provide access to future transit locations if proposed for these roadways.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space
Wetlands and Uplands	There are existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit for the Southern Grove DRI. The site adjoins a .419-acre conservation tract that has been deeded to the Tradition Commercial Association. No changes are proposed to the conservation tract as a part of this application.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

RELATED PROJECTS

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. The Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at the June 8, 2022 Site Plan Review Committee meeting.

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.

APPLICATION FOR CHANGE IN ZONING TO THE MPUD ZONING DISTRICT FOR THE ESTABLISHMENT OF THE LEGACY PARK (NORTH) @ SOUTHERN GROVE - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

EXHIBIT A

TRADITION

Master Planned Unit Development Rezoning Application
City of Port St. Lucie Project Number: P22-176
PSLUSD Project No: 11-900-21

(insert adoption month and date), 2022
Ordinance No. 22-xxx

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AMENDMENT SUMMARY

RESERVED FOR FUTURE USE

SECTION 1A – MPUD APPLICATION

APPLICATION FOR 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.** (STREET) **Port St. Lucie** (CITY) **Fla** (STATE) **34984** (ZIP)
Phone **772-871-5212** Fax _____ Email: **wmcurry@cityofpsl.com**

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

LEGAL DESCRIPTION: **SEE ATTACHED**

PROPERTY TAX I.D. NUMBER: 4326-601-0003-000-9 (pt of) XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X
XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X
XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X

Original Project (P) Number _____ Date Approved _____

PARCEL SIZE (GROSS AREA): 345 (MOL) Acres n/a Square Feet

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

SUMMARY OF AMENDMENT: **TO RECLASSIFY THE NEXT PHASE OF THE LEGACY PARK @ SOUTHERN GROVE MIXED USE DEVELOPMENT AREA. THIS AREA IS TO BE REFERRED TO AS LEGACY PARK (NORTH) @ SOUTHERN GROVE MIXED USE DEVELOPMENT AREA.**

Dennis J. Murphy	Dennis J. Murphy	May 10, 2022
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

SECTION 1B – AGENT AUTHORIZATION

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

AGENT CONSENT FORM

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

PARCEL ID: 4326-601-0003-000-9 (part of)

BEFORE ME THIS DAY PERSONALLY APPEARED RUSS BLACKBURN, CHIEF EXECUTIVE OFFICER 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. Furthermore, I hereby get consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use a commercial development.

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

By: _____
Russ Blackburn, Chief Executive Officer

****

FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this _____ day of _____ 2022, 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)

SECTION 1C – STATEMENT OF UNIFED CONTROL

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

STATEMENT OF UNIFED CONTROL

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

PARCEL ID: 4326-601-0003-000-9 (part of)

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: _____
Russ Blackburn, 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 _ALEX MUXO, JR., PRESIDENT OF THE ST LUCIE LANDS PROPERTY OWNER`S ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION. 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 _____, 2022.

_____ _____
COMMISSION NO. & EXPIRATION DATE
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME:_____

Exhibit A

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;

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 1,066.294 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°00'29" WEST, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS REFERENCED IN PLAT BOOK 100, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 197.731 FEET, TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL;

THENCE RUN NORTH 00°00'00" EAST, 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHEASTERLY 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 6751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHEASTERLY 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; THENCE NORTH 59°48'29" EAST A DISTANCE OF 963.382 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF I-95 AND A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 24729.33 FEET AND A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 797.27 FEET; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1712.64 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 6987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1844.42 FEET; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 2689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 45°03'25"; THENCE SOUTHERLY 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 322.03 FEET AND A CENTRAL ANGLE OF 64°09'44"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.82 FEET; THENCE NORTH 89°59'43"WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.428 FEET, TO THE POINT OF BEGINNING;

LESS CONSERVATION TRACT NO 6, ((WETLAND NO. 485) 0.419 ACRES +/-) AS DEPICTED ON SOUTHERN GROVE PLAT NO. 3, AS REFERENCED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.08 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.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

SECTION 1D – BINDING PUD AGREEMENT

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, agrees to accept the same responsibilities. 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 _____ day of _____, 2022.

WITNESS

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, INC.

BY: _____

BY: _____
Russ Blackburn, Chief Executive Officer

BY: _____

EXHIBIT 1A - LOCATION MAP

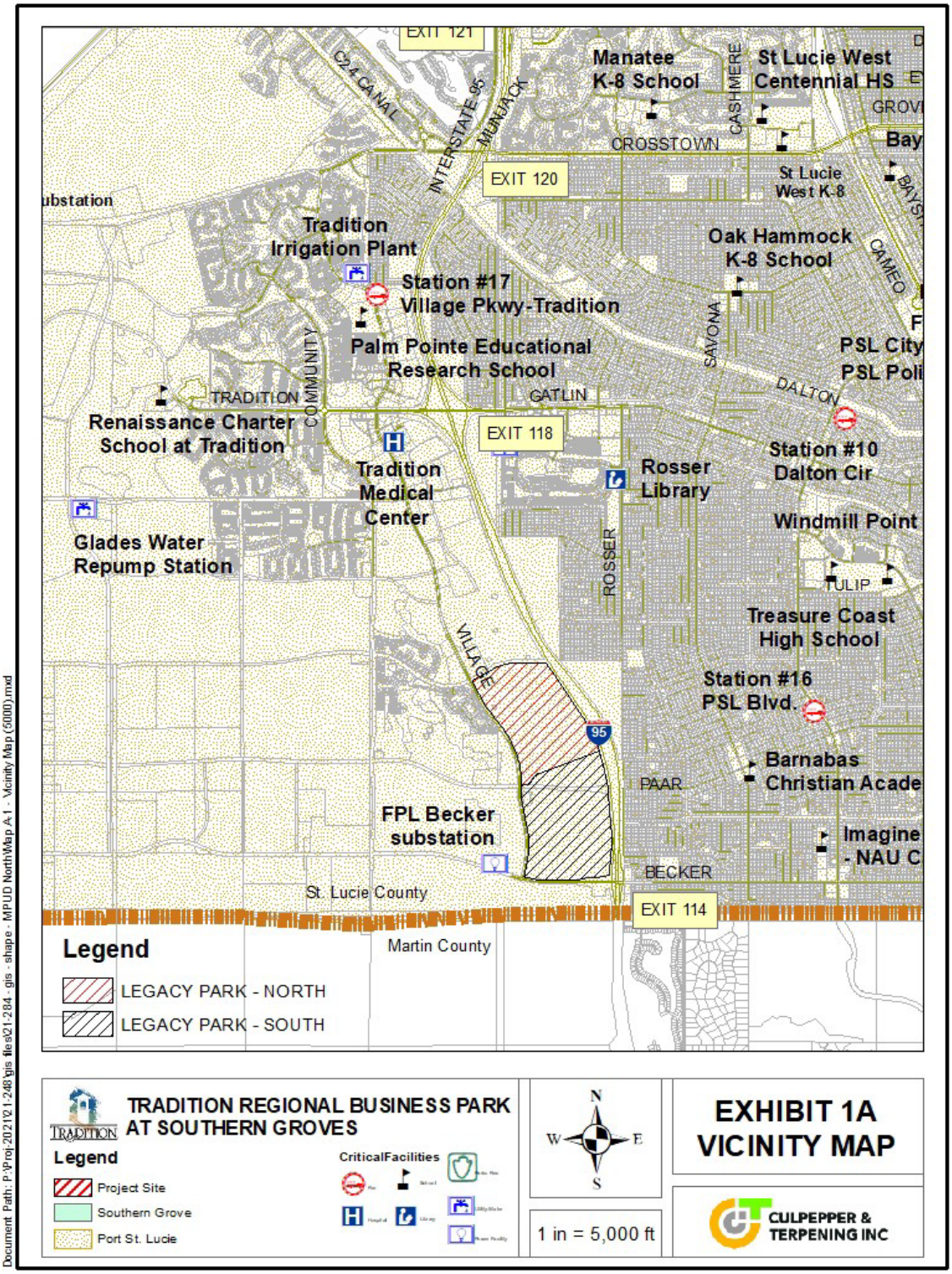


EXHIBIT 2 – SITE AERIAL



EXHIBIT 3 – AREA LAND USE MAP

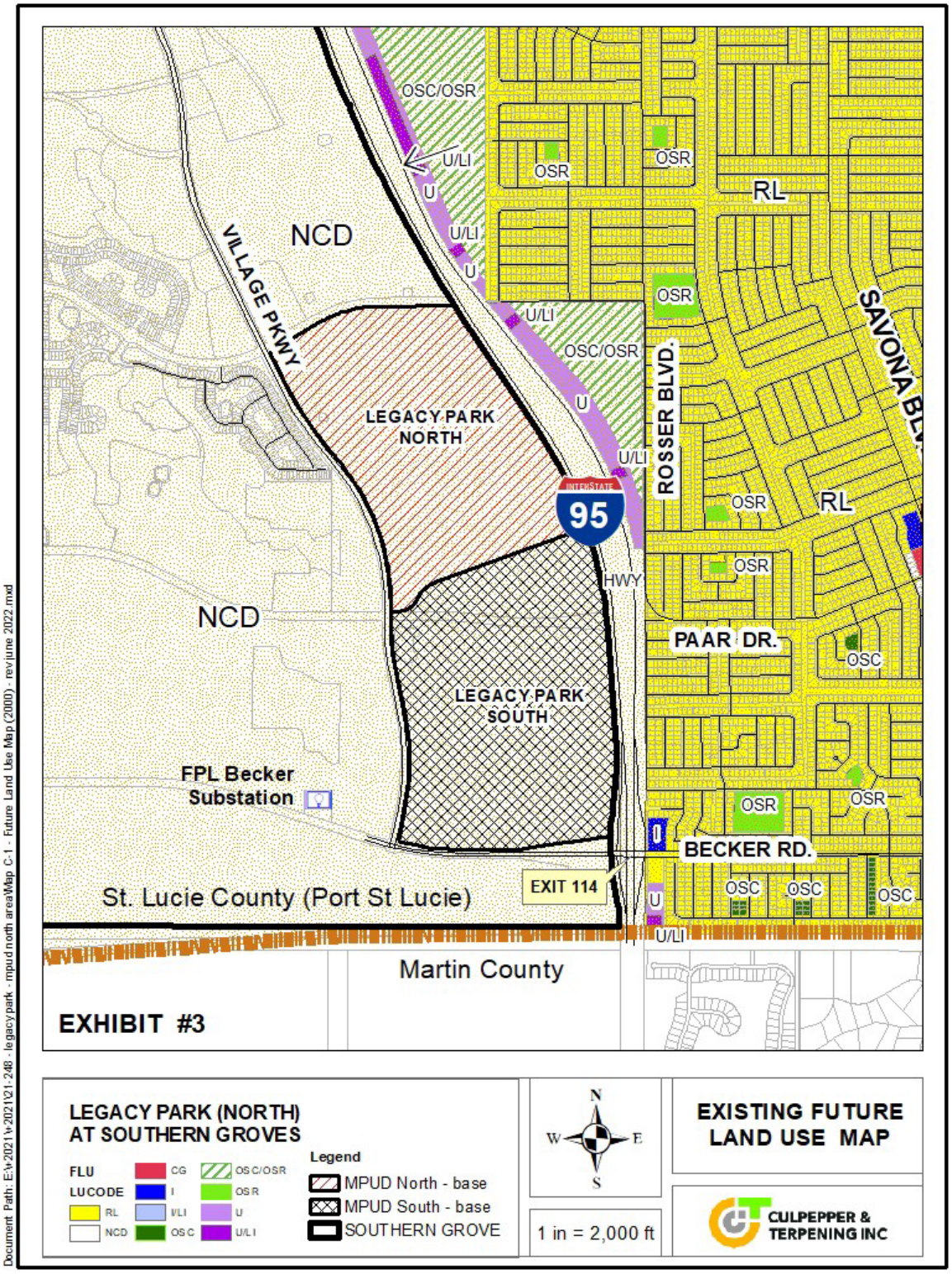
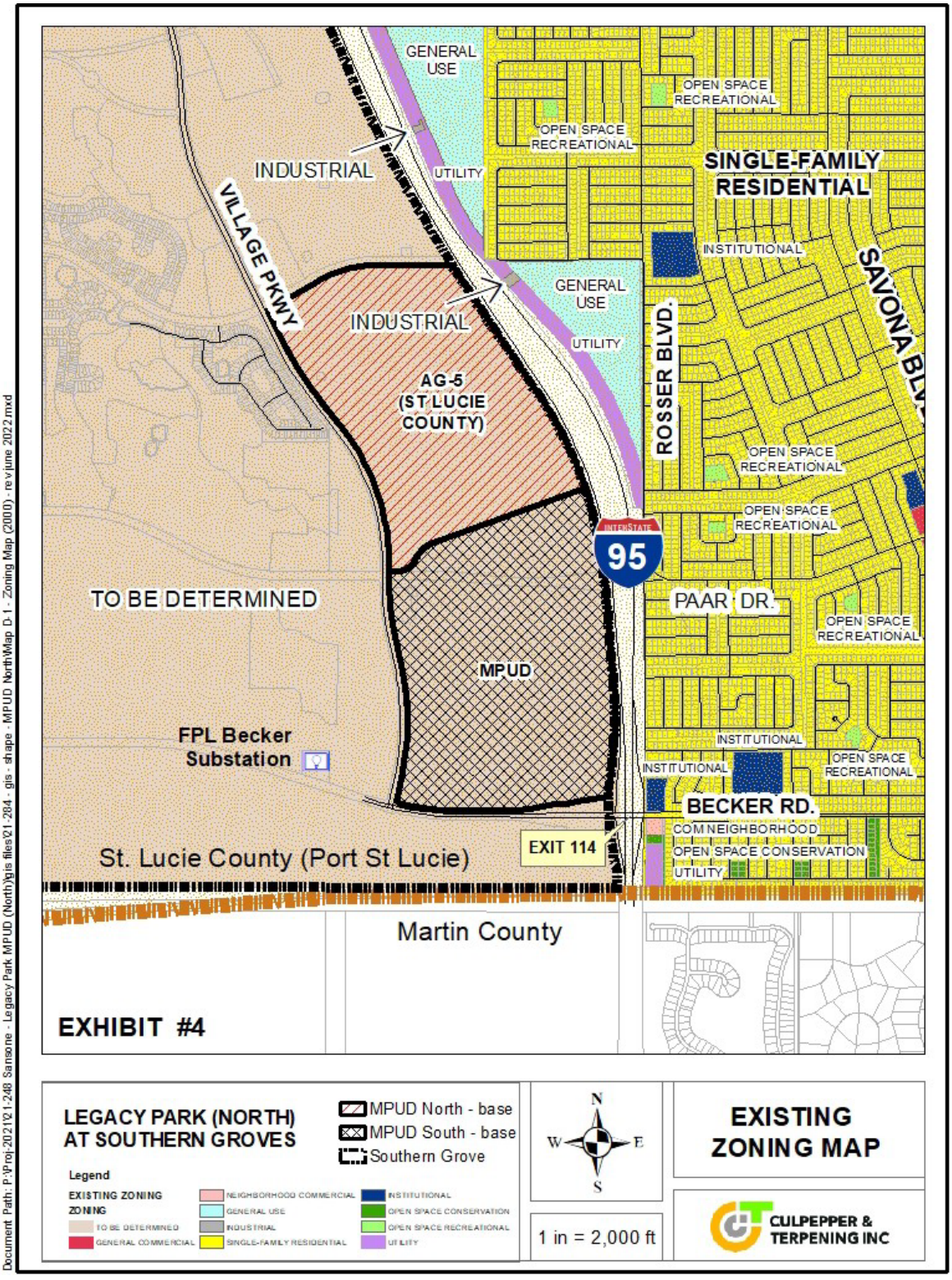


EXHIBIT 4 - EXISTING ZONING MAP



SECTION 3 – MPUD APPLICATION - NARRATIVE

The proposed *Legacy Park (North) @ Southern Grove MPUD* represents approximately 345 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 Drive; on the north by the future SW Marshall Boulevard, 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 will serve as the base planning document for the development of all land use activities within the project area.

In general, the land within the *Legacy Park (North) @ Southern Grove MPUD* is within a designated Employment Center sub-area 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-area. The proposed entitlements for the Legacy Park North MPUD include 3,675,000 square feet of industrial use; approximately 200,000 square feet of retail use, 80,000 square feet of office use, and up to 400 residential units. Retail entitlements are limited to 100,000 square feet in an Employment Center subdistrict per 1.2.2.10 of the comprehensive plan. Specific permitted uses within the Employment Center sub-district and the Neighborhood/Village Commercial sub-district are identified in Section 6. Section 8 of this MPUD Manual depicts the Conceptual Land Use Plan for the *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, Chapter 158, Section 158.187, of the City Code of Port St. Lucie, Florida, the following general standards are to 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 to rezone property under the Employment Center sub-area is 50 acres and the minimum size to rezone property under the Neighborhood/Village Commercial sub-area is 3 acres.

The overall area of the *Legacy Park (North) @ Southern Grove MPUD* is 345 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 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 Drive (an existing City arterial roadway); on the north by the future SW Marshall Drive (a planned City arterial roadway); and, on the east by I-95 (a FDOT Statewide Regional Arterial). Refer to Exhibits 1A and 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 (originally approved through City Ord No 20-R136) 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.

The Legacy Park North @ Southern Grove MPUD is consistent with the City's Comprehensive Plan. The total Employment Center sub-area is over 300 acres. Policy 1.2.2.10 requires a minimum size of

50 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

TOTAL 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
• Employment Center Sub Area -	313.30 acres
• Neighborhood/Village Commercial Sub Area -	32.20 acres
Developable Acreage is approximately	237.5 acres
• Streets / Roads (Primary) approximately	19 acres
• Stormwater Lakes approximately	64 acres
• General Open Space approximately	25 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.

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 previously been deeded to the Tradition Community Association. This parcel will continue 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:

The *Legacy Park (North) @ Southern Grove MPUD* is bounded on the west by SW Village Parkway; on the south by SW Paar Drive; on the north by the future SW Marshall Boulevard, and I-95 to east. The *Legacy Park (North) @ Southern Grove MPUD* is intended to be one of the anchoring development activity areas for this critical community employment corridor. 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 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 impacts along any existing minor streets in any existing or proposed residential areas or districts outside the MPUD.

Consistent with the approved master plan for the South Grove DRI are, 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 Grove 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.

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

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 Center sub-district may be characterized and divided into two (2) broad 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 200,000 square feet of mixed retail/office opportunity use and up to 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 MPU*D.

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 200,000 square feet of retail use*
C. 80,000 square feet of office use
D. up to 400 residential units
E. institutional, civic, and recreation uses, including customary accessory uses.

*Retail entitlements are limited to 100,000 square feet in an Employment Center subdistrict per 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 Sr., Boulevard, north from its terminious at SW Paar Drive in the existing *Legacy Park (South) @ Southern Grove* development area, to a point of intersection with the future SW Marshall Boulevard. Side street access from SW Village Parkway into this area will be via the existing SW Paar Drive, the future SW Mashall Blvd., and an unmanned local roadway proposed to be located approximately midway between SW Paar and SW Marshall.

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. Employment Center

Purpose. 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. The following standards shall be met in designing employment center areas:

A. Zoning (Lot) Regulations.

a. Minimum lot size standards for those properties within the Employment Center sub-district of the Legacy Park (North) @ Southern Grove MPUD area as follows:

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

b. Minimum Setbacks:

(i) For uses located in the 'Business Park' area of the Employment Center sub-district 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

(ii) For uses in the 'mixed use commercial area' of the Employment Center sub-district, the minimum setback 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.

c. Building Coverage (Development Parcel):
The maximum permitted building coverage on each development site 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.

d. Building Height:
Except as may otherwise be addressed in this Manual, the maximum permitted building heights within the *Legacy Park (North) @ Southern Grove MPUD* is:

'Business Park' area
Non-residential ..... One hundred (100) feet.

'Mixed Use Commercial Area'
Non-Residential use only: ..... Forty-five (45) 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

e. Minimum Living Area:

'Business Park' area:	600 square feet (accessory use only)
'Mixed Use Commercial' area and 'Neighborhood Village':	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.

f. Density:

Minimum Density of Residential Use Area:	5.0 units/net acre
Maximum Density of Residential Use Area	28.0 units/net acre

g. Minimum Open Space Standard.

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.

h. Off-Street Parking and Loading Requirements.

As set forth in Section6.8.

B. Permitted Uses and Accessory Uses*:* For development activities that are located, in the *Business Park* area, 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:

i. **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.

ii. **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:

- **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.

- **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.

iii. **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;

iv. **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.

v. **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.

vi. **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. and; warehouse and office use; ancillary and related uses for any of the foregoing.

vii. **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.

viii. **Bottling and Beverage Production Facilities**;

ix. **Packaging and Delivery Service or Uses**.

x. **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.

xi. **Public or semi-public facility or use;**

xii. **Medical Marijuana Dispensing Organizations**;

xiii. xv. **Buildings Supply (wholesale)**

xiv. **Food Products, wholesale storage and sales**

C. 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:

i. Any r**etail 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;

ii. **Office for administrative, business, professional or medical use**;

iii. **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);

iv. **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):

v. **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);

vi. **Gas Fueling** (excluding truck stops) and **electrical vehicle charging facilities**;

vii. **Car wash, self-service or full service,** provided any such use is not located within 100 feet of a residential land use or development area;

viii. **Recreation amusement facility;**

ix. **Retail sales of alcoholic beverages for on and off premises consumption;**

x. **Enclosed assembly area,**

xi. **Multi-family housing;**

xii. **Daycare center;**

xiii. **Public facility or use.**

D. Special Exception Uses.

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, as may be amended:

- 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.
- Outside storage of materials and equipment. Outside storage of materials and equipment may be authorized on any property in the Business Park area, provided that all open storage areas shall be completely enclosed by an opaque wall having a minimum height of ten (10) feet, with no material placed so as to be visible beyond the height of said wall. Fencing (chain link or otherwise) is not to be use as a means of satisfaction for the opaque wall requirement of this section. Any screening wall shall be landscape in accord with the provisions of this Manual or the City of Port St Lucie Zoning Code, as may be amended, whichever is more restrictive. No inoperable or equipment or vehicles shall be stored on the project site.

E. Accessory Uses.

i. General Provisions:

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. Except as provided below, in no case shall accessory uses, either separately or in combination, exceed more than ten (10) percent of the total floor area of the principal building, ownership or lease area, or ground area of any lot, whichever is more restrictive.

ii. Accessory Uses located within the *Mixed Commercial Area* shall*:*

1. 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.
2. 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.
3. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

iii. Accessory Uses located within the Business Park Area:

1. 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.
2. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. 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.
3. Retail sales/display areas that are accessory to a permitted manufacturing, wholesale or distributive use/activity
4. On site motor fueling as an accessory use to the primary or permitted use otherwise authorized by this Manual, provided that any such use is in compliance with all applicable SFWMD, FDEP and City requirements for on-site motor fueling activities.
5. One dwelling unit contained within the otherwise permitted proposed development use or activity which is incidental to, and designed as an integral part of, the principal structure (caretaker or security quarters).

F. Home Occupation:

A home occupation shall be permitted within any proposed residential use area located in the Mixed Commercial Area, subject to the provisions of Section 158.217(F) of the City of Port St. Lucie Code of Ordinances.

G. Fences and Walls:

i. General:

Unless otherwise limited by this Manual, all fences or walls to be located on property designated as being ""Mixed Commercial" or “Business Park 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) 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.

Nothing in this Section shall serve to relieve any developer or development application from compliance with any private deed restrictions or limitations as may be exist and be applicable to any property located within the Legacy Park (North) @ Southern Groves - Master Planned Unit Development area.

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:
Unless otherwise addressed in this Manual, all fences or walls within the Legacy Park (North) @ Southern Groves - Master Planned Unit Development area shall comply with the following:

1. In the Mixed 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.
2. 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.

4. <u>Neighborhood/Village Commercial Area</u>

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 Service Facility (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.

1) Townhouse. Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

2) 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.

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

iv. Studio apartment, five hundred (500) square feet;

v. One (1) bedroom, six hundred (600) square feet;

vi. Two (2) bedroom, seven hundred (700) square feet;

vii. Three (3) bedroom, eight hundred (800) square feet.

(H) 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.

(I) 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.

(J) Off-Street Parking and Loading Requirements. As set forth in Section 6.8.

(K) 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.

(L) 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 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. 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.

B. 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. As applied to the *Legacy Park (North) @ Southern Grove MPUD, t*he following specific parking standards may be applied to uses in the 'Business Park' area in lieu of the general City standards. For any listed permitted use as found in Paragraph 4a above, that is not identified below, the standard City parking ratios shall apply.

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.

C. As applied to the *Legacy Park (North) @ Southern Grove MPUD, t*he following specific parking standards may be applied to uses in the "Neighborhood Village" and "Mixed Use" areas in lieu of the general City standards. For any listed permitted use as found in Paragraph 8a above, that is not identified below, the standard City parking ratios as identified in the City Zoning Code shall apply.

i. Retail and office uses, including medical:
4 spaces per 1,000 sq. ft.

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

iii. 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.

iv. Hotels:
1 space for each guest room, plus 1 space for each ten guest rooms

D. All required parking shall be located on the same lot as the principal use(s) it serves, except as otherwise provided below.

E. On-site parking may be reduced where on-street parking spaces are directly and fully adjacent and available to a lot.

i. 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:
   a. The use being served by the off-site parking shall be a permitted principal use as established in Section 4.
   b. 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.
   c. 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

d. 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.
e. 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.
f. 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.

F. 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.

G. Parking areas in the "Neighborhood Village" and "mixed commercial" areas of the *Legacy Park (North) @ Southern Grove MPUD* shall be encouraged to be located to the rear or side of the property.

H. 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.

I. Truck staging or parking in a public right-of-way:

Truck staging or parking in any public right-of-way in the *Legacy Park (North) @ Southern Grove MPUD* is specifically prohibited. Long term storage or trailers (box or flatbend, including box containers) is specifically prohibited.

8. Landscaping, Buffering and Architectural design Requirements .

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 east of SW Village Parkway, 300 feet north of SW Paar Drive and, 300 feet of SW Marshall Blvd., as depicted on the MPUD Concept Plan, and for all 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 hydro-seeded.

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 other proposed utilities shall maintain separation distances from potable water mains as required by the City and FDEP. All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.

D. Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, as may be amended, except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces. In those instances where truck and trailer parking requirements make the provision of interior landscape islands impracticable, alternative landscaping designs may be considered through the site plan review process.

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. 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.
ii. 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.
iii. 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.
iv. A foundation 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.
v. 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.
vi. A minimum 25 foot wide landscape buffer area shall be provided along the perimeter of all truck court and trailer storage areas. This buffer area may include any required PUE.

F. Alternative Landscape Option:.
For qualified targeted industries as identified per Policy 8.3.1.3 of the Comprehensive Plan, an applicant for such use 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. Compliance with Tradition Design Review Landscape Standards:
All proposed development within the Legacy Park (North) @ Southern Grove MPUD is subject to the landscape and design standards of the Tradition/Southern Grove Community Development District.

Development activities in the Business Park area may choose to relocate a portion of their required interior landscape materials to the perimeter of the property to enhance, further

buffer and insulate the project from adjacent uses/properties and rights-of-ways. The total required plant quantities and specifications shall be compliant with all Tradition Development Review Committee (TDRC) landscape guidelines. Per agreement with the Tradition Development Review Committee, (Summer 2022) the TDRC requirement of a 14' minimum height on trees must be maintained, however so long as height is at least 14', the minimum tree caliper does not need to be 4" and, single perimeter hedging is deemed acceptable between individual users, but double hedge panting requirements still apply along major roadway frontage.

Approval of an Alternative Landscape Plan does not relieve any property owner/development interest of compliance with any applicable private development regulations as may be applicable to the proposed development site within the Legacy Park (North) @ Southern Grove MPUD.

H. Required Screening for Dumpsters and Ground Located Mechanical Equipment:
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 right-of-way, a five-foot landscape strip shall be required around the outside of the buffer wall.

No ground mounted/placed air conditioning condensing and/or compressor units shall be located on any side of a building that faces a street right-of-way.

Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances, as may be amended.

I. Required Screening for Rooftop Mechanical and Ventilations Equipment:
Rooftop mechanical and ventilation equipment must be screened on all sides of a building with a parapet wall or other integrated architectural element that is part of the overall building design from a perspective that is 6 feet above grade for a distance of at least 300 feet. Parapet walls shall be at least 24" in height. Alternative methods of camouflage for rooftop equipment may be considered as part of the individual buildings site plan review processes, subject to a determination by the City that the intent of this screening requirement is being meet along with an indication of satisfactory compliance with the Tradition Community Architectural Standards (or equivalent regulation) as administered by the Tradition Design Review Committee (or equivalent organization).

J. Required Screening for Meter Banks for Multi-Tenant Buildings:
Screening may be 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.

K. 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 any 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

'Neighborhood Village' and 'Mixed Commercial' areas 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.

All Port St. Lucie Utility Service Department (PSLUSD) pipes shall be a minimum of 5' horizontal separation from all other underground utilities, including light poles, and shall have a minimum of 18" vertical separation including footers. (All measurements are taken from outside to outside)

9. Utilities.

A. Within the *Legacy Park (North) @ Southern Grove MPUD),* all utilities, including telephone, television cable, fiber optic lines/conduits, 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.

B. 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 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 (refer to Section 8), proposes no more than one City owned (maintained) utility lift station, 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.

C. 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 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 water lines that will be constructed along SW Anthony F. Sansone, Sr. Blvd, SW Parr Drive; SW Marshall Boulevard; 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 still 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 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 specific limitation as may be setforth 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, take into account; traffic type, vehicle type and driveway demand. Based on the projected vehicle impacts in the Legacy Park (North) @ Southern Grove MPUD, the following driveway spacing standards shall apply to all development applications (excluding public utility services) within the Legacy Park (North) @ Southern Grove MPUD:

2 Lane Roadways (With or Without Center Turn Lane)			
		Driveway Operation Type	
		Right In/ Right Out	**Full Movement**
Spacing from			
Driveways – either side of street[1]		150 ft	300 ft
Intersections		150 ft	300 ft

Notes: 1.) driveways limited to right in/ right out shall be modified to prevent left turn movements

4 (or more) Lane Roadways (Planned or Existing)			
		Driveway Operation Type	
		Right In/ Right Out	Full Movement
Spacing from:			
Driveways – either side of street[1]		150 ft	500 ft
Intersections		150 ft	500 ft

Notes: 1.) driveways limited to right in/ right out shall be modified to prevent left turn movements

Driveway Access to SW Village Parkway is subject to compliance with the City's Engineering Standards Manual.

15. 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 setforth in any site plan approval order or action:

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;

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 1,066.294 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°00'29" WEST, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS REFERENCED IN PLAT BOOK 100, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 197.731 FEET, TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL;

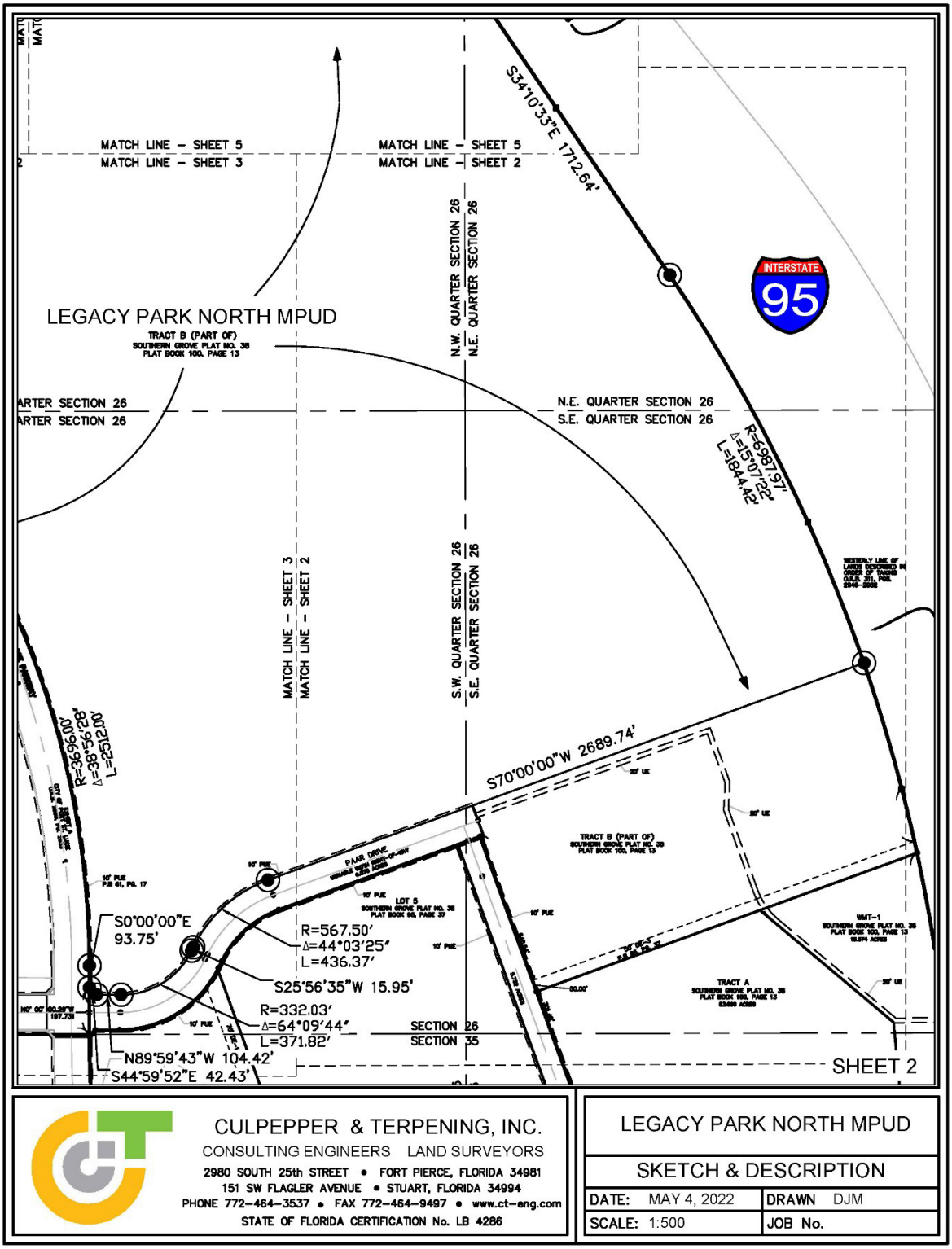
THENCE RUN NORTH 00°00'00" EAST, 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 2,512.00 FEET; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHEASTERLY 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; THENCE NORTH 59°48'29" EAST A DISTANCE OF 963.382 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF I-95 AND A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 24729.33 FEET AND A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 797.27 FEET; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1712.64 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 6987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1844.42 FEET; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 2689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 45°03'25"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE SOUTH 25^{O}56'35"WEST A DISTANCE OF 15.95 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 322.03 FEET AND A CENTRAL ANGLE OF 64°09'44"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.82 FEET; THENCE NORTH 89°59'43"WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.428 FEET, TO THE POINT OF BEGINNING;

LESS CONSERVATION TRACT NO 6, ((WETLAND NO. 485) 0.419 ACRES +/-) AS DEPICTED ON SOUTHERN GROVE PLAT NO. 3, AS REFERENCED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.08 ACRES, MORE OR LESS.

NOTE: THIS DESCRIPTION IS NOT A 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.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

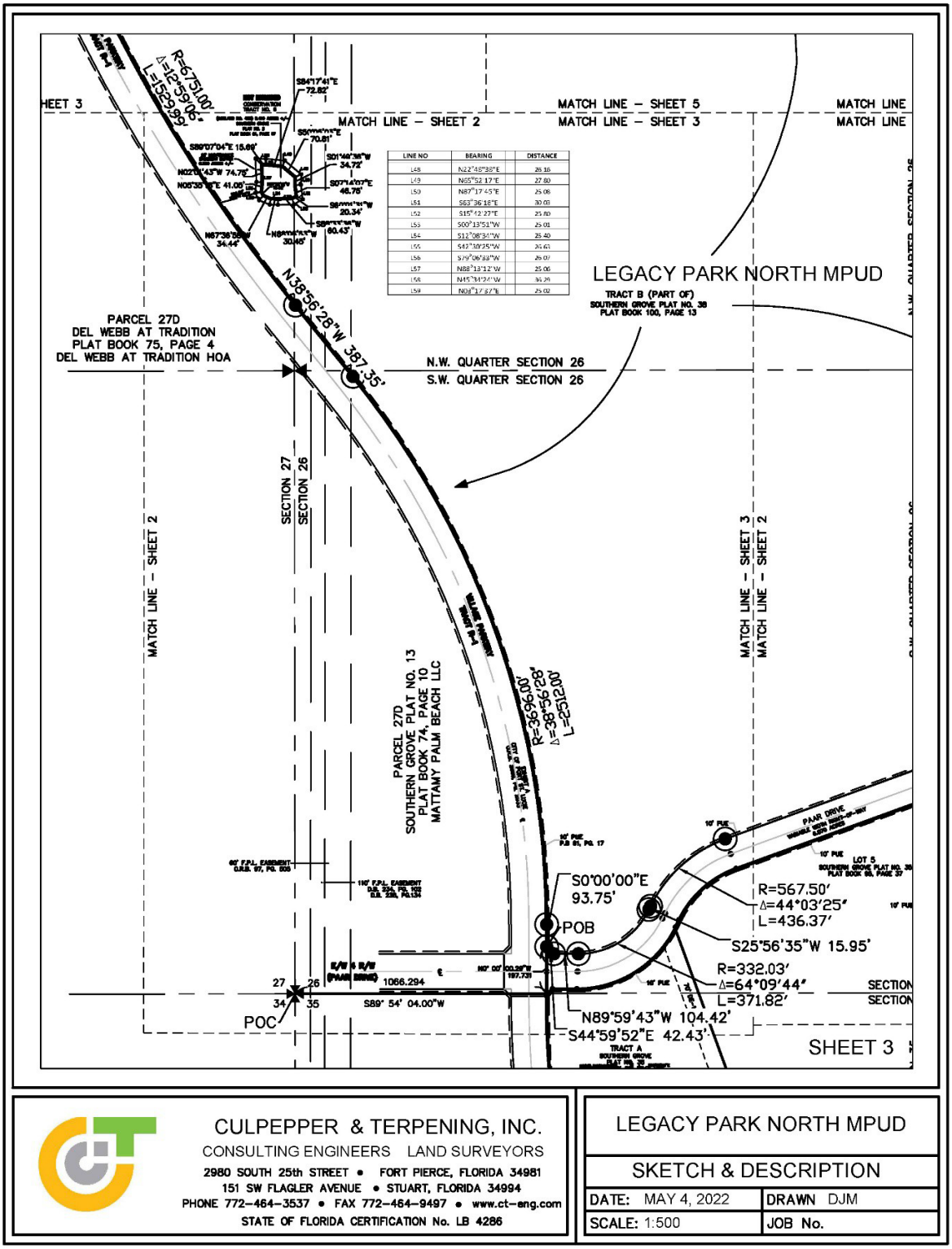


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LEGACY PARK NORTH MPUD

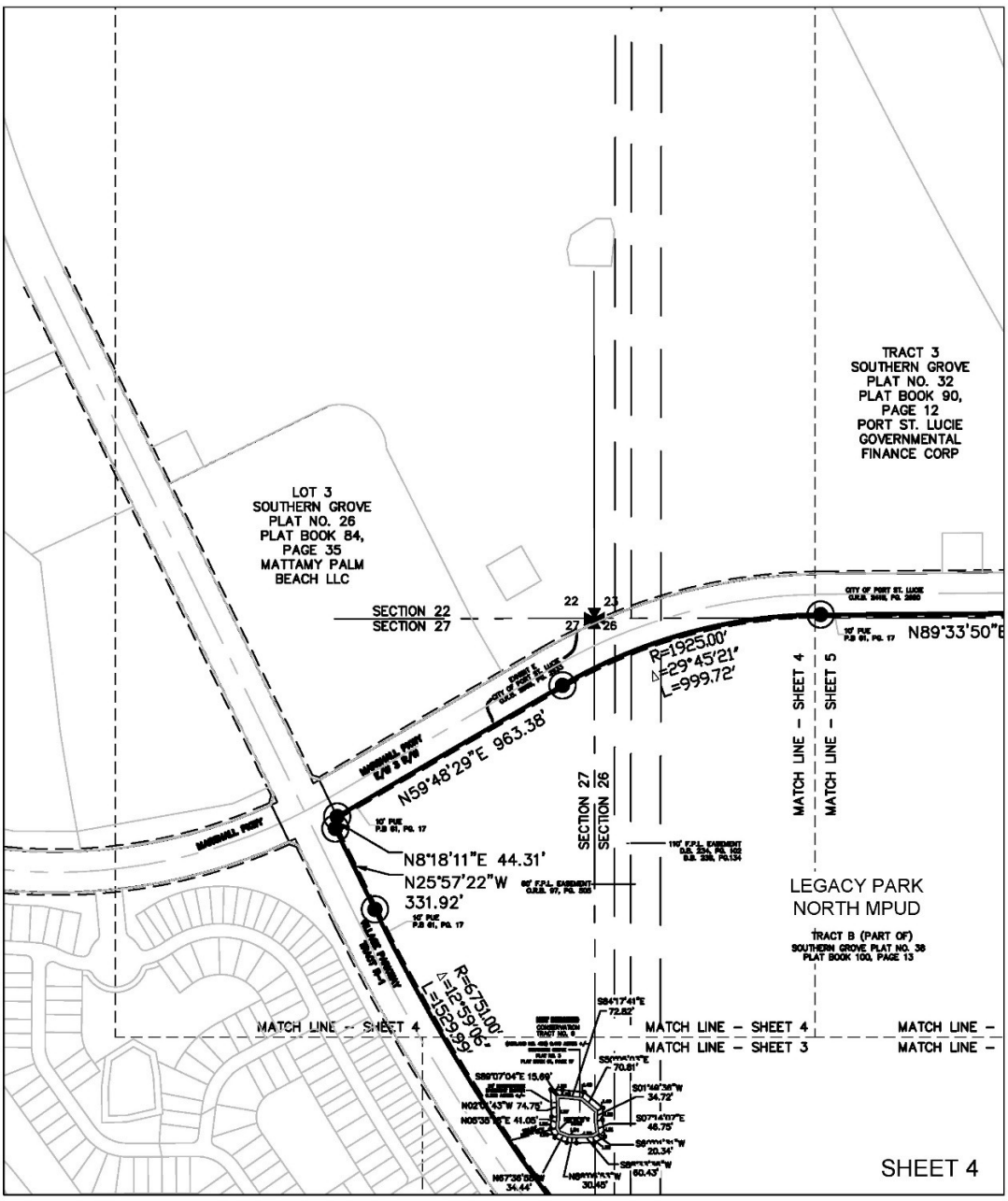
SKETCH & DESCRIPTION

DATE: MAY 4, 2022	DRAWN DJM
SCALE: 1:500	JOB No.



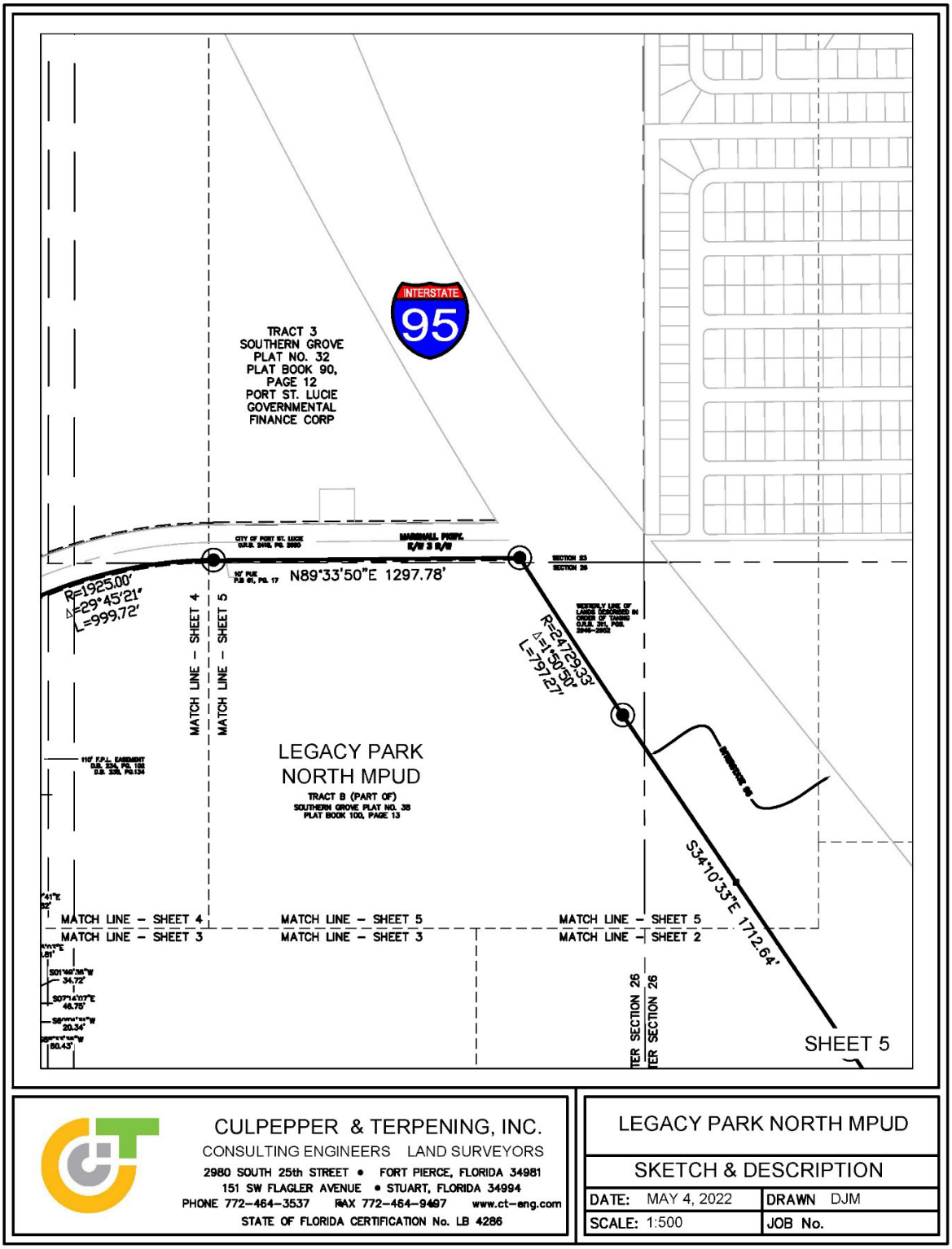
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

LEGACY PARK NORTH MPUD	
SKETCH & DESCRIPTION	
DATE: MAY 4, 2022	DRAWN DJM
SCALE: 1:500	JOB No.



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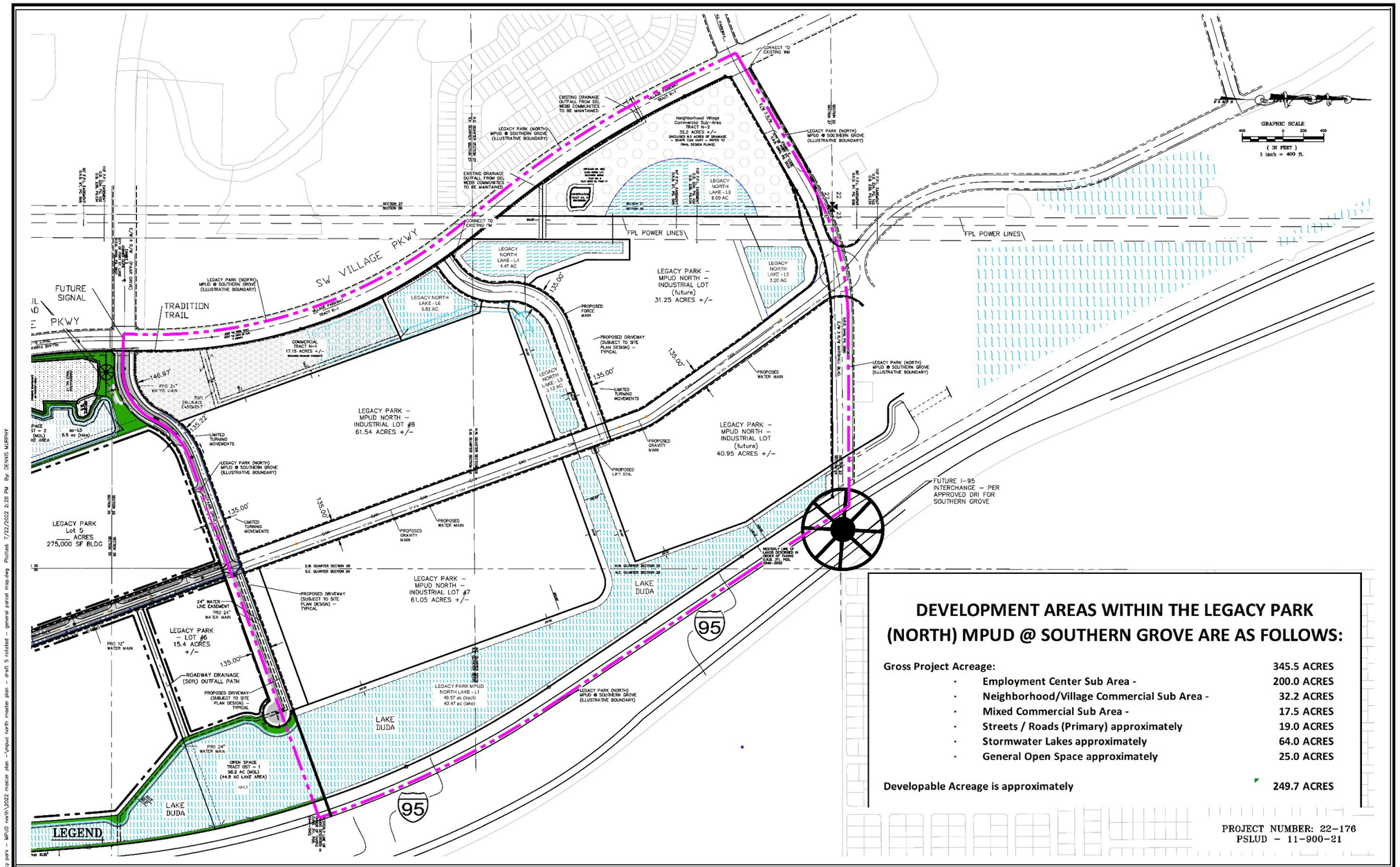
LEGACY PARK NORTH MPUD	
SKETCH & DESCRIPTION	
DATE: MAY 4, 2022	DRAWN DJM
SCALE: 1:500	JOB No.



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LEGACY PARK NORTH MPUD	
SKETCH & DESCRIPTION	
DATE: MAY 4, 2022	DRAWN DJM
SCALE: 1:500	JOB No.

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



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

Gross Project Acreage:	**345.5 ACRES**
· Employment Center Sub Area -	**200.0 ACRES**
· Neighborhood/Village Commercial Sub Area -	**32.2 ACRES**
· Mixed Commercial Sub Area -	**17.5 ACRES**
· Streets / Roads (Primary) approximately	**19.0 ACRES**
· Stormwater Lakes approximately	**64.0 ACRES**
· General Open Space approximately	**25.0 ACRES**
Developable Acreage is approximately	**249.7 ACRES**

PROJECT NUMBER: 22-176
PSLUD – 11-900-21

E:\v2021\22-000 – legacy park – MPUD north\2022 master plan –\mpud north master plan – draft 5 rotated – general parcel map.dwg Plotted: 7/22/2022 2:28 PM By: DENNIS MURPHY

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. 4288

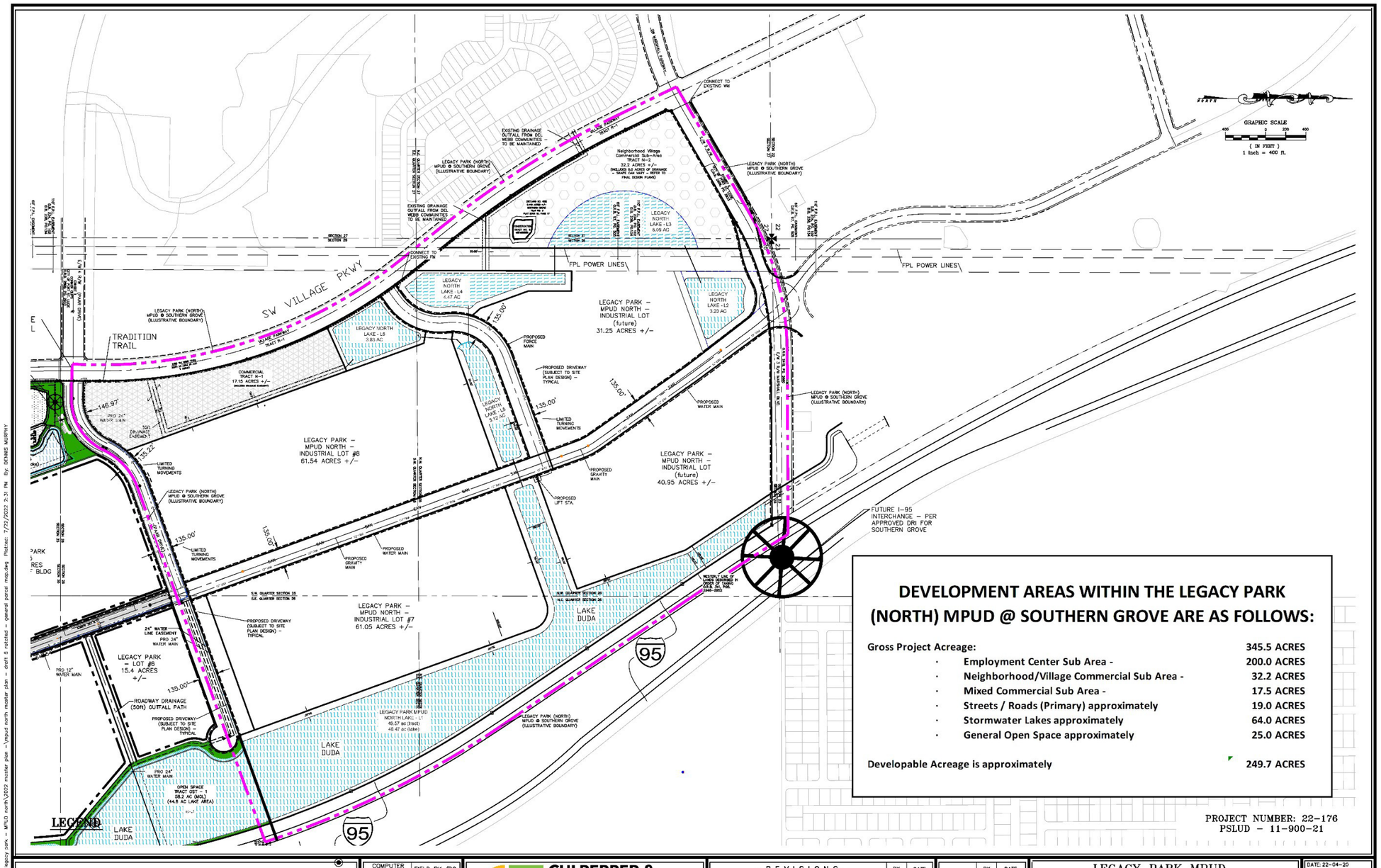
– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED		
CALCS.		
DRAWN		
DETAILED		
CHECKED		
APPROVED		

LEGACY PARK MPUD
@ SOUTHERN GROVES

CONCEPTUAL SITE PLAN – NORTH

DATE	22-04-20
HORIZ. SCALE	1:300
VERT. SCALE	
JOB No.	21-248
SHEET	1 of 2



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

Gross Project Acreage:	**345.5 ACRES**
· Employment Center Sub Area -	200.0 ACRES
· Neighborhood/Village Commercial Sub Area -	32.2 ACRES
· Mixed Commercial Sub Area -	17.5 ACRES
· Streets / Roads (Primary) approximately	19.0 ACRES
· Stormwater Lakes approximately	64.0 ACRES
· General Open Space approximately	25.0 ACRES
Developable Acreage is approximately	**249.7 ACRES**

PROJECT NUMBER: 22-176
PSLUD – 11-900-21

LEGEND

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2960 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
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– REVISIONS –	BY	DATE

	BY	DATE
DESIGNED		
CALCS.		
DRAWN		
DETAILED		
CHECKED		
APPROVED		

LEGACY PARK MPUD
@ SOUTHERN GROVES

CONCEPTUAL UTILITY PLAN – NORTH

DATE: 22-04-20
HORIZ. SCALE: 1:300
VERT. SCALE:
JOB No. 21-248
SHEET 2 of 2

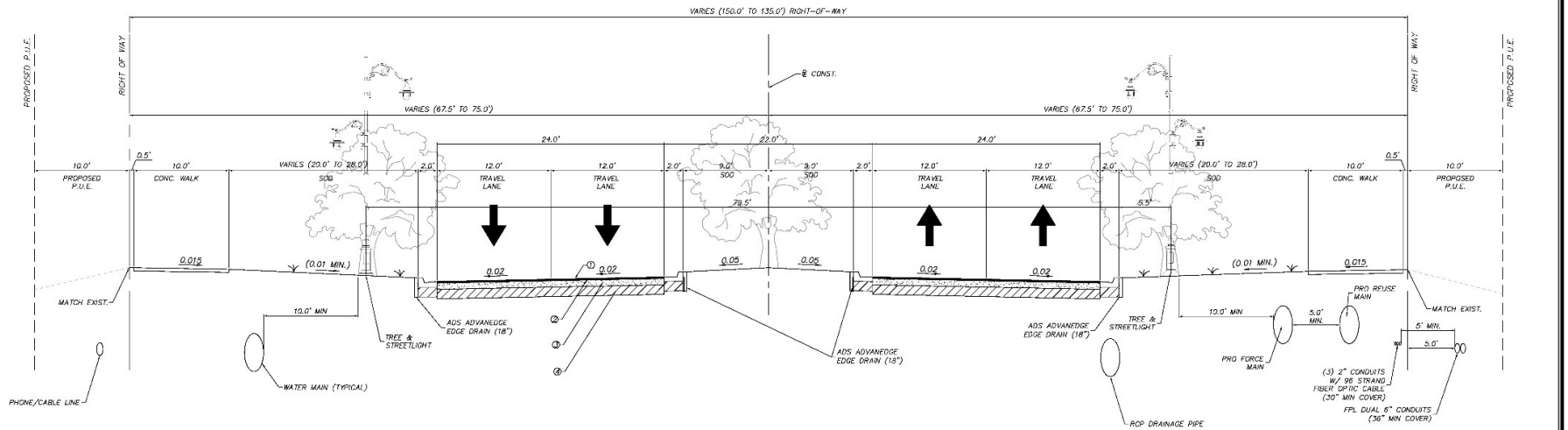
SECTION 9 – ENTITLEMENTS TABLE

Land Use Activity	Density/Intensity	
	Square Feet	Number of Units
Residential Single-family		
Residential Multi-family		400
Commercial*	200,000	
Office	80,000	
Industrial/Distribution	3,675,000	
Hotel		

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

SECTION 10 – ROADWAY TYPICAL(S) (ILLUSTRATIVE)

[GO TO NEXT PAGE]



TYPICAL SECTION FOR FOUR (4) LANE DIVIDED
STATIONS LIMITS WILL VARY – SEE CONSTRUCTION PLANS
DESIGN SPEED = 35 MPH

ASPHALT PAVEMENT

① TYPE FC-9.5 FRICTION COURSE (TRAFFIC LEVEL C) (1.5")
② TYPE SP-12.5 STRUCTURAL COURSE (3" THICK)
③ OPTIONAL BASE GROUP 9
④ 2" TYPE "B" STABILIZATION

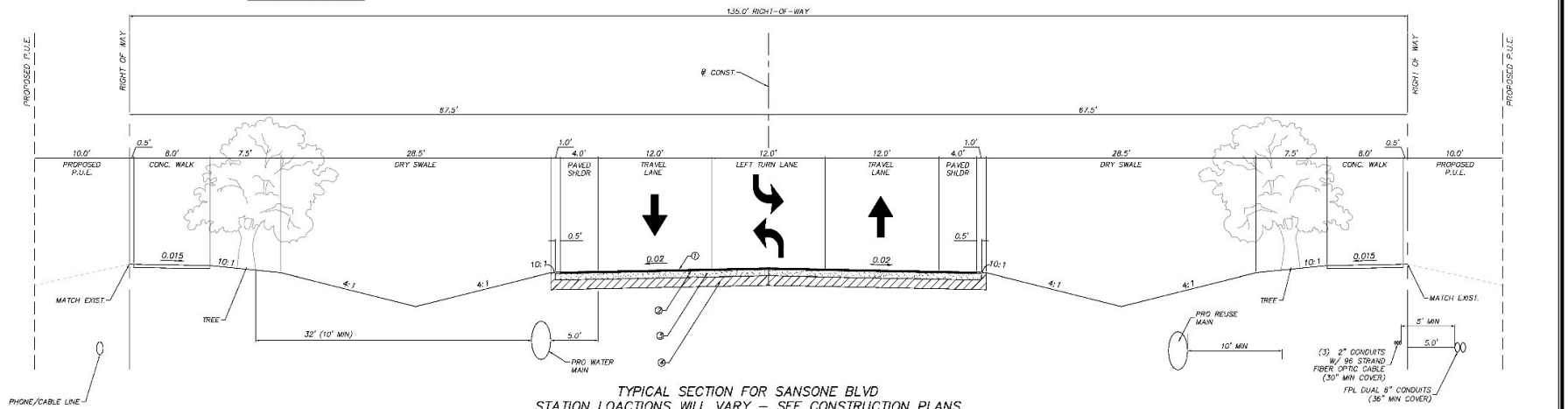
PAVEMENT SECTION IS ILLUSTRATIVE ONLY. REFER TO FINAL PROJECT CONSTRUCTION PLANS

NOTES:

1. SEE PLAN AND/OR CROSS SECTION SHEETS FOR DIMENSIONS, ELEVATIONS AND SLOPES INDICATED AS "VARIES."
2. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE SODDED USING COMMON BAHIA SOD EXCEPT WHEN MATCHING EXISTING.
3. MAXIMUM SIDEWALK SLOPE IS 2.0%
4. PROPOSED LANDSCAPE IMPROVEMENTS AND MULTIMODAL PATH SEE PLANS BY LUCIDO & ASSOCIATES.
5. PLACE STREET TREES ON 40' CENTERS.

TRAFFIC DATA

CURRENT YEAR	= 2020 AADT = NA
ESTIMATED OPENING YEAR	= 2021 AADT = NA
ESTIMATED DESIGN YEAR	= 2022 AADT = NA
DESIGN SPEED = 35 MPH	



TYPICAL SECTION FOR SANSONE BLVD
STATION LOACTIONS WILL VARY – SEE CONSTRUCTION PLANS
DESIGN SPEED = 35 MPH

Know what's below. Call before you dig.

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4298

– REVISIONS –	BY	DATE

	BY	DATE
DESIGNED		
CALCS.		
DRAWN	DJM	00/00/22
DETAILED		
CHECKED		
APPROVED		

LEGACY PARK (NORTH) MPUD

TYPICAL SECTIONS

DATE: X
HORIZ. SCALE: SCALE
VERT. SCALE: SCALE
JOB No. 21-248
SHEET X of X

E:\21333\20-001 - legacy park - MPUD north\2022 master plan - 1314-001 Typ Sect.dwg P.xrefs: 6/27/2022 2:41 PM By: DANIEL MURPHY

P22-176 Southern Grove-Legacy Park North MPUD Rezoning & Concept

TYPE	STATUS	BUILDING TYPE
PR	P&Z MEETING SCHEDULED	

ASSIGNED TO

Bridget Kean; Clyde Cuffy; Michele Holler; Public Works Engineering

ADDRESS

SECTION	BLOCK	LOT
	SouthernGrove	

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;

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 1,066.294 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°00'29" WEST, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS REFERENCED IN PLAT BOOK 100, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 197.731 FEET, TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL;

THENCE RUN NORTH 00°00'00" EAST, 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHEASTERLY 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 6751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHEASTERLY 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; THENCE NORTH 59°48'29" EAST A DISTANCE OF 963.382 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF I-95 AND A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 24729.33 FEET AND A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 797.27 FEET; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1712.64 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 6987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1844.42 FEET; THENCE SOUTH 70° 00'00" WEST, A DISTANCE OF 2689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 45°03'25"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE SOUTH 25O56'35"WEST A DISTANCE OF 15.95 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 322.03 FEET AND A CENTRAL ANGLE OF 64°09'44"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.82 FEET; THENCE NORTH 89°59'43"WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44° 59'52" WEST, A DISTANCE OF 42.428 FEET, TO THE POINT OF BEGINNING;

LESS CONSERVATION TRACT NO 6, ((WETLAND NO. 485) 0.419 ACRES +/-) AS DEPICTED ON SOUTHERN GROVE PLAT NO. 3, AS REFERENCED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.08 ACRES, MORE OR LESS.

SITE LOCATION

northeast corner of paar drive and village parkway (Southern Grove DRI)

PARCEL #

4326-601-0003-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		GU	MPUD

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
345.08		

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

seeking a change in zoning to the MPUD (mixed planned unit development) district for the ESTABLISHMENT OF THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD).

Primary Contact Email

dmurphy@ct-eng.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Dennis	Murphy

Business Name

ADDRESS

2980 S 25TH ST

CITY	STATE	ZIP
Fort Pierce	FL	34981

EMAIL	PHONE
dmurphy@ct-eng.com	7722165056

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name

Port St Lucie Government Finance Corp

ADDRESS

121 SW Port St. Lucie Blvd

CITY	STATE	ZIP
PORT ST LUCIE	FL	34984

EMAIL	PHONE
wmccurry@cityofpsl.com	(772) 871-5212

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4452414 OR BOOK 4150 PAGE 2692, Recorded 06/28/2018 01:03:50 PM Doc Tax: $0.70

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.

W I T N E S S E T H:

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").

35103147.12
33451.0020

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:

Kelly Rene Rea

Name: Kelly Rene Rea

Wade DeKemer

Name: WADE DEKEMER

GRANTOR:

TRADITION LAND COMPANY, LLC, an Iowa limited liability company

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
MY COMMISSION # FF 204147
EXPIRES: March 22, 2019
Bonded Thru Notary Public Underwriters

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

35103147.12
33451.0020

EXHIBIT "A"

SUBJECT PROPERTY

(see following four pages)

LEGAL DESCRIPTION

SOUTHERN 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 SI8°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, SI8°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.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
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 PARTICULLY DESCRIBED AS FOLLLOWS:

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.

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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: 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.

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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.

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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.

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).

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.

Legacy Park North@Southern Grove MPUD Rezoning Application P22-214

Planning & Zoning Board Hearing

August 2, 2022

Bridget Kean, AICP

Senior Planner

Request:

- The Port St. Lucie Governmental Finance Corporation (GFC) has applied to rezone approximately 345.5 acres of land from the zoning designations of SLC AG-5 to the City of Port St. Lucie MPUD (Master Planned Unit Development) for a project known as Legacy Park North@Southern Grove MPUD.
- The subject property is located within the Southern Grove DRI and within a Employment Center sub-district and Neighborhood/Village Commercial subdistrict as shown on Map H, the master development plan for the Southern Grove DRI.

General Information:

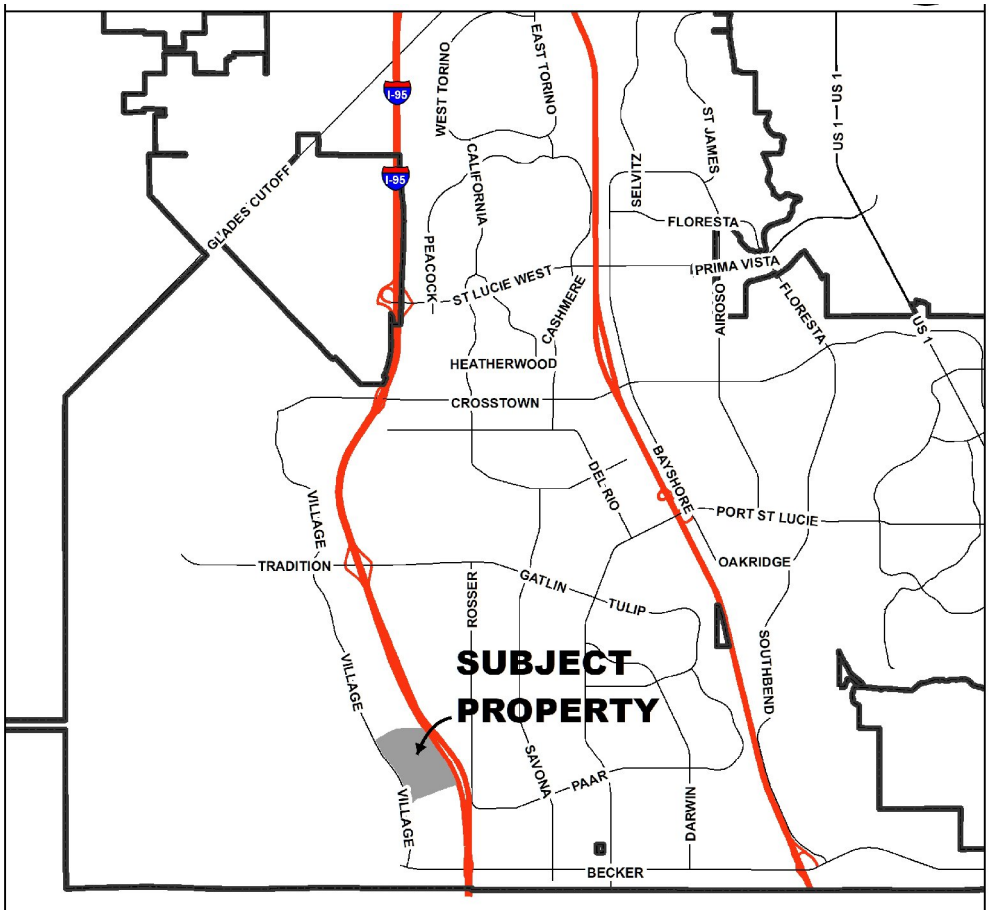
Owner and Applicant – Port St. Lucie Governmental Finance Corporation (GFC)

Agent – Dennis Murphy, Culpepper and Terpening

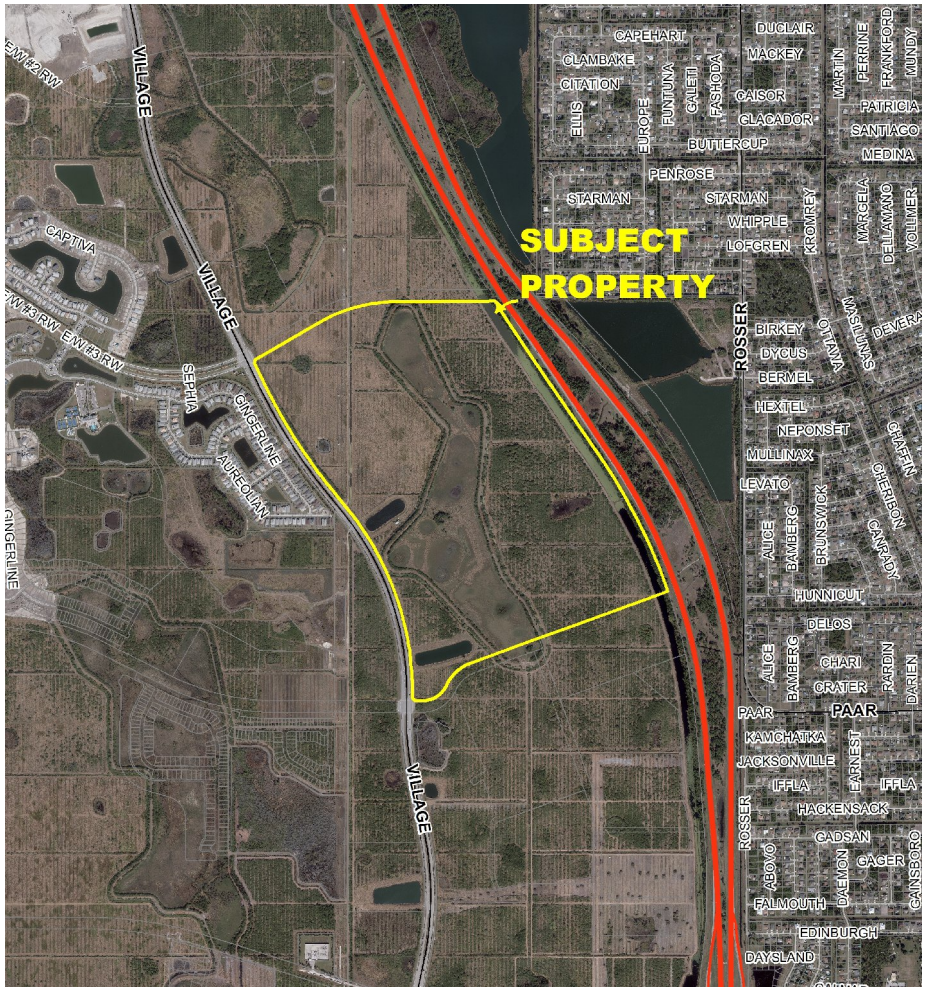
Location – west of Interstate 95, east of south SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way

Existing Use – Vacant land

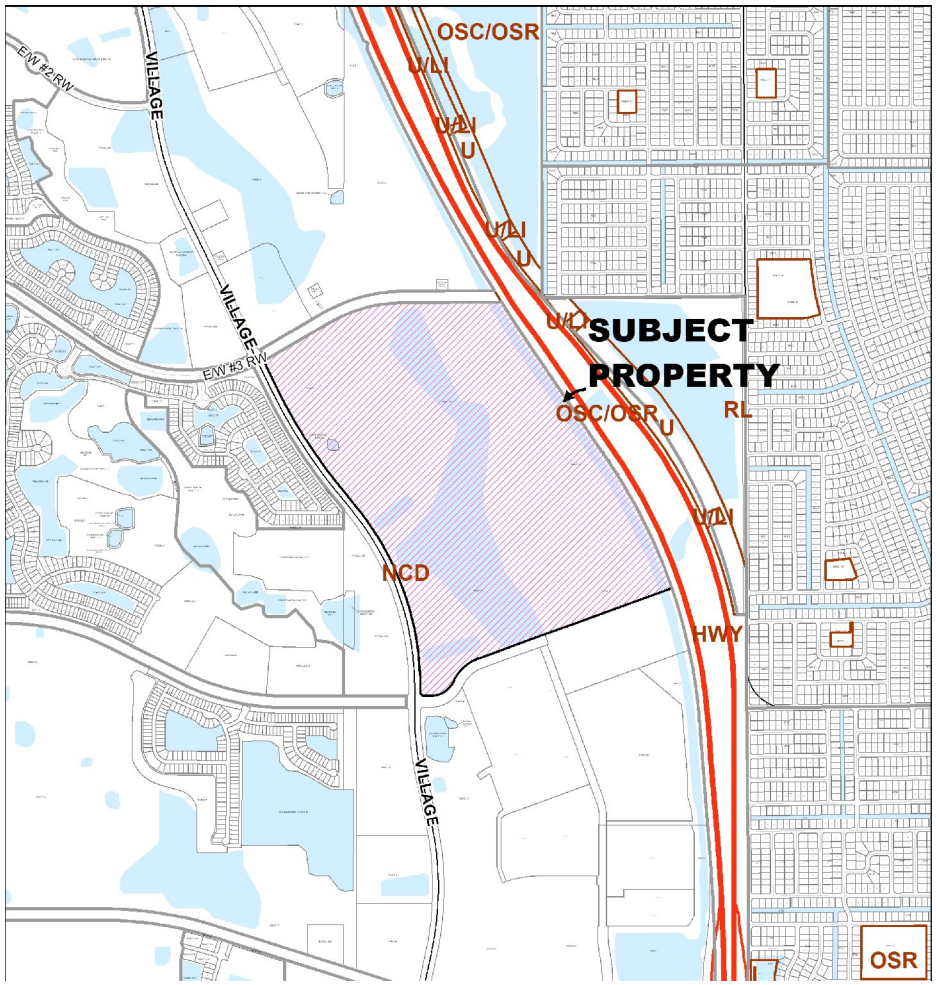
Location Map



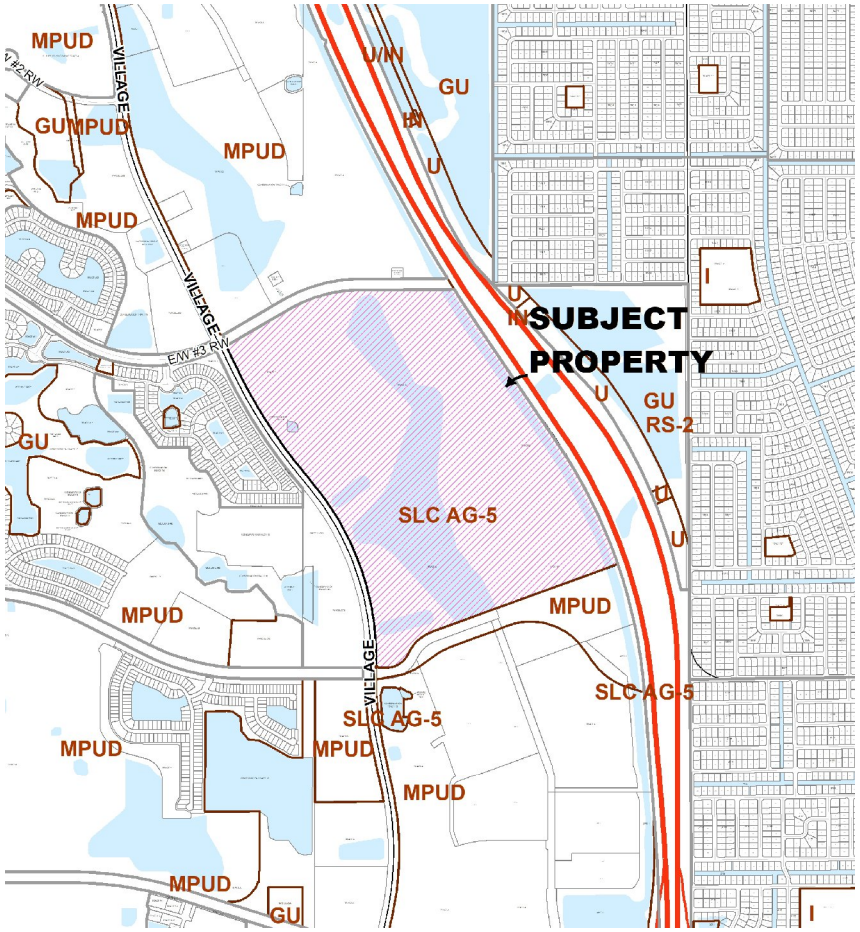
Aerial


SUBJECT PROPERTY
VILLAGE
VILLAGE
VILLAGE
ROSSER
CAPTIVA
SEPHIA
GINGERLINE
AUREGHAN
GINGERLINE
CAPEHART
CLAMBAKE
CITATION
ELLIS
EUROPE
PUNTUNA
CALETTI
FASHODA
DUCLAIR
MACKEY
CAISOR
CLACADOR
BUTTERCUP
MARTIN
PERRINE
FRANKFORD
MUNDY
PATRICIA
SANTIAGO
MEDINA
PENROSE
STARMAN
STARMAN
WHIPPLE
LOFGREN
KROMREY
MARCELA
DELLAMANO
VOLLMER
BIRKEY
DYCUS
BERMEL
HEXTEL
NEPONSET
MULLINAX
LEVATO
ALICE
BAMBERG
BRUNSWICK
CHAFFIN
CHERIBON
CAMPADY
HUNNICUT
DELOS
CHARI
CRATER
PAAR
PAAR
KAMCHATKA
JACKSONVILLE
IFFLA
IFFLA
HACKENSACK
CADSAN
GASER
FALMOUTH
EDINBURGH
DAYSLAND
ABOYO
DELMON
GAINSBORO
DARIEN
JARDIN
EARNEST

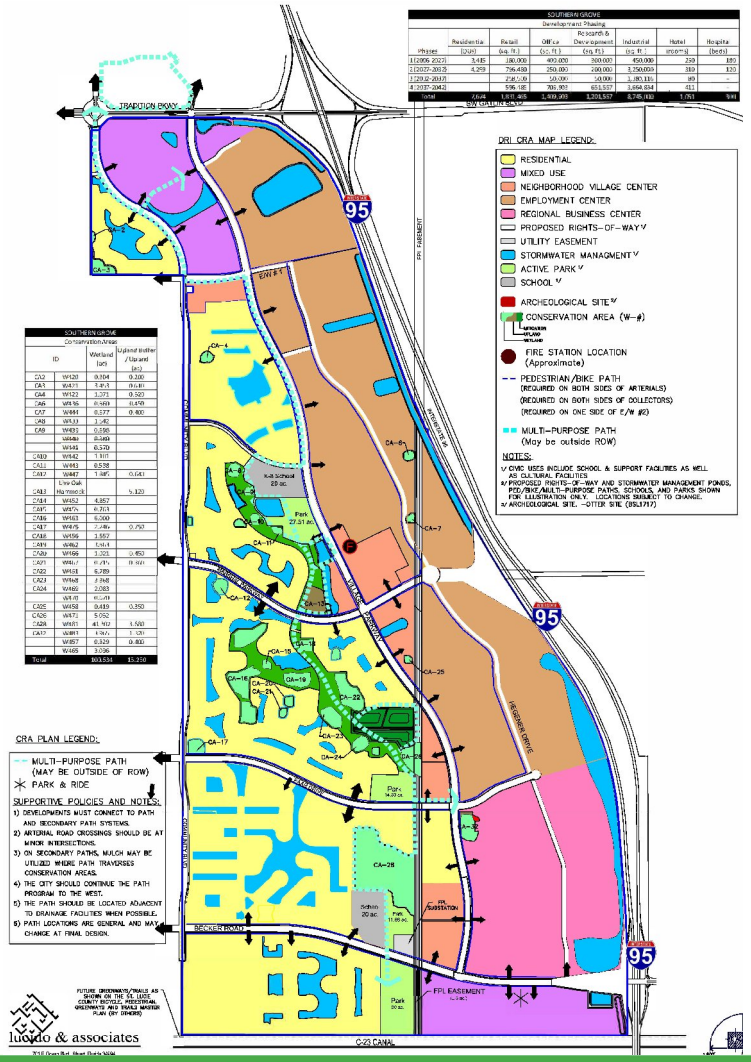
Future Land Use



Zoning


MPUD
VILLAGE
GU
MPUD
MPUD
MPUD
VILLAGE
E/W #3 R/W
U/N
GU
U
U
SUBJECT
PROPERTY
U
GU
RS-2
GU
SLC AG-5
U
MPUD
MPUD
VILLAGE
SLC AG-5
SLC AG-5
MPUD
MPUD
MPUD
MPUD
GU
I

Map H


SOUTHERN GROVE
Development Phasing
Phase
Residential (Units)
Retail (sq. ft.)
Office (sq. ft.)
Research & Development (sq. ft.)
Industrial (sq. ft.)
Hotel (rooms)
Hospital (beds)
Total
SW MARTIN HWY
TRADITION PKWY
DRI CRA MAP LEGEND:
RESIDENTIAL
MIXED USE
NEIGHBORHOOD VILLAGE CENTER
EMPLOYMENT CENTER
REGIONAL BUSINESS CENTER
PROPOSED RIGHTS-OF-WAY
UTILITY EASEMENT
STORMWATER MANAGMENT
ACTIVE PARK
SCHOOL
ARCHEOLOGICAL SITE
CONSERVATION AREA (W-#)
FIRE STATION LOCATION (Approximate)
PEDESTRIAN/BIKE PATH
(REQUIRED ON BOTH SIDES OF ARTERIALS)
(REQUIRED ON BOTH SIDES OF COLLECTORS)
(REQUIRED ON ONE SIDE OF E/W #2)
MULTI-PURPOSE PATH
(May be outside ROW)
NOTES:
CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PED/BIKE/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
ARCHEOLOGICAL SITE - OTTER SITE (8SL1717)
SOUTHERN GROVE
Conservation Areas
ID
Wetland (ac)
Upland Buffer / Upland (ac)
CRA PLAN LEGEND:
MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
PARK & RIDE
SUPPORTIVE POLICIES AND NOTES:
1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MAJOR INTERSECTIONS.
3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.
FUTURE GREENWAYS/TRAILS AS SHOWN ON THE ST. LUCIE COUNTY BICYCLE, PEDESTRIAN, GREENWAYS AND TRAILS MASTER PLAN (BY OTHERS)
lucido & associates
FPL EASEMENT
C-23 CANAL
95

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land in Tradition Commerce Park MPUD
South	NCD	MPUD	Vacant Land in Legacy Park South@Southern Grove MPUD
East			Duda Canal and I-95
West	NCD	MPUD (Del Webb) and SLC AG-5 (Proposed SG 10 MPUD)	Residential subdivisions within the Del Webb MPUD and vacant land (proposed Farrell self-storage and Eden multi-family development)

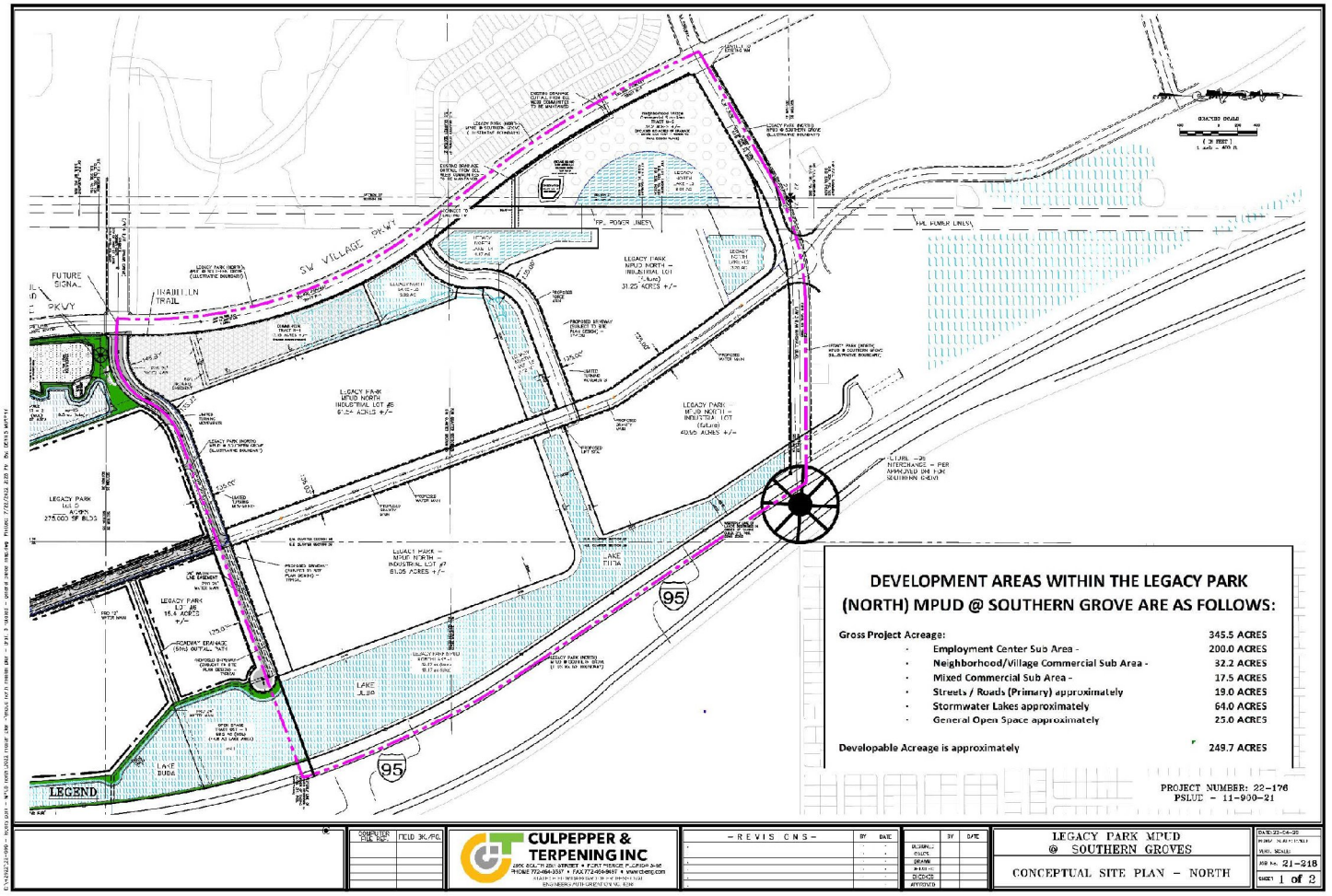
Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification	Compatible Zoning District
NCD (New Community Development) District	MPUD (Master Planned Unit Development), GU (General Use), OSC (Open Space Conservation)

Legacy Park North MPUD

- Proposed entitlements include:
  - 3,675,000 square feet of industrial use
  - 200,000 square feet of retail use
  - 80,000 square feet of office use
  - 400 Residential Units
- Retail and residential entitlements are proposed for the areas fronting SW Village Parkway between Paar Drive and Marshall Parkway.
- Industrial development will be located along SW Anthony F. Sansone Sr. Boulevard and the I-95 corridor as depicted on the Legacy Park MPUD concept plan.

Concept Plan



Justification

- The proposed MPUD is consistent with Policy 1.2.2.4 regarding the rezoning of property under the Neighborhood/Village Commercial sub-district and 1.2.2.10 of the Future Land Use Element regarding the rezoning of property under the Employment Center sub-district.

Planning & Zoning 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.
- The Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at the June 8, 2022 Site Plan Review Committee meeting.

"A City for All Ages"

Agenda Summary

2022-545

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.i

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-178 Up On Top Volleyball - Variance

Location: The property is located at the southeast corner of NW East Torino Parkway and NW Rabbit Run.
Legal Description: Winterlakes Tract F Replat, Tract F1.
This request is to grant a variance to the Citywide Design Standards Section 5.4.1.1 to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

Submitted By: Holly F. Price, Senior Planner

Executive Summary: REQUEST TO TABLE - This application is requesting approval of a variance to the Citywide Design Standards, Section 5.4.1.1, which requires for buildings with flat roofs, peaked or pitched roof elements shall extend at least 25% of the length of the front and two sides of a building located on a property having a General Commercial (CG) future land use designation. The applicant is requesting a variance to eliminate the requirement to have peaked or pitched roof elements on the building. The property is proposed to be developed as a private sports facility to play volleyball. The Up On Top Volleyball Site Plan (P22-107) is currently under review.

Presentation Information: N/A

Staff Recommendation: REQUEST TO TABLE - Move that the Board table this application.

Background: N/A .

Issues/Analysis: N/A .

Special Consideration: N/A

Location of Project: SE corner of NW East Torino Parkway and NW Rabbit Run.

Attachments:

1. Staff Memo to Table

Legal: #8557

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Holly Price, Senior Planner *HFP*

DATE: July 27, 2022

RE: Request to Table - Up On Top Volleyball Variance (P22-178)

- **The Planning and Zoning Department is requesting to table Up On Top Volleyball Variance (P22-178) from the August 2, 2022 P&Z Board meeting and reschedule for the September 6, 2022 meeting.**

- **The Planning and Zoning Department advertised this application for the August 2, 2022 Planning and Zoning Board meeting.**

cc: Elizabeth L. Hertz, Deputy City Attorney

Agenda Summary

2022-662

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.j

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-215 Verano Development of Regional Impact (DRI) - Map H Amendment

Location: The property is located west of Interstate 95, north of Crosstown Parkway, and southeast of Glades Cut-off Road.

Legal Description: A parcel of land lying in Sections 26, 28, 29, 33, 34 and 35, Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request to amend the Verano DRI Map H, Preliminary Master Plan to relocate the St. Lucie County school site, reconfigure the shape of the City park site, and remove references to access to Glades Cut-off Road and Peacock property.

Submitted By: Holly F. Price, AICP

Executive Summary: This is a request to amend the Verano DRI Map H, Preliminary Master Plan to relocate the County school site, reconfigure the shape of the City park site, and remove references to access to Glades Cut-off Road and Peacock property.

Presentation Information: Staff will provide a brief presentation.

Staff Recommendation: Move that the Board recommend approval of the request with conditions.

Alternate Recommendations:

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

Issues/Analysis: See staff report.

Special Consideration: n/a

Location of Project: n/a

Attachments:

1. Staff Report
2. Proposed Verano DRI Map H Exhibit
3. Minutes P&Z Board Meeting
4. Staff Presentation

Verano Development of Regional Impact (DRI)
Map Amendment #8 to DRI Development Order
Project No. P22-215

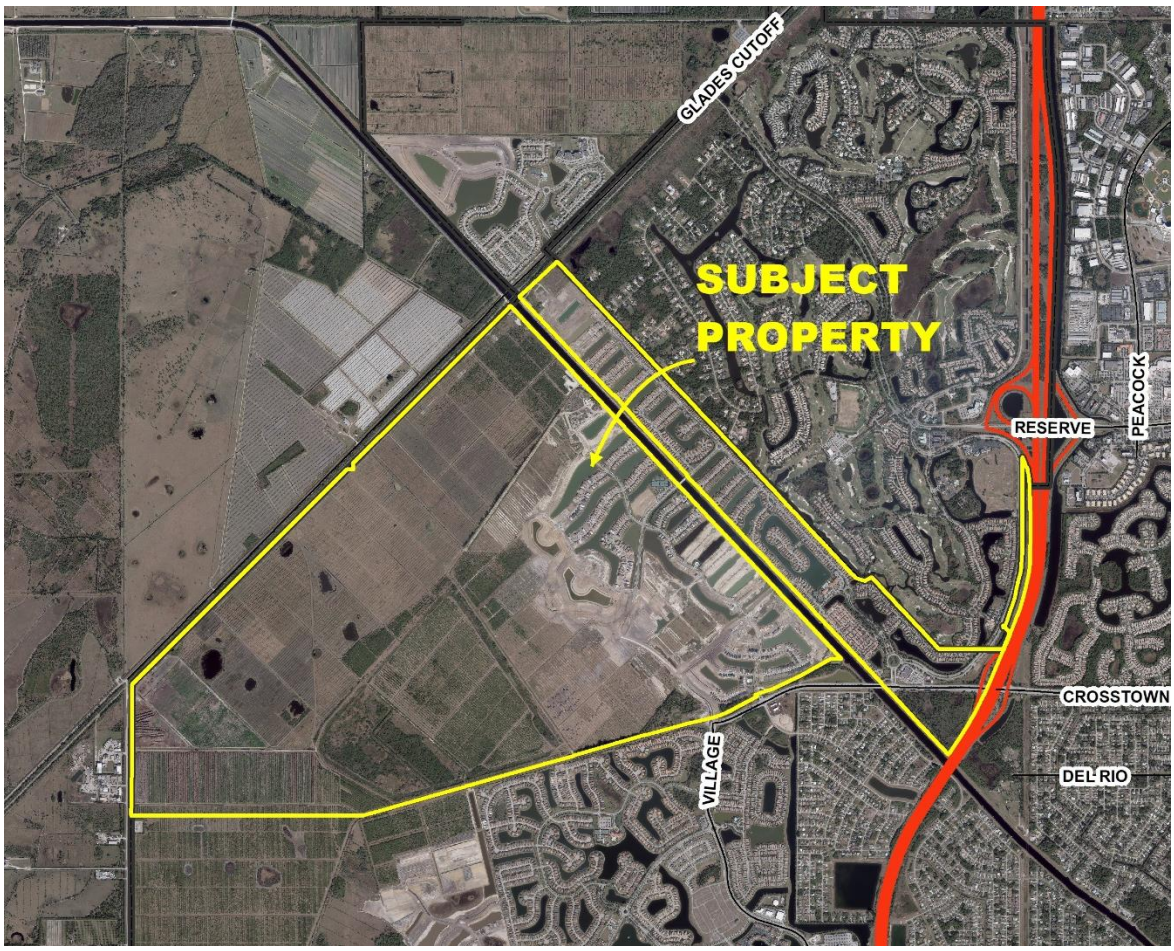


Figure 1. Aerial

SUMMARY

Applicant's Request:	An application to amend Verano Development of Regional Impact (DRI), Map H, Preliminary Master Plan, to relocate the County school site, reconfigure the City park site, and remove references to access to Glades Cut-off Road and the Peacock property.
Agent:	Daniel T. Sorrow, PLA, AICP / Cotleur and Hearing
Applicant/Owner:	Verano Development, LLC
Location:	The DRI is west of I-95, north of Crosstown Parkway, and southeast of Glades Cut-off Road encompassing approximately 3,001 acres.
Legal Description:	
Application Type:	DRI Amendment

Project Planner:	Holly F. Price, AICP, Senior Planner

Proposed Amendment

The applicant has applied to amend the development order for the Verano DRI with modifications to Map H as follows:

- Reconfigure and relocate location of St. Lucie County school site to be adjacent to City park site.
- Reconfigure shape of City park site.
- Remove references to access to Glades Cut-off Road and to the Peacock property. These changes were part of the application for the previous DRI amendment and the correct map was inadvertently not included in Resolution 21-R01.

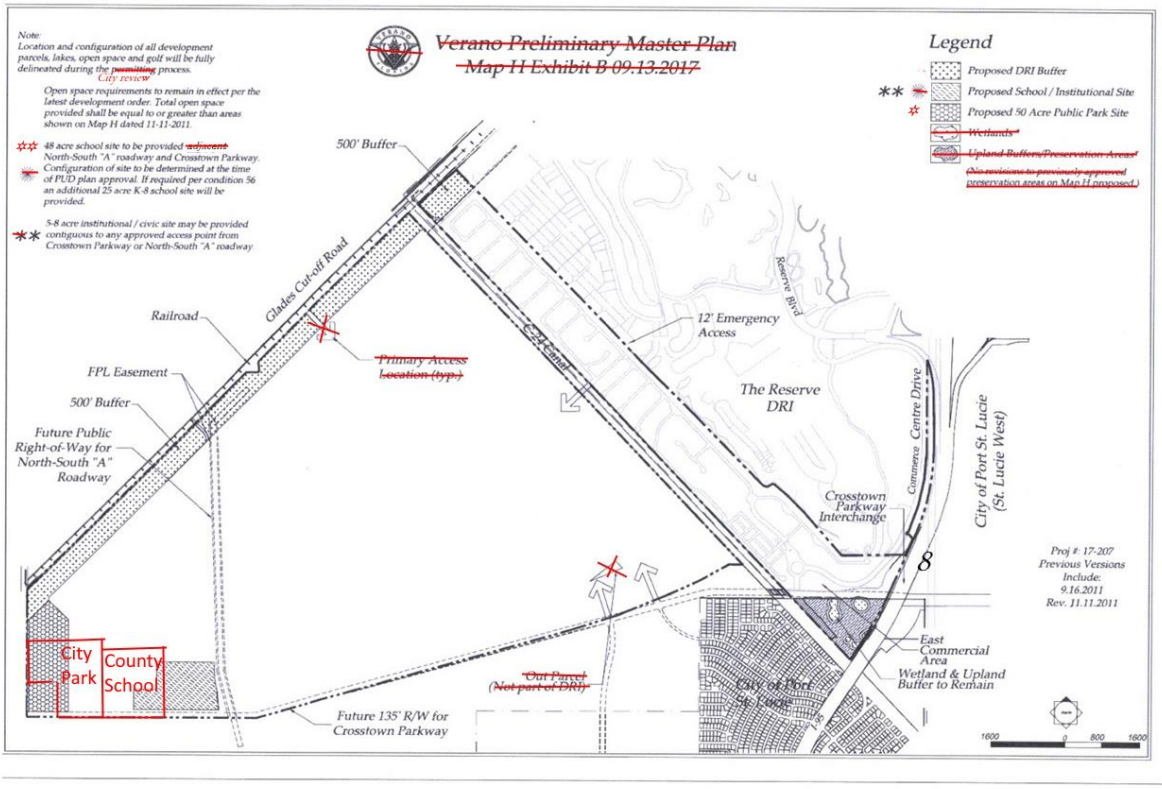


Figure 2. Map H Proposed Revisions – Markup

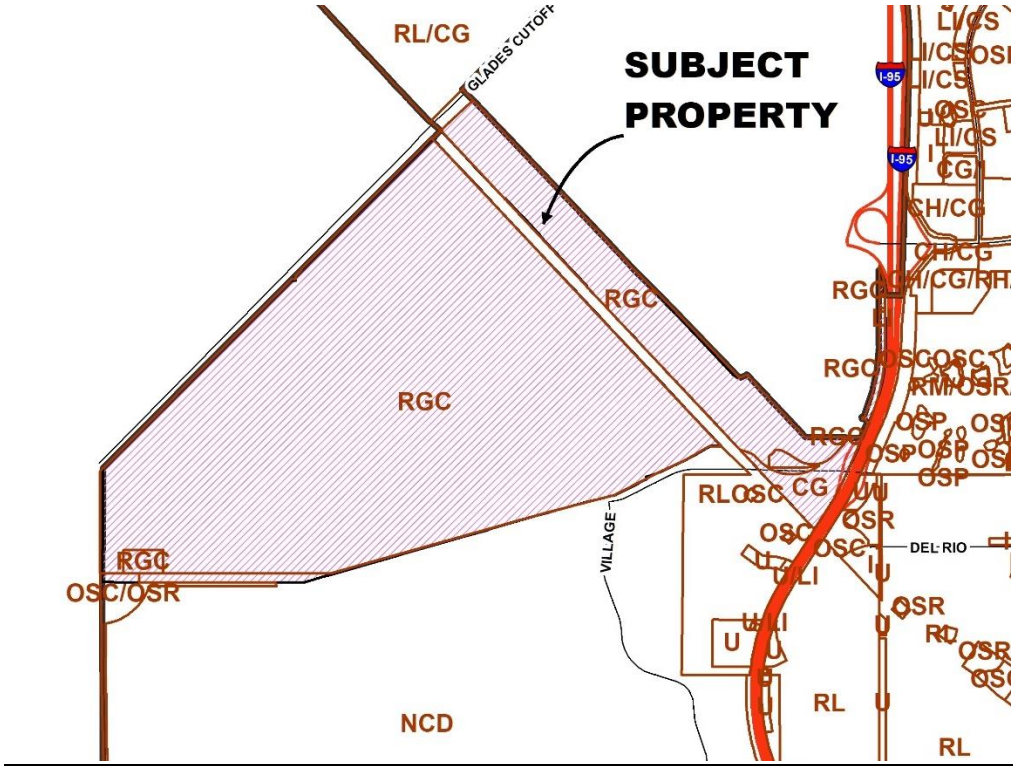


Figure 3. Future Land Use Map

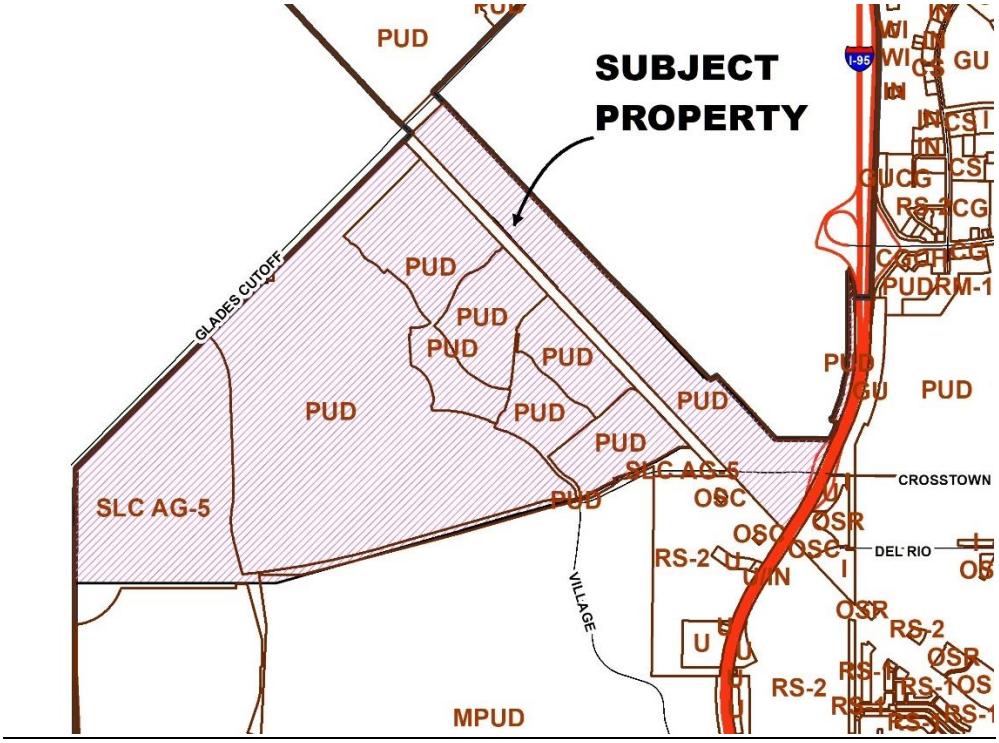


Figure 4. Zoning Map

DRI Background:

Verano (PGA Village/Montage) is an approved Development of Regional Impact (DRI) that consists of approximately 3,001 acres. The Verano Development of Regional Impact (DRI) was originally approved by the City Council on October 27, 2003 through Resolution 03-R68. There have been seven amendments to the Verano/PGA Village/Montage DRI. The last development order was approved by City Council on January 11, 2021 by Resolution 21-R01.

The future land use classification for the Verano DRI is Residential Golf Club (RGC). Existing zoning for the property is Planned Unit Development (PUD) or St. Lucie County Agrcultrual-5 (SLC-AG-5). As properties that have County zoning are developed, they are required to be rezoned to PUD as per the DRI.

The current development order provides for:

- 7,200 residential units
- 50 assisted living units
- 300 spaces for recreational vehicles
- 848.5000 square feet of retail/service
- 100,000 square feet of office
- 300 hotel rooms,
- 1 golf course, with 100,000 square feet of ancillary uses
- 48-acre school site
- 50-acre park site.

P21-070 – Verano Pod H PUD Background: Recommended to Approve with Conditions by Planning and Zoning Board. Application has not been sent to City Council**.**

On January 4, 2022 an application for Verano Pod H PUD was brought before the Planning and Zoning Board for approval. See attached minutes. The Planning and Zoning Board approved the application with the following condition:

> *Both parties before their presentation to City Council make a good faith effort to meet and work together to identify common ground in terms of the buffers, berm, any safety issues that can be documented by the appropriate Environmental Protection Agency, whether that be state or federal, provide data before they go to City Council to that effect, and then make their case to the City Council.*

Verano, Liberty Tire, and Allied Universal are still in discussion on these issues. The applicant indicated that he would send a letter to the Planning and Zoning Department when they had concluded discussion on the buffer issue. Staff has not received letter from applicant indicating that the discussions have been finalized.

Representatives for the adjacent industrial property owners on Range Line Road, Allied Universal and Liberty Tire, objected to the proposed Conceptual Master Plan for the Pod H PUD at the January 4, 2022 P&Z Board meeting. AT the January 4 meeting, the representative for Allied indicated that they wanted to see at least a 750 foot to 1,000-foot buffer along Range Line Road on the Verano property. The representatives indicated they were especially concerned about leaks, fires and explosions that might occur on the heavy industrial properties.

Verano representatives have indicated that they have provided a sufficient buffer. Except for the new corner commercial property, the proposed buffer width is wider in some areas than shown on the earlier Map H DRI Preliminary Master Plan.



Figure 5. Verano Pod H PUD (P21-070) – Currently Under Review – Not Approved

RELATED PROJECTS

- P21-070 – Verano Pod H PUD, Recommended to Approve with Conditions by Planning and Zoning Board. Application has not been sent to City Council yet.
- P20-189 – Verano DRI Map H Amendment, Resolution 21-R01
- P17-207 – Verano DRI Map H Modification, Resolution 18-R01
- P11-123 Verano Development - N.O.P.C. (Notice of Proposed Change) - This application changed conditions of approval for the project regarding development intensities, phasing, buildout and expiration dates, transportation requirements, and the Master Development Plan. This application was approved by City Council on October 22, 2013, Resolution 12-R102.

STAFF ANALYSIS: This request is to amend the Verano DRI development order to amend Verano Map H, Preliminary Master Plan to relocate the St. Lucie County School site, reconfigure the City park site, and remove references to access to Glades Cut-off Road and to the Peacock property.

City Park Site: On the current DRI Map H, the City park site is approximately 800 feet wide and extends along the entire length of Range Line Road. It creates a buffer between the industrial uses on the west side of Range Line Road and the proposed Verano residential/school/commercial uses on the east side of the road.

With the proposed modification to the site configuration, the City park site still provides a buffer to most of industrial uses on west side of Range Line Road, except that the corner of the park site has been notched out for a future commercial site and part of the City park is to be replaced with a lake in the residential area on the north side of park. The width of the City park site has increased to approximately 1,400 feet measured east to west. The lake area is at least 800 feet wide measured east to west. See Figures 2 and 5 above.

In addition, the applicant has indicated that they would agree to provide a 50-foot-wide buffer with a 6-foot-high landscaped berm along the entire length of the property adjacent to Range Line Road. Staff recommends that this buffer be indicated on Map H.

At the time when the Verano Pod H PUD (P21-070) was being reviewed the County recommended that a berm extend along the lake area that abuts the FPL easement. This would help enclose the buffer area.

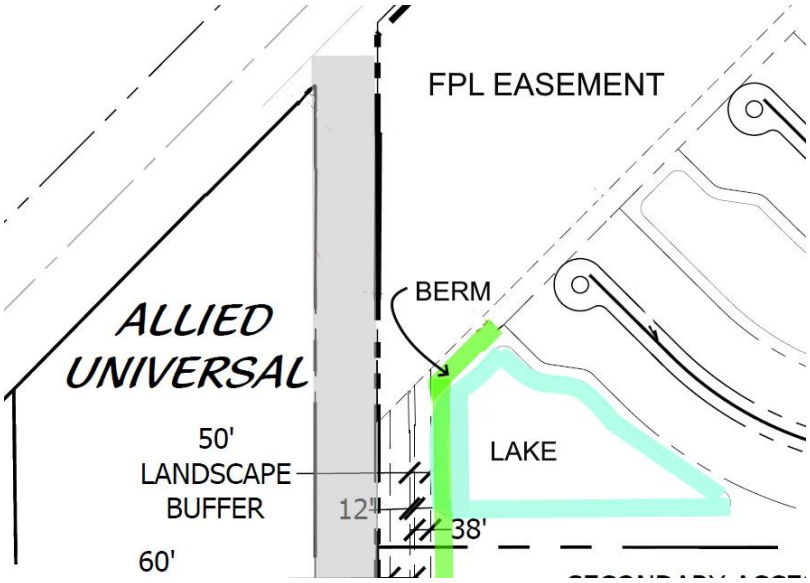


Figure 6. Berm Adjacent to FPL Easement and Verano Lake

County School Site: The school site has been relocated from the corner of Crosstown Parkway and North South Road A to be adjacent to the City park site. The DRI Map H previously required that the County school site be located on the corner of Crosstown Parkway and North South A Road. It was the desire of the County School Board and the City Parks Department to have the two sites adjacent to each other. The City park site is more accessible to students. Also, with a driveway connecting to the site from North-South A Road, greater stacking is provided for school buses by the longer driveway. Staff recommends that this driveway access be indicated on Map H.

The proposed Map H amendment will not affect any thresholds that are identified in the development order. In fact, no changes to the existing development order have been provided. Therefore, the number of residential units, square footage for retail, office space, or number of golf courses will not be changing.

Per Florida Statute 380.06 Developments of Regional Impacts, the DRI may be amended providing it adheres to the adopted local comprehensive plan. This application is consistent with the Comprehensive Plan Objective 1.1.4, which states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

Remove references to Glades Cut-off Road and Peacock Property: These references were removed previously in a previously approved DRI Amendment P19-025 (Resolution 19-R26). The wrong Map H was inadvertently attached to the last DRI amendment P20-189 (Resolution 21-R01) that was approved in January 2021. This amendment corrects the map.

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 with the following conditions:

1) Prior to sending application to City Council for approval, revise the Map H, Preliminary Master Plan, to designate an 80-foot-wide access area for a driveway and sidewalks from North-South A Road to the County school site.

2) Prior to sending application to City Council for approval, revise Map H, Preliminary Master Plan, to indicate that a 50-foot-wide landscape buffer with a berm will be located along the entire side of the property fronting along east side Range Line Road. A landscaped berm shall also extend along the side adjacent to the 500-foot-wide FPL easement and the proposed lake area north of the City park site. See Figure 6.

Note:
Location and configuration of all development parcels, lakes, open space and golf will be fully delineated during the permitting process.

48 acre school site located west of North-South "A" roadway and adjacent to Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

** *5-8 acre institutional / civic site may be provided contiguous to any approved access point from Crosstown Parkway or North-South "A" roadway.*

* *The total gross park acreage shown is 51.0 acres and the total net park acreage is 47.9 acres (95% of the required 50 AC).*

Legend

- Proposed DRI Buffer
- ** Proposed School / Institutional Site
- * Proposed 50 Acre Public Park Site

500' Buffer
Glades Cut-off Road
Railroad
C-24 Canal
12' Emergency Access
Reserve Blvd
FPL Easement
500' Buffer
Future Public Right-of-Way for North-South "A" Roadway
The Reserve DRI
Centre Drive
Commerce
City of Port St. Lucie (St. Lucie West)
Crosstown Parkway Interchange
East Commercial Area
City of Port St. Lucie
I-95
Future 135' R/W for Crosstown Parkway

Verano
Preliminary Master Plan Map H

Exhibit 'B'
Map Amendment
9.16.2011
REV. 11.11.2011
REV.09.13.17
REV. 02.16.2019
REV. 07.08.2022

North
1600 0 800 1600

other requirements for the side and front setbacks are being met. He explained this was approved in 2017 when the subdivision plan was approved. He said since then they have learned to amend the PUD's so they are five foot setbacks, as this is the only PUD that still has the six foot setback in place. He stated they reached out to the property owner of lot 41, and they are in agreement with the variance. He showed the Board the slight bend in the property line that comes down and meets the lake, which is requiring the variance. He also showed the 5.47 inches as opposed to the required six foot setback.

Mr. Sorrow presented the letter of support from the property owner of lot 41. He said it does not impact anyone else in the development and his team humbly requests the Board's approval for this variance.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no discussion, Board Member Piechocki moved to approve P21-286 Verano South PUD 1-POD "B", Plat 1 Variance. Board Member Briney seconded the motion, which passed unanimously by roll call vote.

At this point, Planner Grubbs indicated there was a discrepancy between her presentation and the applicant's presentation. She said the applicant applied for 7 inches; however, their survey reflects a 6 inch encroachment and that is what staff based their analysis upon. She confirmed the Board was approving the 7 inch encroachment.

Board Member Piechocki restated his motion and moved to approve P21-286 Verano South PUD 1-POD "B", Plat 1 Variance with a 7 inch reduction. Board Member Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

8.h P21-070 Verano South Pod 'H' - PUD Rezoning **2021-1087**

Location: The property is located south of the C-24 Canal, east of Glades Cut-off Road, west of I-95 and north of the Crosstown Parkway.
Legal Description: A Parcel of Land Lying in A Portion of Section 6, Township 37 South, Range 39 East and Section 31, Township 36 South, Range 39 East, in the City of Port St. Lucie, St. Lucie County, Florida.
Request: This is a request to rezone 486.228 acres from SLC-AG-5 (St. Lucie County-Agricultural 5) to City Planned Unit Development (PUD).

Chair Beutel inquired if the Board members had any ex parte communications, to which Mr. Piechocki disclosed that he had spoken

to Mr. Sorrow, Ms. Taylor-Moore indicated she was in a Zoom meeting with the applicant, and Mr. Previte stated he met with the applicant in the Planning & Zoning office. Vice Chair Stephenson, Ms. Briney, and Secretary Wooten stated they had no ex parte communications.

Deputy City Attorney Elizabeth Hertz clarified any members of the Board who have met with the applicant in any capacity on this matter are to disclose their ex parte interaction with the applicant.

Chair Beutel called a recess at 8:43 PM and the meeting reconvened at 8:51 PM.

Vice Chair Stepheson noted for the record that she had ex parte communication with Dan Sorrow in regard to this item, as she wrote the wrong project number in her notes. Chair Beutel confirmed with the Deputy City Clerk that the record was corrected to reflect Vice Chair Stephenson's ex parte communication.

Holly Price, Senior Planner, with the Planning and Zoning Department provided a PowerPoint presentation. She stated the file was sent to the City Clerk at least five days prior to this meeting and indicated that she had been sworn in.

Planner Price stated this is the Verano South Pod H PUD, P21-070. She showed the Board the property, which is the last property in the Verano DRI to be rezoned to PUD development. She said the request is to rezone approximately 486 acres from St. Lucie County - Agricultural 5 to City Planned Unit Development (PUD). She stated the PUD proposes a maximum of 900 dwelling units on 486 acres at a density of 1.85 dwelling units per acre. She said the applicant indicates this property is to be an age-restricted community. She noted that it also has a 10-acre commercial site, 7.6-acre commercial site, 50-acre City park site, and 49.1-acre County school site.

Planner Price indicated the applicant is Cotleur & Hearing with Daniel Sorrow as the agent. She said the owner is PSL Land Investments, LLC. She showed the Board the aerial of the subject property as well as the master conceptual plan, which includes the residential, City park site, school site, and commercial sites. She reviewed the DRI and PUD uses and presented the original DRI for this property. She also presented the Future Land Use map, which is Residential Golf Course, and the Zoning map, which is currently St. Lucie County Agricultural 5.

Planner Price stated the latest traffic analysis was received in November 2021, with a statement by McKinsey Engineering and Planning for the Kolter Communities, and Public Works has found this traffic to be consistent with the PUD. She explained that according to the DRI, the 2-lane extension for Crosstown Parkway to North-South A is required 5,023 PM peak hour trips and plans are under design for this extension. She said the 2-lane roadway from North-South A from Crosstown North to the southernmost residential access is required prior to the first Certificate of Occupancy being issued on the west side of North-South A.

Planner Price stated the PUD amendment is consistent with the direction and policies of the Comprehensive Plan. She said the PUD amendment was reviewed and recommended for approval by the Site Plan Review Committee on April 14th and that staff recommends approval.

Dan Sorrow, Cotleur & Hearing, introduced himself and stated he was representing the developer, Verano Development, LLC. He also introduced Scott Morton, Vice President of Entitlements and Land Planning, who is representing the Kolter Group, as well as Bill Perry with the Gunster Law Firm. Mr. Sorrow advised Chair Beutel that he would like Mr. Perry to address any comments made at the end of the public comment, to which Chair Beutel responded in the affirmative.

Mr. Sorrow explained this is the last acreage or tract within Verano that still has the old agriculture zoning and does not have the PUD zoning, as they have been working on this since 2003. He reviewed the applicant's request and stated he believed Ms. Price showed the 2018 plan, but there is one that is more recent. He said looking back to 2012, the park site was always shown along Range Line Road.

Mr. Sorrow stated they have had discussions with the School Board on the location of the school site. He said it has also been discussed that, because it is a gated community, the citywide design standards only apply to commercial and multifamily facilities, and this has been codified within the PUD document.

Mr. Sorrow presented the location of the property and showed some recent photos of the development to date. He stated they just held the World Pickleball Championships in December and it was well attended.

He said that parking and shuttling the people back and forth to the tournament went very well.

Mr. Sorrow showed the Board the overall DRI area that encompasses 3,001 acres of the City. He indicated last year the Board approved Pod G and the golf course will be under construction within the next month or so. He said they are excited to be fulfilling the obligations of the DRI and reviewed the history of and amendments to the DRI. He stated the overall DRI is entitled to 7,200 units and 7,406 units have been entitled; however, they only have 4,659 plotted lots or site plans in Verano. He said they will be submitting the extension of Crosstown Parkway on January 19, 2022, improving the North-South A Road up to their entrance, and dedicating the school and park sites.

Mr. Sorrow also presented the Pod H area and reiterated and discussed the proposed aspects of the PUD, including the accessibility, recreation area, and right-of-way/pathway.

Chair Beutel opened Public to be Heard.

1. Christian Tiblier with Baker Hostetler stated he agreed to have Ron Noble speak first. Mr. Noble indicated he represented Allied Universal Corporation and Allied New Technologies. He explained that Allied owns and operates a chemical plant on the opposite side of Range Line Road from the rezoning property before them tonight. He stated the chemical plant and the residential uses they proposed and presented to the City in the past are wholly incompatible and inconsistent uses with the sound principles of planning and zoning. He said these are the same issues and concerns that Allied raised back in December 2020, when this petition was brought. He explained they were resolved temporarily when the developer agreed to remove these 500 acres from their rezoning application at that time, and they have now brought it back before the Board as Pod H. He said they anticipated having some communication with the developer during that interim period. He stated the developer advised them that they were proceeding and have provided a several hundred foot setback between the actual chemical plant on Allied's property and the closest residential uses, not to mention the park site.

Mr. Noble explained they set a precedent years ago with Tradition that the closest residential to the heavy industrial zone properties would be 1,500 feet and they believe that is the appropriate standard to apply to

this rezoning. He said it requires the developer to give up one row of houses on the site plan that was just presented. He noted that Allied is not in opposition to this DRI or to growth and development in Port St. Lucie, but they need it to be a safe development. He said they were just kicking this down the road and setting the stage for serious problems with residential right across the street from a chemical plant that runs 24/7, has heavy tractor trailer truck traffic hauling the chemicals, and has hundreds of thousands of gallons of hazardous materials and chemicals on site at any one time. He stated these are not compatible land uses, as there is a city park site right across from the chemical plant. He said they were willing to work on and discuss the buffers and setbacks this evening or do that later with the developer.

Mr. Noble stated the Board would be hearing from the developer's attorney on rebuttal that Allied somehow agreed to conditions of approval when their plants were expanded several years ago, and they would not have any adverse impact. He said Allied is not out to create any adverse impacts, as they want to be good neighbors and need to have sufficient setbacks as well as sufficient buffering and screening to try and render these incompatible uses or at least coexist into the future. He stated he hoped the Board was provided a copy of his letter that was sent to the staff last week.

Board Member Piechocki inquired how Mr. Noble came up with the 1,500 feet. Mr. Noble explained there is a bit of chlorine on site, and they look at technical issues with dispersion modeling and things of that nature, but they really did not do that on this one. He stated 1,500 feet, a substantial buffering screen, 10 foot berm, planted landscaping along Range Line, they just believe that is the appropriate number that provides an adequate setback from a chemical plant, the light, the noise, everything else. He said it is the same setback this Board approved for Tradition, based on the same heavy industrial users across Range Line Road.

2. Christian Tiblier, Attorney with Baker Hostetler Law Firm, stated he was there on behalf of Liberty Tire Recycling, LLC. He explained that Liberty, like Allied, has a heavy industrial tire recycling facility just west of Range Line Road and west of the property being proposed for rezoning. He said the rezoning application proposes multiple incompatible and inconsistent uses, such as residential homes, a school, a public city park, and commercial land across the street from

this heavy industrial zoned property.

Mr. Tiblier stated that on November 24, 2020, St. Lucie County sent a letter to Anne Cox bringing up the same concerns that he and Mr. Noble are bringing to the Board today. He said he has a copy of that letter with him and would like to introduce it into the record, as well as his letter to Holly Price and Anne Cox on/dated January 3, 2022.

Mr. Tiblier stated that Liberty's services are important to the environment and the local community, as without recycling unwanted tires become waste that is unmitigated and just fill landfills across the country. He explained that Liberty takes this potential waste, recycles it, and transforms it into usable beneficial products, such as low emissions fuel for industrial use or playground mulch. He said the Liberty facility at Range Line Road employs 112 local residents. He stated the industrial processes used by Liberty in recycling tires requires the use of heavy industrial shredders, conveyors, and other heavy industrial equipment, which emit noise, vibration, and odor that has the potential to disturb surrounding noncompatible use properties. He added that Liberty uses heavy trucks 24/7 to transport the finished product and unwanted tires as well as operates its recycling facility 24/7.

Mr. Tiblier stated Liberty believes, like Allied, that the development will go on. He said they are not opposed to developing the property at issue, but they also believe that proper screening and buffer should be used just like in southern Tradition, the property south of the proposed rezoning property. He indicated that just to the south is that same 1,500 feet buffer between the property that was rezoned and Liberty. He said they proposed a 15-foot setback from any residential, school, city park, or commercial uses, and a 10-foot earth and berm on the east side of Range Line Road, planted with trees and vegetation, as a proper screen between light, noise, dust, odor, and vibration.

Mr. Tiblier stated he noted when this agenda item was brought up, there were a lot of ex parte communications disclosed with the applicant, to which Liberty or other interested parties were not available to or were not invited to address the concerns. He said he would like to raise a point of order to specifically raise or disclose these ex parte communications further so the stenographer here can take it down, to preserve the record for potential future use. He stated that Liberty respectfully requests that the rezoning application be denied or at least

revised consistent with the concerns they have raised today.

Board Member Piechocki asked, in terms of establishing the 1,500 feet, if there has been any accidents or violations filed with any Florida or federal environmental protection agency over the last couple years that would add credibility to the request of 1,500 feet. Mr. Tiblier stated there were none that he was aware of, except for the Tradition development that is directly south, where the 1,500 foot buffer was used. He added there are heavy use trucks on Range Line Road delivering to Liberty's property and noticed the traffic study did not specifically address the coexistence between the residential, city park, and school traffic with these heavy use trucks. Mr. Noble stated he was not aware of any regulatory filings. He said they were stating the obvious, as they could look back at the newsreels and published reports of what happens when there is an industrial accident in a chemical plant or heavy industrial user, either Allied or Liberty, when there is residential immediately proximate to it. He stated the sole reason behind the 1,500 foot setback is to protect public health and safety of these residents. He said it is not just in the event of an industrial accident, as it is also the day-to-day operations mentioned by Liberty's attorney and the heavy industrial uses, which is why they are located in the industrial park. He noted all these things are in the code and plan and separate these uses from one another.

Board Member Piechocki inquired if the distance from the plants, as drawn up before them now, is 1,500 feet to the closest home. Mr. Noble stated he believed what was being proposed right now was several hundred feet from the plant itself. He said what his team has proposed, and what was approved in the past by this Board and the City, is 1,500 feet from the property line of the industrial users to the closest residential lot. He explained it does not have to be a residentially zoned property, as they will stipulate to that, but to the closest home, they would want 1,500 feet between the property boundary of Allied and in the actual platted lot. He said he believed the applicant has proposed several hundred feet from their chemical plant, not their property line, to those residential lots or they are not even 1,500 feet from the chemical plant.

Board Member Piechocki asked Mr. Sorrow, right now, as drawn up before the Board this evening, where the chemical plant is to the closest residence and where the chemical plant is to the western edge of the proposed school site. Mr. Sorrow stated he would like to show a

slide and have Bill Perry address it.

Mr. Sorrow stated he would like to correct what was represented by him earlier that there are 50 to 80 foot lots. He clarified they actually have 40 foot lots and villa lots as well.

Bill Perry with the Gunster Law Firm stated the drawing on the screen shows the distance from two concentric circles, one from Liberty's facility and the other from Allied's facility, from the tanks themselves. He noted the 1,000 foot radius is the closest point to the nearest home and more than 1,500 feet to the school site. He said the park serves as a buffer, as does the lake in front of the residential parcels that keeps any lot 1,000 feet away from the tanks on Allied's and Liberty's properties.

Mr. Perry stated for the record that they sent a letter to both of these objectors back in October and did not hear much until late last week, when Mr. Noble sent a letter to the City on New Year's Eve, and then Mr. Tiblier's came January 3, 2022. Mr. Perry stated his team agreed to remove this property in the interest of keeping peace and harmony and come back later. However, they are now at the point where they need to finish this project at the benefit of the developer, City, and School Board. He explained the school and park sites are desperately needed and the roads being constructed as part of this, specifically Crosstown Parkway and the North-South Road, to help the Verano PGA Village community, are being held up by two industrial users who cannot contain their facilities and operations within the boundaries of their facilities. He said it is not right or fair and they should not be able to dictate what a pre-existing development should provide in the way a buffer.

Mr. Perry stated Mr. Noble was referring to an approval that Allied got in 2007, as Ms. Price and Mr. Sorrow indicated the original DRI was done in 2003. He said when Allied substantially expanded their facility, it was found it would only meet St. Lucie County's code if certain conditions were made available, such as landscaping, creating an opaque buffer, and operating the project in a way to not interfere with the neighboring uses. He stated at the time Verano was a known neighboring use and it says Allied's proposed project will be constructed, arranged, and operated, so as not to interfere with the development and use of the neighboring property in accordance with applicable regulations and the recommended conditions of approval.

He said that one of those conditions of approval is that the landscaping along Range Line Road shall provide an opaque vegetative buffer at a height sufficient to effectively screen Allied's manufacturing facilities from the adjacent residential development along Range Line Road. He noted that Verano is that adjacent residential development.

Mr. Perry stated the Board can see what the screening looks like and it does not appear to be opaque. He said if there is an issue of buffering and creating a buffer between their uses and the residential Community, some of that needs to occur on Allied's property.

Mr. Perry indicated the gentlemen have been talking a lot about rezoning, but this property is zoned for the uses intended. He stated a DRI has been in place since 2003, providing that this property would be developed in the exact manner being proposed tonight. He noted it is being proposed in a lower density than was originally proposed. He handed out Resolution 03-74, as it was in the list of resolutions and indicated he had copies for the other attorneys as well. He explained the important thing about this resolution is that at the time this property was annexed from the County into the City, an appropriate land use, Residential Golf Course (RGC), was established in 2003, four years before Mr. Noble changed and expanded his facility. He said a land use of RGC means they can have golf courses and residences up to five units an acre. He stated the development here is substantially less at about two units an acre, which is substantially less than the maximum that could be allowed under the land use.

Mr. Perry stated that at this same time, a DRI was put into place specifying all the uses that will be made of this large piece of property, including a 50 acre city park, 49.1 acre school site, and roads and other improvements that were necessary to make the development work. He explained that Map H is the zoning document that shows how those uses will get laid out over this big piece of property. He stated Map H has been changed many times, most recently in Resolution 19-R26 that was not on the list. He said he has copy of it for the Board and for the other gentlemen as well, as it shows the 50 acre park, the 49.1 acre school site, and the Crosstown Parkway and North-South A Road in the exact locations being proposed for development here. Mr. Perry provided the resolutions to the Board.

Mr. Perry explained all of this was important because under Florida Statutes 163.318 (4) and (5), if one is going to object to something,

they have to do it within 30 days of the time the approval was made. He said the approval was made in 2003 to develop the property in exactly this fashion and the DRI sets forth exactly what they have to do on buffering as well as how big and where the city park and school sites are going to be, and now they want to change all that because they cannot keep their operations inside the boundaries of their property. Mr. Perry stated that was wrong and respectfully requested the Board take staff's recommendation tonight and advance this to the City Council. He said he was sure they would be having these discussions there as well, but his team would like to move this process along to get the School Board its school site, the City its park, and finish this development.

Board Member Previte stated the letter dated November 24th from Leslie Olson mentions reducing the approved buffer adjacent to Range Line Road from 500 feet to 50 feet. He asked what that was referencing. Mr. Perry said he was not exactly sure, but they have no proposal to do that. He stated the park is included in the buffer, so the park buffer alone is 1,000 feet for that portion of the property, so there is no reduction of the buffer being proposed in what is before the Board.

Board Member Previte stated the claim is being made that they need 1,500 feet and the letter from the County representative indicates there is an approved buffer adjacent to Range Line Road of 500 feet. He said he is trying to get some clarification. Mr. Perry said the DRI has a buffer and asked Scott Morton to address it.

Scott Morton introduced himself and stated he was with Kolter Homes for the applicant. He explained the buffer requirement is listed within the development order and has a minimum of 200 foot, maximum of 1,000 foot, and an average of 500 foot along the western limits, which would be Glades Cutoff Road and Range Line Road. He stated the applicant is providing that buffer along the Pod H residential area and the PUD is establishing the park and the commercial node. He said the establishment of what that buffer is and what it will look like will come with the site plan approvals of that park as well as the commercial node, as those are part of the DRI and would be subject to what would be required under the DRI.

Mr. Perry noted there would be no change in the DRI buffer with this proposal. He clarified the 1,500 in Tradition did the same thing they did

here, as they objected the last one and the developer in the Tradition case did not have a pre-existing DRI or land use plan. He said the developer was trying to get those approvals and, instead of being delayed, agreed to a 1,500 foot buffer. He stated the applicant does not agree.

Mr. Noble stated he was confused by the statement they were not there on a rezoning, as they are clearly there on a rezoning and these issues are ripe for consideration right now. He said they are there to talk about public health and safety as it currently exists, and not what was done 10 or 20 years ago.

Mr. Noble corrected Mr. Perry, as the chemical storage tanks on Allied property are located much closer to the residential use and Pod H than what was depicted on the 1,000 foot exhibit that was just shown. He said there are large chemical storage tanks and outside the building there are acid tanks located there. He stated what Mr. Perry is showing as a 1,000 foot buffer is probably down to 700 or 750 feet from the building itself. He said they are requesting that the actual property boundaries be appropriate to ensure public health and safety of future residents.

Mr. Tiblier, with Baker Hostetler for Liberty Tire, reiterated Mr. Noble's comment, as this is a rezoning hearing, it says it on the agenda, and it is titled Rezoning – St. Lucie County Agricultural Zoning to the residential use proposed by the applicant today. He added that the Comprehensive Plan has made similar buffers and screening requirements for just south of this development. He said it was 1,000 feet and, in the January 23, 2022, letter he sent to the Board regarding Policy 1.2.5.2, he stated it is not necessarily completely applicable to the land at issue here, but it is a similar policy. He stated the 240 acres to the west of the land at issue is zoned for heavy industrial and Liberty Tire is looking for a reasonable buffer given the fact that the entire 240 acres to the west of Range Line Road is heavy industrial use.

Board Member Piechocki inquired if they would consider the city park site and the commercial site a buffer they could live with. Mr. Tiblier stated if the city park site has the appropriate screening and berms they are seeking, perhaps, but they have not had that discussion with the developer.

Board Member Previte indicated that Policy 1.2.5.2 states the required

buffer zone ranges between 250 and 1,000 feet, with an average of 500 feet. Mr. Tiblier stated that was correct. He explained his point is that refers to agricultural use and residential use for the NCD district, and they are talking heavy industrial use.

Board Member Piechocki stated they are both longstanding businesses and have the right to operate, and obviously the jurisdiction they are in has allowed that. He said this development by Kolter is a good thing, with jobs, residences, and a school site. He stated he would have hoped by this time they would have found some middle ground to ensure that the community and future school will be safe from both of their perspectives.

Chair Beutel inquired if there was anyone else to be heard from the public. There being no comments, she closed Public to be Heard.

Chair Beutel asked what the national standard was for a safety buffer between a heavy industrial and residential neighborhood. Deputy City Manager Lamar-Sarno stated she did not have an answer for that, as they review using their code.

Board Member Piechocki inquired if that was something staff still needed to do, could do, or would have an additive value or not, to which Deputy City Manager Lamar-Sarno responded in the negative. She explained that staff assesses every application brought in front of the Board, as to what has been submitted and what is according to the ordinances and codes adopted by their City Council. She said once they go through the process and permitting, then other departments in the state take over. She stated she cannot speak to nationally, as her job is to speak to what their code and ordinances say. She said she believes they have done what they can do with the application at this point in time.

Board Member Piechocki stated he was not familiar with the structure for EPA rules and regulations within the state of Florida. He asked if staff had called that department for some specialized assistance, beyond the city codes, rules, and ordinances, to which Deputy City Manager Lamar-Sarno responded in the negative.

Board Member Taylor-Moore added there are concerns about safety, as far as one business developer, compared to what is going on with making sure the Board pushes this piece through. She reiterated her

concern, as a healthcare provider on this panel. She said she wants to understand some of the challenges with the emissions mentioned here. She asked if they could do a review or get some expertise on what that would mean for those residents closer to this plant. She said she has some concerns when she listens to both sides. Deputy City Manager Lamar-Sarno stated it was up to the pleasure of the Board.

Marty Sanders, Executive Director of Facilities, Maintenance and Growth Management at the School Board of St. Lucie County, stated he has been involved in this project since 2003 and thought the applicant did a good job of explaining this project was a development of regional impact and was reviewed by the City, Regional Planning Council, and County, and they approved the entitlements in the land use as depicted in this project. He said they have been working on the school site there for quite some time and when they talk about impacts from adjacent projects, normal regulatory review requires they maintain a safe facility and not have impact on their neighbors. He stated it was rather perplexing or odd that a neighbor would say “you are missing my 1,500 foot buffer on your site that I need to maintain a safe operation.” He said he believed the County approval referenced they were required to provide their own safeguards, which is why they have to invest in their facility to make sure they have those safeguards. He stated they realize accidents happen, but this project is nearly 20 years old now in the development approval process. He asked if the buffers had the exact dimensions for what is right on the site, he said he did not know that answer, but he thought the Department of Environmental Regulation might have some ability to provide some input.

Board Member Taylor-Moore stated she does not know all the answers, as she is asking questions from a safety perspective. She said it is their prerogative to do that and make sure they are all doing the right thing. She stated this is a 20 year old project, and maybe Allied and Liberty Tire were there, and now this piece is coming in. She said they are both long term providers in the City, but at the same time looking at years later, what are some of the issues that the Board needs to address, based on the fact this residential is now going to happen. She asked if the standards and issues were the same. She stated she thinks being prudent and doing their due diligence, the Board should look at what that could mean for all of them. She stated, like Mr. Piechocki said, could they have come to some agreement together about what is appropriate for all involved, and then looking back again at safety, as that is always their concern. She said it is a 20 year

project with great stakeholders. She asked how they can support everyone in this matter and, when they make the decision going forward, how they can all be comfortable it is the right thing to do.

Chair Beutel asked if this was to be delayed until next month, if that would give the Planning and Zoning Board enough time to discover any information from the EPA regarding the questions that were asked on the safety and welfare of the residents. Deputy City Manager Lamar-Sarno stated it would be tight, as it would just depend on when they can meet with the EPA. She said the Planning & Zoning Meeting is February 1st, and they typically get their agendas ready two weeks in advance and their staff report has to be ready three weeks in advance, so that would be pushing it.

Chair Beutel indicated that on a previous subject it was said they could do it a week in advance. She explained that rather than entertain a motion of denial, she is asking if the Board can get some answers to these pertinent questions, to make sure the safety and welfare of the residents is preserved. Deputy City Manager Lamar-Sarno stated staff could work towards that if that is the pleasure of the Board.

Vice Chair Stephenson stated that Allied has been there a long time and the developer has owned the land for a long time, with the premise of someday developing it, as it has gone through all these different Pods. She asked, in Allied's request for this 1,500 foot buffer, what do they know that the Board does not know. She said she feels Allied has spearheaded this issue for the developer of needing this buffer. She questioned what was already going on over there that requires this type of buffer. She said if they would have said it was because of the vehicle noise or the lights of their facility that would make sense to her, but she does not feel that is what they are saying this buffer is for.

Chair Beutel stated she thought they briefly touched on the noise, light, vibration, and traffic. Vice Chair Stephenson said that is the overall issue, as they are not saying it is because of what they are actually physically doing at their facility, whether it is a chemical facility, tire facility, or rubber. She stated that it has nothing to do with environmental. She said if the Board is going to ask Deputy City Manager Lamar-Sarno, she wants to clarify what they are asking the City to do - is it an EPA thing or a noise/light thing. She asked if they were trying to be a good neighbor to not irritate residents or is something going on at their facility that the EPA down the road will have a story on their hands. She said she just wanted to understand why

Allied has such a problem and if these 1,500 feet are going to solve the world's issues, as something seems a little off.

Mr. Noble stated that it is all of the above, the public health and safety issues associated with the chemical plant, the massive volumes of hazardous materials that are stored and processed at that plant, the truck traffic, and all the industrial adverse impacts they have talked about already, like dust, noise, emissions. He said the list goes on and on. He stated it is just back to the basic concept of why they had these zoning requirements. He said there is no standard for that setback because it is prohibited. He stated almost all codes would prohibit the direct, immediate, adjacent location of heavy industrial to single family residential uses without these types of substantial buffers and setbacks, and that is exactly where the 1,500 foot number came from. He said it is efficient distance that mitigates those adverse impacts, whether they be environmental or all the operational impacts they have already discussed.

Board Member Piechocki inquired if it was based on any research, documents, or studies. Mr. Noble stated it is based on factual information that 1,500 feet away, light dissipates and will not adversely impact that neighborhood; 1,500 feet away one may hear the hum of heavy machinery as opposed to the loud roaring noises, at which point the City will be getting calls from all these residents in the future when windows come open; and 1,500 feet allows for mixing and dispersion zones for odors and things of that nature in the air to dissipate as opposed to fallout on homes in that area. He said it is just back to the basic incompatibility of heavy industrial next to residential. He stated if they move it far enough apart, that 10 foot buffer on the Verano side of Range Line Road would do a lot to dissipate all of that.

Board Member Previte asked Mr. Noble if they were planning to put a berm there, to which Mr. Noble responded in the affirmative and showed a slide of the area they are proposing. He said there is a 50 foot berm along Range Line Road and a drainage lake before getting to the first houses and the city park site will have its own buffer as well. He stated this is a complicated issue and the Planning and Zoning Board should not have to be dealing with this. He said they are at consistency with what has been done at Verano before. He stated this is the same PUD, same lot sizes, same type of development, and they are fulfilling their obligations. He said this is an issue for the City Council to weigh in on. He stated everything he has presented tonight

is consistent with everything he has presented in the past as it relates to Verano. He said Allied Chemical has the development order condition in St. Lucie County to be good neighbors and have a compatibility buffer. He stated his team is here tonight with a request to move forward, based upon the merits of the layout of the PUD, what they are proposing, and the uses consistent with all the other Verano development PUDs, and allow the City Council to make the determination. He said they are asking for the Board's support.

Board Member Taylor-Moore asked if the PUDs Verano has used in the past allowed for building residential homes next to heavy industrial. Mr. Noble stated there is no industrial right now within Verano. He said they do have some non-residential uses approved within their DRI, so they do have those abilities, but there is no industrial located within the Verano DRI at this time. Ms. Taylor-Moore stated that is probably why this is such a complicated issue, and the heavy industrial piece might be what is complicating the PUD, being that it is a little different. She said it may behoove them to see what some of the challenges are and have the Board set some standards that would allow them to feel more comfortable from a safety perspective.

Board Member Previte asked Chair Beutel if the right thing to do was to approve this and get it in front of Council, since it would have to get there at some point anyway. Chair Beutel explained that the Planning and Zoning Board is the most important Board to the City Council. She said if these questions are asked now, it is their responsibility to answer them to the best of their knowledge before it gets to City council. She stated they are not professionals in this field, but they do need to get answers and make sure the City Council has the best possible information before they have that discussion.

Board Member Piechocki stated he agreed with the Chair and opined that they are staff to the City Council and are supposed to filter some of these issues and resolve as many of them as humanly possible before it gets to the City Council, so they can make an informed decision. He said passing it to the City Council seems like they would be derelict of their duty.

Board Member Piechocki inquired as to what the parties would do if they had 35 to 45 days as a next step to come back and say they have worked diligently at this, gathered some facts, and are trying to help the Board help them. He asked what they would offer to the Board.

Mr. Sorrow stated he appreciated everyone on this Board, as they have a very important role as a reviewing body before the City Council. He said that is why his team has tried reaching out and presenting the facts as they see them, in making the case for this project moving forward to City Council. He stated they have a right to build as they have private property rights, and Marty Sanders has the right to get a school site, and delaying them would affect a lot of jobs. He said they humbly request that between now and Council they would look to see why 1,500 feet is a requirement. He stated his team has provided a good buffer for them and would like to move forward to keep things on schedule.

Chair Beutel stated there is another point of view here. She said as they build a beautiful neighborhood and people come in, they do not want them to become angry with the layout, situation, or safety concerns. She stated that although it may be a delay, they will have a solid recourse or answers to give to the residents they are trying to sell to.

Mr. Morton stated that a year ago when they segregated this away from the larger PUD to work on it some more, they were provided an e-mail from Ms. Price that, based on conversations with Mr. Noble, he had been asking for a 750 to 1,000 foot buffer, which they did to the rear of those lots, and utilizing the park as they have is perfectly satisfactory as far as transitional planning between uses. He explained all along I-95 and the railroad tracks, they will see industry users, ball fields, parks, other types of schools in these types of proximities. He said it is not right for Allied Chemical to come in and say they want 50 acres of your property and you cannot do anything with it. He asked what they should do - put other industrial over there that they do not have approvals for to use under their DO. He said it is not compatible and just moves the problem closer to anything else. He stated they have done a very good job of separating the residential uses from the plant. He said they can commit to a substantial buffer along the Range Line Road frontage that they do have out there.

Board Member Piechocki asked Mr. Morton to hold that point for a second. He said Mr. Sorrow has a right to build there, and the City and everybody wants them to build there. He stated the other party has a right to exist in the space they have occupied for years. He asked Mr. Sorrow, with the buffer his team has, could that be a starting point to a

discussion between all of them to come back to the Board and help them do their job for the City Council. He said if they cannot do that, it will have to go to City Council at some point. He stated he knows that sounds frustrating, but it is what reasonable people do. He said nobody wants to hold up a school, as they understand that is the carrot, but so is the safety issue.

Mr. Morton stated he thought his team had met what they asked a year ago in the team's revised plan that they brought back here. He said he is not even sure why Liberty Tire is still here, as the school in excess of 1,500 feet away and the closest residential lot is in excess of 1,500 feet away. He stated he thought he heard earlier that the park was okay there and he has not heard any objection to the commercial node being across from it. He said they have met Allied's issues. He stated it just comes down to if they go from the focal point of where their concentrated area of chemical use is on their site, as the property line goes all the way up to the railroad track and is farther up Range Line Road than Liberty Tire's property. He said 1,500 feet will go into more than just that first cul-de-sac. He stated that is a substantial taking of Liberty's property to satisfy a need Allied is supposed to be accommodating for on their own property.

Board Member Piechocki stated he would never say somebody wants to give some of your land to someone. He said they are just looking for some safety and for some facts. He asked where the 1,500 feet comes up - is it 1,500 or is it 1,000. He said that is all the Board is looking for.

Mr. Morton stated he did not know where the 1,500 came from. Mr. Piechocki said they should have come to this particular point at this point in time. Mr. Previte stated that it sounds like they have. He said if the request was 1,000 feet last year and if they have met that, is that not a coming to terms. He stated Mr. Tiblier is saying that one year ago there was a request for 1,000 feet and Liberty Tire has met that, and now it is 1,500. Mr. Morton stated that is what he is hearing, and he is relying on an email he received Ms. Price where she had the conversations with them. He said they were asking from their property line and we went from their tanks.

Board Member Previte asked Ms. Price to respond and if that was accurate. Ms. Price recalled there was some discussion that it could be less than 1,500 feet, and they thought they could accept. She said she does not remember the exact numbers given. Mr. Previte asked if it

was in writing somewhere. He said, as far as he is concerned, he is willing to approve this if that is the case. He stated if there was a discussion it was 1,000 feet and the applicant agreed or made their change to accommodate that, then he believed a meeting of the minds was already had.

Vice Chair Stephenson stated she agreed with Mr. Previte. She said she remembers when this came in front of the Board before, the number was different. She stated she does not understand how a community business partner is making the rules for another business partner. She said if it is written somewhere, it is an EPA issue, or if there is a logical in-print reason for 1,500 feet, then the Board would just like to see that. She asked, if the parties had already agreed to 1,000 feet a year ago and the 1,000 feet has been met, why are they now talking about 1,500 feet.

Board Member Previte stated he would like to move forward and approve this, as he was looking at the email that says, “Ron Noble, representative for Allied Universal Corporation, is requesting that Verano provide a minimum 750 to 1,000 foot buffer on the east side of Range Line Road, to preclude any future potential problems from the industrial development.” He said they were not talking about noise or lights, as they are talking about leaks, fires, and explosions. He stated he was not sure adding 500 feet would make a difference for an explosion. He said as far as he is concerned, there was discussion, and it was requested to be 750 to 1,000, the applicant met that request and now it has changed.

Board Member Piechocki asked Mr. Noble if that was an accurate representation of the conversation. Mr. Noble stated that could be a conversation he had with Ms. Price, as there were a number of conversations preparing for that December 2020 hearing before this Board. He said that was resolved at that point when the developer removed the 500 acres from the rezoning application, and that is where it was left off. He stated if there was any discussion of 750 to 1,000 feet, that was from the property boundary and not from any specific uses on the property.

Mr. Noble stated he agreed that these parties should have an opportunity to come together before this meeting. He said he would tell them right now that Allied will commit in good faith to work with these guys over the course of the next thirty days, and if they can agree with

something before February 1, 2020, they will come back and present that.

Board Member Previte asked what they would you agree to that is different than a lower foot distance. Mr. Noble stated it would depend on the buffering and screening, as this was the first he had heard of a 50 foot berm. He said he is not sure if that was what they intended to say, but a substantial earth and berm that is properly landscaped would go a long way to trading off some of the distance of a setback.

Board Member Previte asked for clarification on the berm that is planned. Mr. Perry stated the adjacent property owner should not be able to dictate what the buffer is, as that is the job for the City.

Mr. Morton stated the 50 foot that they mentioned was a width and not a height. Mr. Previte inquired if it was a standard 10 foot berm. Mr. Morton stated they could probably get six to eight feet and landscape will go up higher than that. He said they can commit across their frontage to doing that. He indicated that some of it is across the park frontage and it is what the City designs and chooses to do across that buffer.

Board Member Previte asked what the typical standard berm is. Mr. Morton stated he believed they have been doing three to four feet along Crosstown.

Chair Beutel asked, if the berm is already planned, if they could share the specifics of it to see if they can get this resolved tonight. Mr. Sorrow stated this is a zoning approval and they are providing the space, which is the 50 foot wide buffer with a six foot berm. He said when they come in with a subdivision plat, they will have the landscape plan to address the landscape plantings. He stated that, as Mr. Morton mentioned, with six foot high dirt and then an understory, ground cover, and a canopy tree, coverage planted on top of the berm, it is a pretty thick buffer that they will be providing.

Chair Beutel stated she realizes that is for another meeting, but if it affords them the opportunity to make a decision tonight, she would certainly like to use that information.

Planner Price recalled the discussion in the Staff Report about the sidewalk on one side versus two sides. She stated they had proposed

only having sidewalk on one side and staff was not recommending that. She said that tonight, early in the discussion, they mentioned they would be amenable to putting in the eight foot sidewalk on one side and a five foot sidewalk on the other. Chair Beutel stated she will make sure it is included in a motion if one is made.

Mr. Sanders stated he looked back as his notes and in 2003 the City Council approved the original resolution for the DRI, 03-R68. He said part of that resolution had a 500 foot buffer along that boundary. He stated the school site is roughly 1,850 feet from the chemical tanks and roughly 1,600 feet from the Range Line Road site. He said they were very comfortable with the distance there and believe it is an appropriate buffer for the school site.

Mr. Sanders explained they have been working with the developer and have an educational impact fee credit agreement from 2005. He said they have since amended it and have another amendment in process. He stated the School District is moving forward with the construction of a new high school in southwest Port St. Lucie, as they are seeing high enrollment. He said Treasure Coast started the year with over 3,000 students in a school that is built for 2,500. He stated as part of their negotiations with Kolter, they have modified the delivery of this school site, moving it up several years and they have agreed to it. He said they have serious penalties or liquidated damages to Kolter if they do not deliver on time. He explained they will have to be ready in August, and they know they will have a tight timeframe with the design and waiting on the extension of Crosstown Parkway. He said it is very important they move forward.

Mr. Sanders stated this Board has raised a lot of issues that could be resolved before City Council takes action. He said he spoke to the applicant and staff as well, and both have determined the city park site and the school district site should be institutional zoning and not PUD. He stated they moved forward with it as a PUD and believe staff can make some modifications to the plans between the time of this approval and the City Council approval. He asked if the Board moves forward with an approval tonight, that they do that as well.

Mr. Tiblier stated he has been quiet and wanted to say for the record that Liberty is willing to meet with the developer in the next thirty days, as Mr. Noble also offered to diligently discuss these issues.

Mr. Morton stated they can commit for the piece of buffer they control. He said they will do at least a six foot high berm with substantial landscaping on top of it. He stated the buffer Mr. Sanders was referencing was from a very old Map H and it just referenced what the average was. He indicated the condition in the development order spoke to a minimum, a maximum, and an average. He said Map H just represented the average around the site, but that had been modified over the years and, as they saw earlier, the buffer along that area right now is incorporating the park into it, which has been done since 2012. He clarified they will do across the frontage where the residential lots are looking across the lake and have a substantial landscape buffer and commit to a berm. He said if they want to make that a condition of approval this evening, they can probably word that. He stated what goes across the park is probably going to be for the City to decide and design how it wants to conform with the buffer as well as landscaping requirements along there when it prepares plans for the park.

There being no further questions or concerns, Mr. Previte motioned to approve P21-070 for Verano South Pod H - PUD rezoning with the condition that the applicant have sidewalks on both sides of the street, eight foot on one side and five foot on the other, and the 50 foot buffer zone with berm.

Chair Beutel restated the motion as follows: to recommend approval of P21-070 with the conditions that they have the eight foot and five foot sidewalk, one on each side, and the 50 foot buffer with the berm.

Mr. Noble asked what the specifications were for the berm, the location, the height. He said he heard them mention their standard berm is three to four feet, and his team was requesting a 10 foot berm and heard an offer of a six foot berm.

Board Member Previte stated he believed Mr. Sorrow said it was a six foot berm. He said the applicant is stating that it is a six foot berm and then there will be additional landscaping on top of that, so I can restate the motion.

Board Member Previte restated his motion to approve P21-070 Verano South Pod H – PUD Rezoning with the following conditions: that there are two sidewalks, eight foot on one side and five foot on the other, and there is a 50 foot buffer zone with a berm that is six feet high with approved landscaping. Vice Chair Stephenson seconded the motion.

Chair Beutel stated that they have a motion and a second. She said the motion is to recommend approval of P21-070 with the conditions of having the eight foot sidewalk on one side and five foot sidewalk on the other, with the 50 foot buffer and the six foot berm, and approved landscaping.

The Deputy City Clerk called for the vote: three Board members voted in favor and four opposed. Chair Beutel indicated the motion failed. Deputy City Attorney Elizabeth Hertz stated if there is a desire, there can be a reconsideration of the motion by somebody who voted against the matter.

Board Member Previte asked the Board if there was a change to his motion if it would help them vote differently, as four people voted no. Deputy City Attorney Hertz explained how it is postured currently. She said it will go forward to the City Council, indicating that the motion for approval failed.

Chair Beutel asked, to double check and give everyone the opportunity before the Board sends this over, if there was a motion that would make them happy today that is different from Mr. Previte's motion.

Board Member Piechocki stated he did not know who that question was being addressed to, to which Vice Chair Stephenson said that it was being addressed to the Board. She explained that to anyone who failed the motion, is there something in the original motion that they did not see fit, that if it was worded differently or something was added or withdrawn would change their vote of the motion.

Board Member Piechocki stated that he would like to see the parties come back and work together over the next 30 days and try to come one last time with some sort of compromise on both sides, not one dictating to another, working for the benefit of each of them, the County, and the City of Port St. Lucie. Mr. Tiblier stated that was agreeable to Liberty.

Chair Beutel stated she was addressing Mr. Piechocki and the Board, and her question is if he would like to make a different motion right now. Mr. Piechocki motioned that all three parties, the tire recycling, Allied, Kolter, work together and maybe even with a staff member present to help assist to come up with a plan that represents

compromises on both sides, to come back to the Board that allows them to reconsider this, so they can approve it, filter it, and do the job that City Council expects of them.

Chair Beutel asked if Mr. Piechocki wanted them to return, delay this until the next month or the following month, to which Piechocki stated thirty days. Ms. Taylor-Moore stated that thirty days makes sense, as everybody wants to move forward.

Mr. Morton asked if it would be acceptable if they agreed to meet in the thirty days or even longer than the thirty days for process time between this Board and the City Council, to see if there are additional resolutions to the issues of this Board and Mr. Sanders so the school site can advance.

Board Member Piechocki stated he was not sure of what was just said. Deputy City Manager Lamar-Sarno explained she was hearing they could amend or reconsider the motion and add the condition that they must have this meeting prior to City Council. She stated they do that sometimes, particularly with neighborhood meetings. She said in the past they have put conditions on applications that must have a neighborhood meeting prior to the City Council Meeting. She noted that staff will not put it on the agenda without that meeting occurring.

Board Member Previte stated that was a good point, as the Board can approve this with the condition that the parties meet, because this entire process has to happen again in front of the Council. He said the parties will need to come back to the Council and the Council will see there was a condition that needed to be met and ask for the outcome of their meeting. He stated that is probably what they should do at this point.

Deputy City Manager Lamar-Sarno clarified, it is the pleasure of the Board naturally, as staff would not put it on the calendar without the meeting occurring. Mr. Morton stated that is what he was trying to say. He said it is Mr. Piechocki's motion, but he would respectfully ask that the Board entertain that. He stated he believed Mr. Piechocki was doing his job and the City Council would see that by requiring that meeting.

Mr. Noble stated it was important to follow the motion that was just made, and that is to give the parties an opportunity, whether it is three

weeks or four weeks, to negotiate these issues, what is appropriate, and bring that back to this Board, so they can reconsider the matter and make an appropriate recommendation to Council.

Board Member Taylor-Moore stated she would love to make an informed decision about these matters, but she does not feel she is there and that is why she is very hesitant to approve it. She said they want this project and everybody wants to move forward, but she thinks there is an opportunity for them to clarify some of the issues and get some good data about what is safe

Board Member Piechocki stated they could show the Board what they plan to do on a site plan.

Board Member Previte stated he was disappointed that the Board has to request a meeting and have another thirty days and review it again. He said the parties could have gotten together to have these discussions. He stated he would like to approve this with the conditions they just spoke about, that they meet. He said this way it goes in front of the Council and the Council will ask them at that point. He stated the parties will meet between now and the next Council meeting or whenever it gets on the next agenda, and then it should not have to come back to the Board.

Chair Beutel asked if Mr. Previte would like to make another motion. Mr. Previte suggested having a discussion, so they do not have to go through the process again. Deputy City Attorney Hertz stated it is going to be a reconsideration and a new motion, and it should come from someone else.

Vice Chair Stephenson stated that before another motion goes out, they have to take into consideration some of the issues of how it did not pass with certain Board members. She said instead of having the applicant and the business owner come up with what they think is expected, the Board should tell them what the expectations are in the motion. She asked if they wanted them to agree on a setback, a berm, and if it is safe. She stated they have to be very specific in the motion to lay out the expectations, so the parties do not start recreating the wheel and unnecessarily fight out each other.

Board Member Taylor-Moore stated she agreed completely. She said they need to get some information that is based on good data that they

can all feel comfortable with to move this project forward. She stated it is not for the Board to come up with it or for the applicants to come up with it out of thin air. She said she thinks the City needs to do their due diligence. Ms. Briney agreed.

Chair Beutel stated she understood and asked if any other members had any other issues they need addressed prior to accepting this or recommending approval. She said that safety and agreement were the only issues.

Board Member Piechocki stated that Vice Chair Stephenson's points were well stated and suggested that she put together the motion, since she already stipulated what needs to go in it. Vice Chair Stephenson said she cannot make the motion because she voted for Mr. Previte's motion.

Deputy City Attorney Hertz stated it would be preferable Mr. Piechocki to make the motion. Mr. Piechocki asked if Vice Chair Stephenson was looking for approval or a period where the parties can work together and come back and meet some stated goals of the Board, and then they vote on it, and it goes to City Council. Ms. Taylor-Moore stated that is what she is comfortable with. Vice Chair Stephenson said she is suggesting that, but with very specific items, the safety, the coming up with the meeting of the minds that they are going to agree to 750 feet or 1000 feet. She said the Board is not going to make that decision for them, as the two people need to come together and decide that they have agreed at 1000 feet and here is the data for Ms. Taylor-Moore for the EPA information, so that everybody collectively as a Board has gotten their piece of this puzzle and are comfortable with that. She explained if the Board stipulates in the motion this is the directive, the parties will not deviate from those specific items. She said the Board wants to know about the EPA, to make sure it is safe for the residents, and for them to agree on the distance of a buffer. She stated they have it in writing that it was 750 to 1,000, and now they want 1,500. She said they cannot have it both ways, so they need to pick a number if safety is not the issue. She stated the parties needed to be specific on the berm. She said it sounds like across the Board there could be some cohesiveness if these things were addressed.

Board Member Taylor-Moore inquired if they were going to table, come back, and ask for those specifics. Deputy City Attorney Hertz stated she was hearing Vice Chair Stephenson suggesting conditions within a

motion approving the item, asking for the parties to work together and discuss those items, and reveal the outcome to City Council at the time of the meeting. Mr. Previte and Vice Chair Stephenson agreed. Vice Chair Stephenson stated that was correct, because then City Council will ultimately make the decision with the information that the two parties are collectively going to gather from the Board's motion.

Mr. Tiblier pointed out that it sounds like Board members who voted for the motion that was previously rejected are dictating a new motion with the same content, just as a point of order. Mr. Previte stated that no one is dictating anything.

Chair Beutel stated, at this point, there should be no more discussion from Mr. Tiblier. She said she appreciated his input, but it is not in order at this point. Mr. Tiblier stated he was trying to preserve the record and apologized. He said he needed to make sure he gets his client's . . . Chair Beutel asked him to stop speaking, as his turn is over. She said this meeting has to come to a conclusion and the Board is trying to help him, so he needs to stop.

Board Member Piechocki stated he understood that theoretically the Board would make a motion to approve, and they would approve it with the conditions the parties meet and spell out certain criteria as best they could stipulate them, per Vice Chair Stephenson's comments. He said that it will then go to City Council, as there is a precedent for that and it gives both parties an opportunity to show good faith, goodwill, and the Board sends them off with their expression that they want to help both of them as much as humanly possible.

Deputy City Manager Lamar-Sarno stated she appreciated the synopsis, and it would not be the first time they do conditions of this type. She said what they have done often in the past in an item of this nature or a significant discussion, is provide the City Council with the minutes of the Planning and Zoning Board, so they are aware of the conversations and discussions as well as the conditions the Board has placed on their approval will go along with the agenda item that is prepared. She stated they would not proceed to City Council without that.

Board Member Piechocki stated he would try to craft a motion: that the Planning and Zoning Board approves the request P21-070 with the conditions that both parties before their presentation to City Council, and he imagined the next City Council meeting, make a good faith effort

to meet and work together to identify common ground in terms of the buffers, berm, any safety issues that can be documented by the appropriate Environmental Protection Agency, whether that be state or federal, provide data before they go to City Council to that effect, and then make their case to the City Council.

Deputy City Manager Lamar-Sarno asked if the sidewalks could be included, to which Mr. Piechocki stated to add in Ms. Lamar-Sarno's request for the sidewalks. Mr. Sanders stated he wanted to add Institutional Zoning for the park and the school, to which Mr. Piechocki stated to add that as well. He said he would look for someone to craft that tomorrow, as he was just thinking out loud, in some City language and maybe they could take a look it tomorrow by email and approve it that way.

Deputy City Attorney Hertz stated the motion needs to be here tonight. She said they will memorialize it based on what has occurred. She stated they will take what he said and put it in writing. Mr. Piechocki said that is all he is asking.

Chair Beutel asked how it would be best to work this. Deputy City Attorney Hertz stated what Mr. Piechocki said is clear. She said he went through the conditions and added Ms. Price's condition and added Mr. Sanders' condition, so it is clear. She stated they will document that in whatever is sent to City Council, if this is seconded and if it is passed, so this is just a motion. Mr. Previte seconded the motion.

Chair Beutel stated they have a recommendation for approval with conditions for P21-070. She said some of the conditions are an eight foot sidewalk on one side and five foot sidewalk on the other. She stated they are looking for safety data from the proper authority and for information on the buffering and the berm, and the Institutional Zoning for the school property.

Chair Beutel called for the vote of the reconsideration of a motion, which passed unanimously by roll call vote.

9. New Business

9.a Review and Discuss Revisions to the Interview Process **2022-029**

There being no discussion, Board Member Piechocki moved to table this item to the February 1, 2022, Planning and Zoning Meeting. Board Member Previte seconded the motion, which passed unanimously by

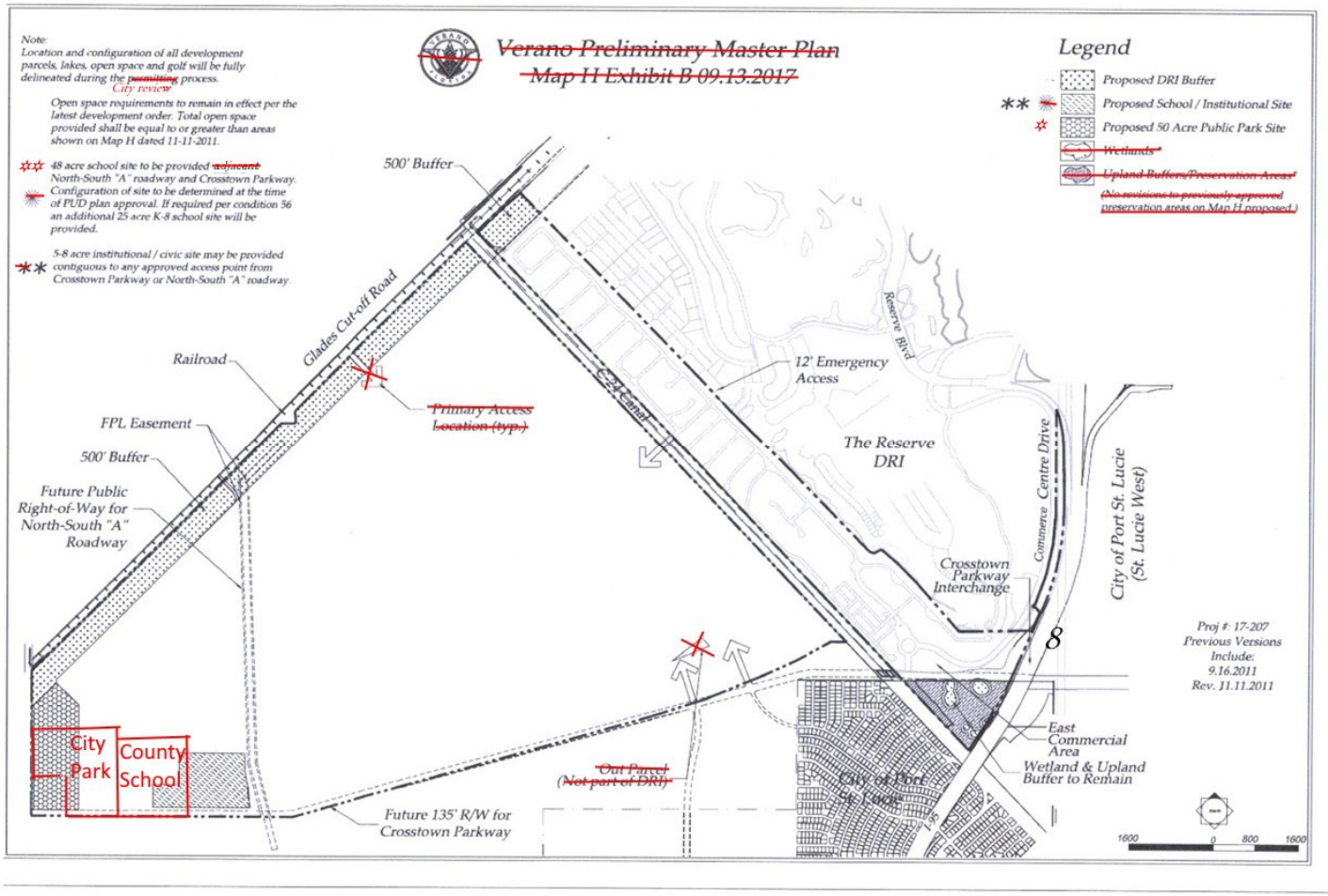
Verano
Development of Regional Impact (DRI)
Preliminary Master Plan, Map H Amendment
(P22-215)

Holly Price, AICP, Senior Planner
Planning and Zoning Department
August 2, 2022

Overview

- Request - Amend Verano Development of Regional Impact (DRI), Map H, Preliminary Master Plan.
- Agent - Daniel T. Sorrow, PLA, AICP, Cotleur Hearing
- Applicant/Owner - Verano Development, LLC.

- Modify Map H as follows:
  - Shift location of County school site to the west adjacent to City park site,
  - Reconfigured shape of City park site.
  - Remove references to access to Glades Cut-off Road and to the Peacock property.

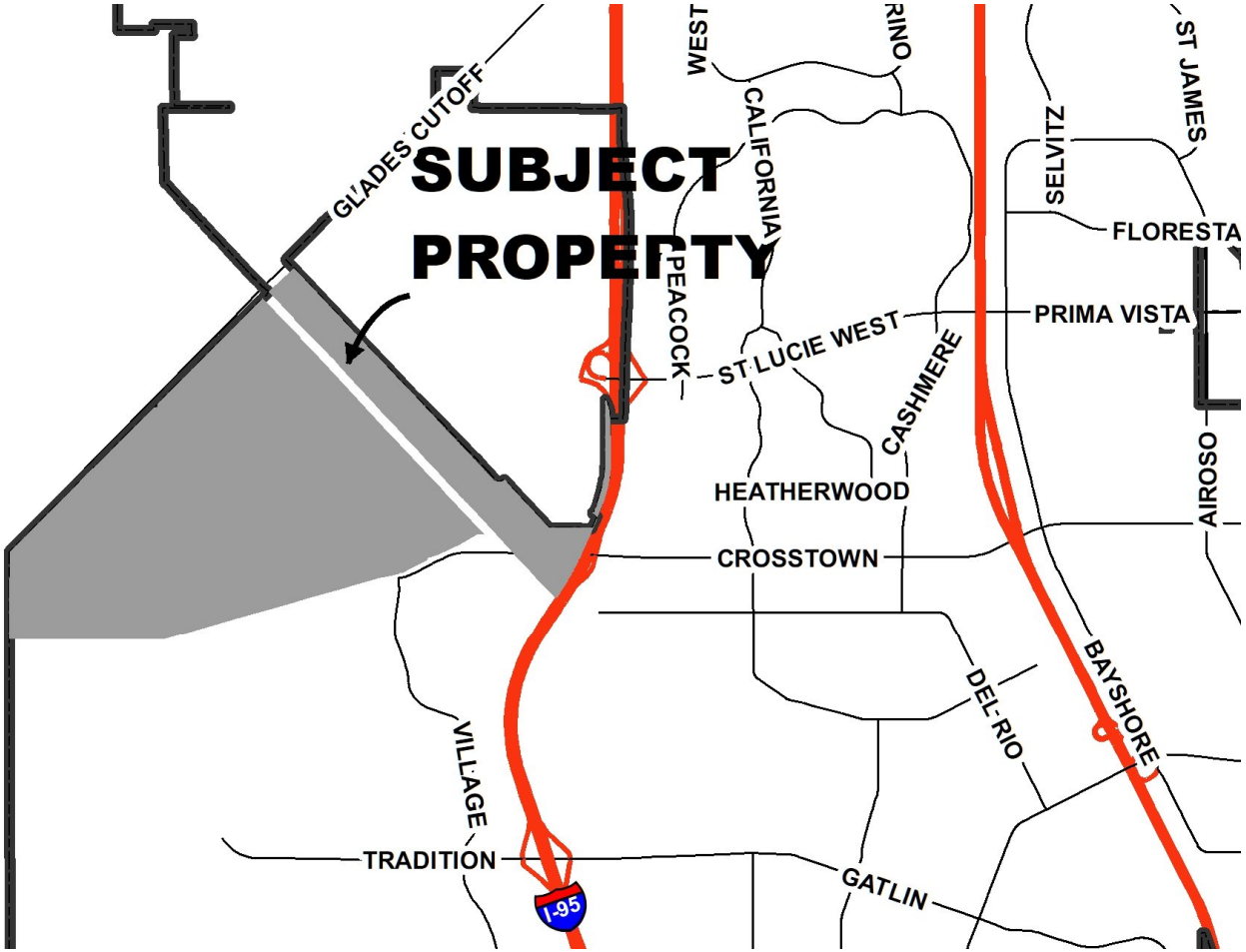


Map H Existing

Issues:

City park site - Previously extended along entire length of Range Line Road. Added a commercial site at corner and added lake along Range Line Road.

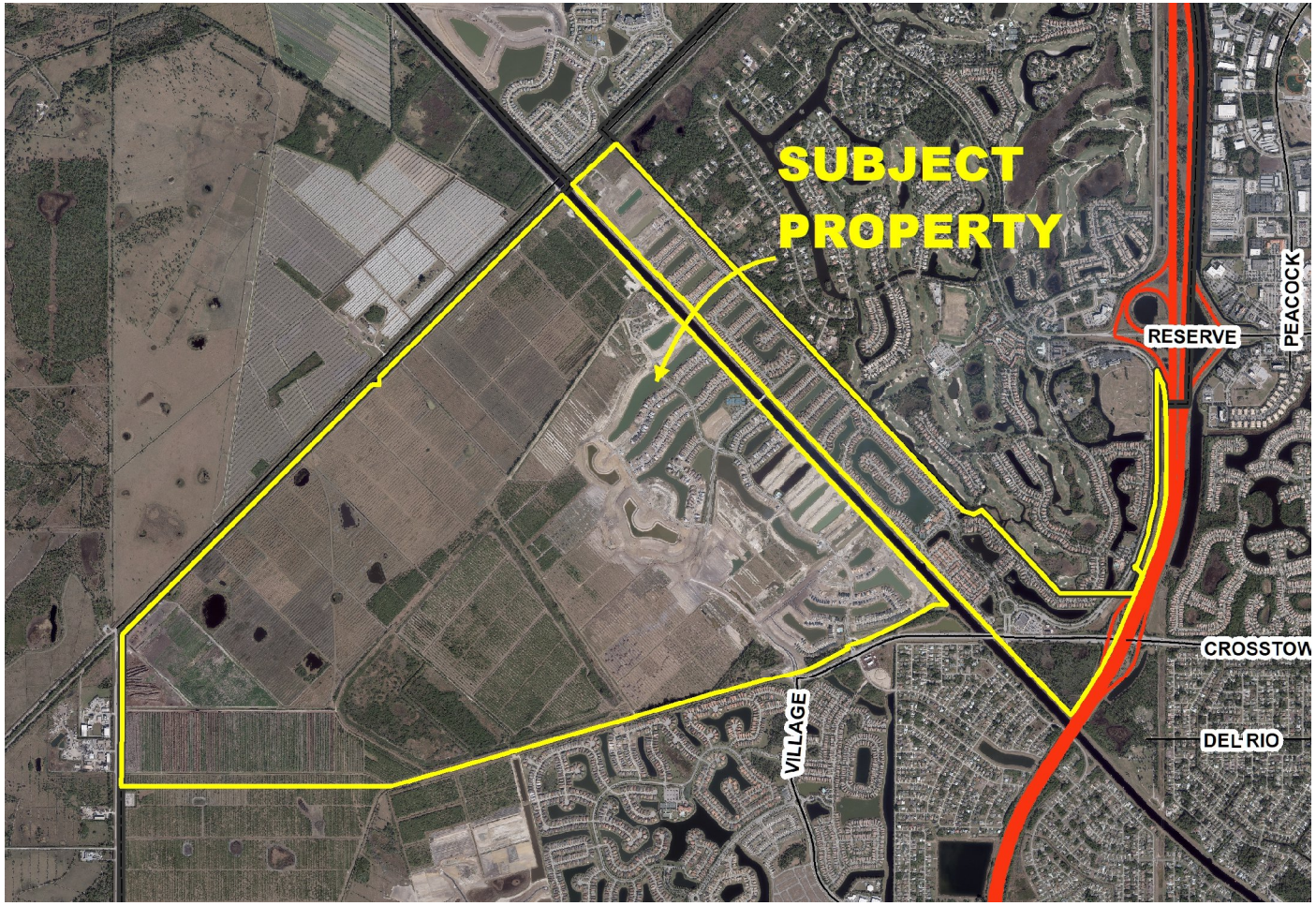
County school site – Relocated next to City park site.



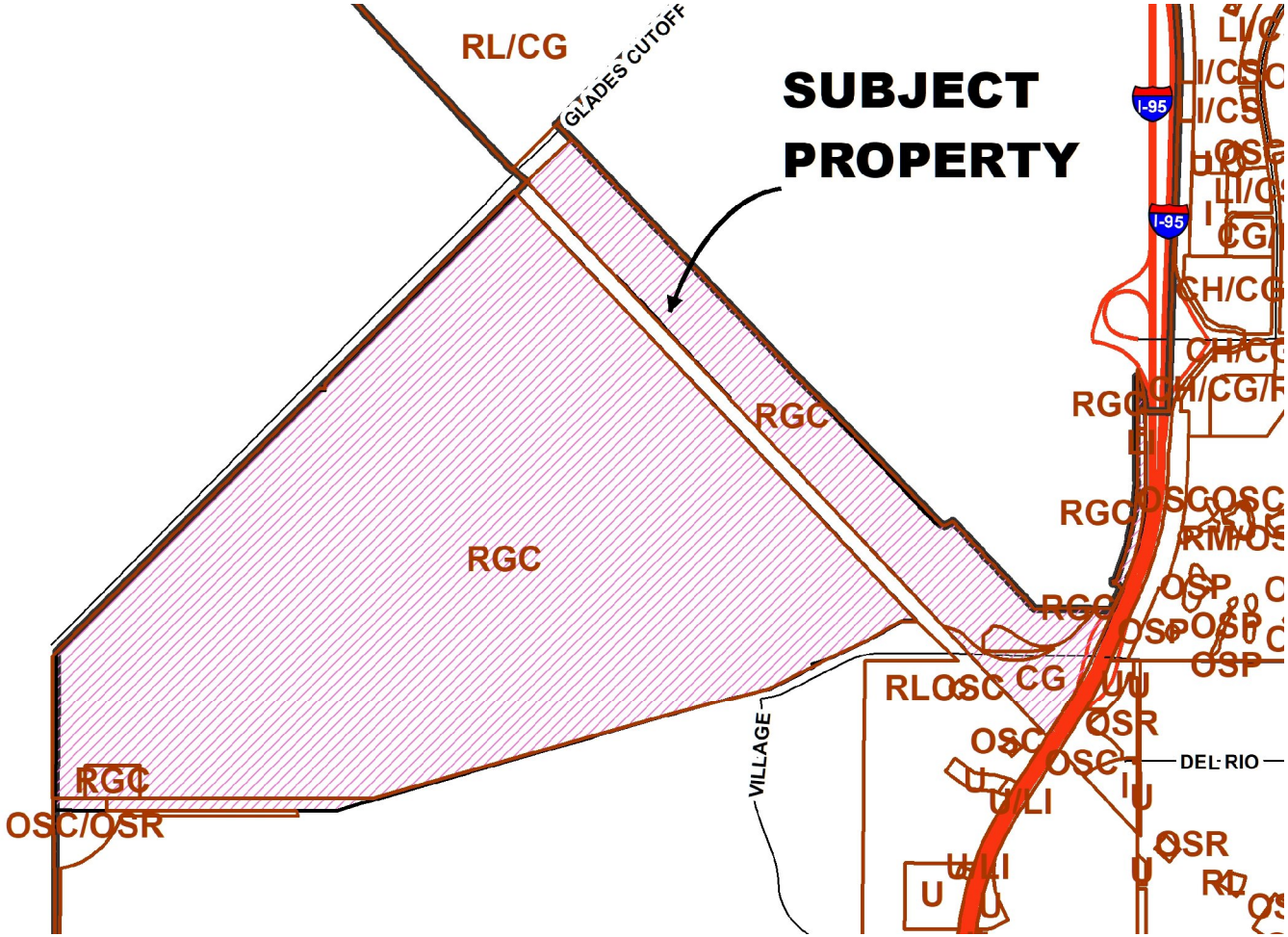
Location Map

Approximately 3,001 acres

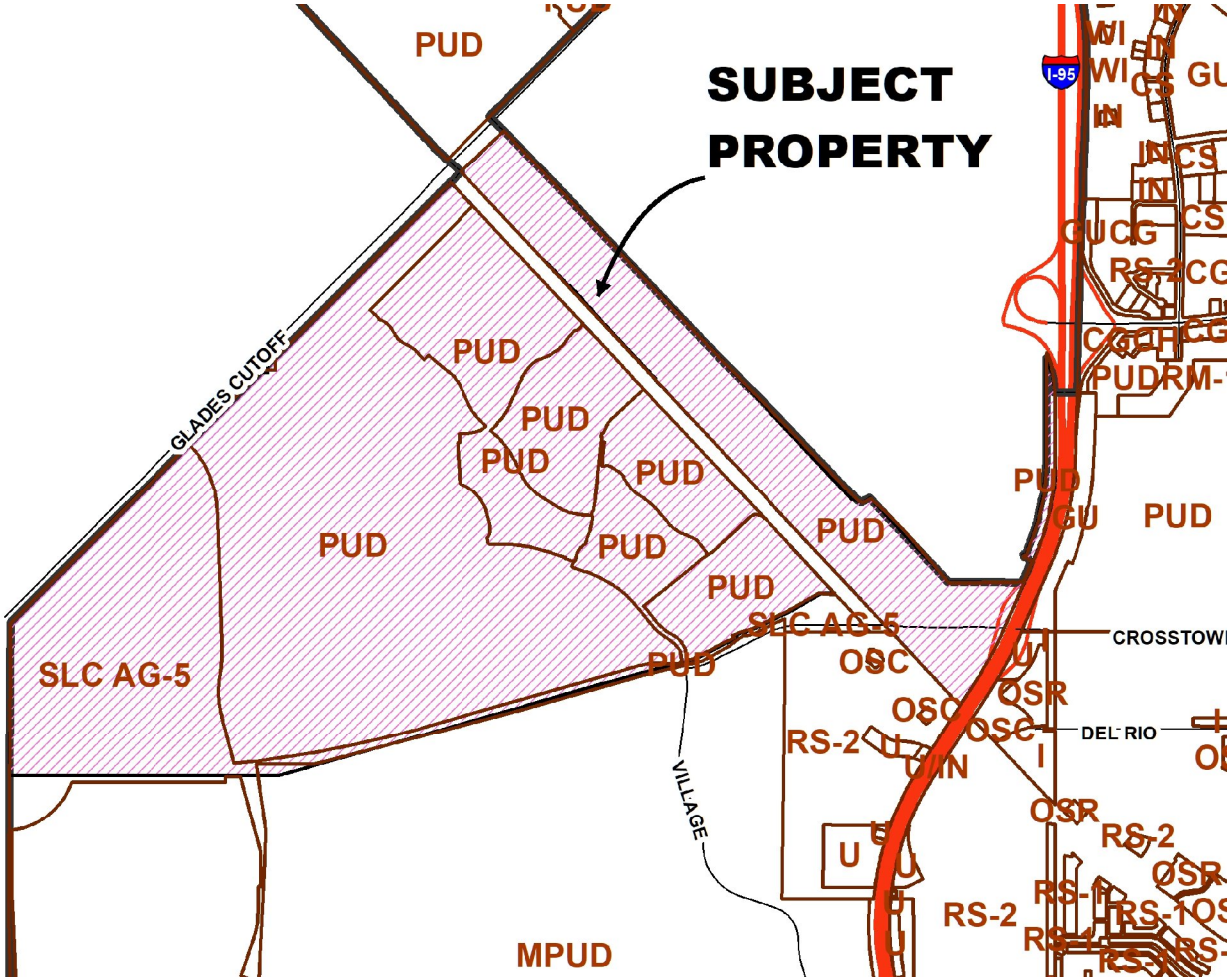
Aerial


SUBJECT
PROPERTY
RESERVE
PEACOCK
CROSSTOW
VILLAGE
DEL RIO

Future Land Use



Zoning


SUBJECT PROPERTY
PUD
GLADES CUTOFF
SLC AG-5
MPUD
VILLAGE
I-95
CROSSTOWN
DEL RIO
RS-2
OSR
OSC
CS
GU

Verano DRI Background

- Verano DRI = Approximately 3,001 acres.
- Originally approved by the City Council on October 27, 2003
- Last approved by City Council on January 11, 2021.
- The future land use classification for the Verano DRI is Residential Golf Club (RGC).

- The current development order provides for:
- 7,200 residential units
- 50 assisted living units
- 300 spaces for recreational vehicles
- 848.5000 square feet of retail/service
- 100,000 square feet of office
- 300 hotel rooms,
- 1 golf course, with 100,000 square feet of ancillary uses
- 48-acre school site
- 50-acre park site.

Verano DRI Background

P21-070 – Verano Pod H PUD, January 4, 2022, P&Z Board recommended to Approve with Conditions. Application has not been sent to City Council.

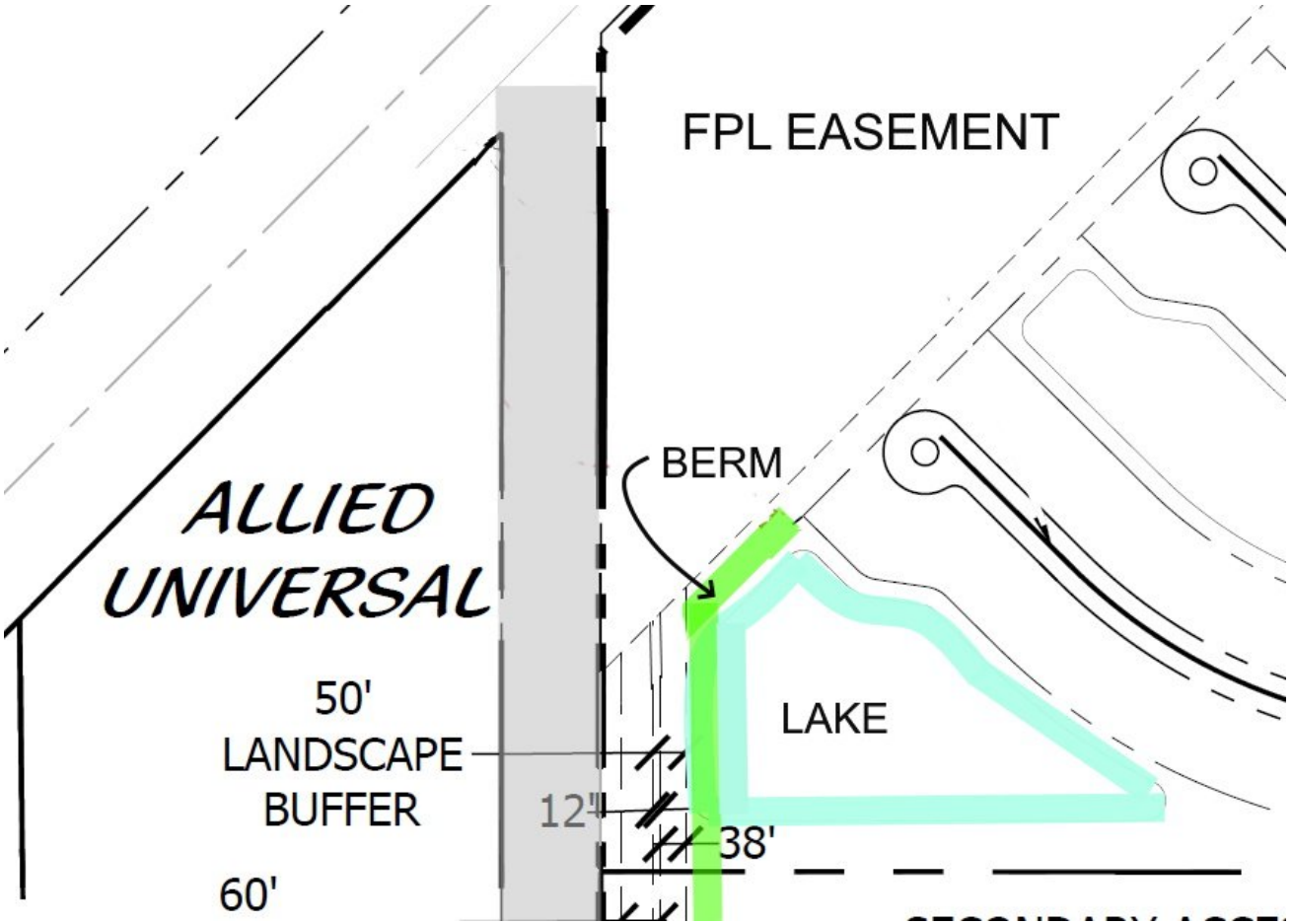
> *Condition: Both parties before their presentation to City Council make a good faith effort to meet and work together to identify common ground in terms of the buffers, berm, any safety issues that can be documented by the appropriate Environmental Protection Agency, whether that be state or federal, provide data before they go to City Council to that effect, and then make their case to the City Council.*

Verano, Liberty Tire, and Allied Universal are still in discussion on these issues.

Allied Universal and Liberty Tire: Heavy Industrial Properties located on west side of Range Line Road
Representatives for the adjacent industrial property owners objected to the proposed Conceptual Master Plan because not satisfied with the proposed buffer along Range Line Road. The representatives indicated they were especially concerned about leaks, fires and explosions that might occur on the heavy industrial properties.

Verano representatives have indicated that they have provided a sufficient buffer. Except for the new corner commercial property, the proposed buffer width is wider in some areas than shown on the earlier Map H DRI Preliminary Master Plan.

Verano DRI Background



Proposed Changes

City Park Site: On the current DRI Map H, the City park site is approximately 800 feet wide and extends along the entire length of Range Line Road. It creates a buffer between the industrial uses on the west side of Range Line Road and the proposed Verano residential/school/commercial uses on the east side of the road.

With the proposed modification to the site configuration, the City park site still provides a buffer to most of industrial uses on west side of Range Line Road, except that the corner of the park site has been notched out for a future commercial site and part of the City park is to be replaced with a lake in the residential area on the north side of park.

The width of the City park site has increased to approximately 1,400 feet measured east to west. The lake area is at least 800 feet wide measured east to west.

The applicant has indicated that they will be providing a 50-foot-wide buffer with a 6-foot-high landscaped berm along the entire length of the property adjacent to Range Line Road. Staff recommends that this buffer be added as a requirement of the Verano DRI.

Proposed Changes

County School Site: The school site has been relocated from the corner of Crosstown Parkway and North South Road A to be adjacent to the City park site. The DRI Map H previously required that the County school site be located on the corner of Crosstown Parkway and North South A Road.

It was the desire of the County School Board and the City Parks Department to have the two sites adjacent to each other. The City park site is more accessible to students.

Also, with a driveway connecting to the site from North-South A Road, greater stacking is provided for school buses by the longer driveway.

Staff recommends that this driveway access be added as a requirement to the Verano DRI.

Pod H Conceptual Master Plan- Detail

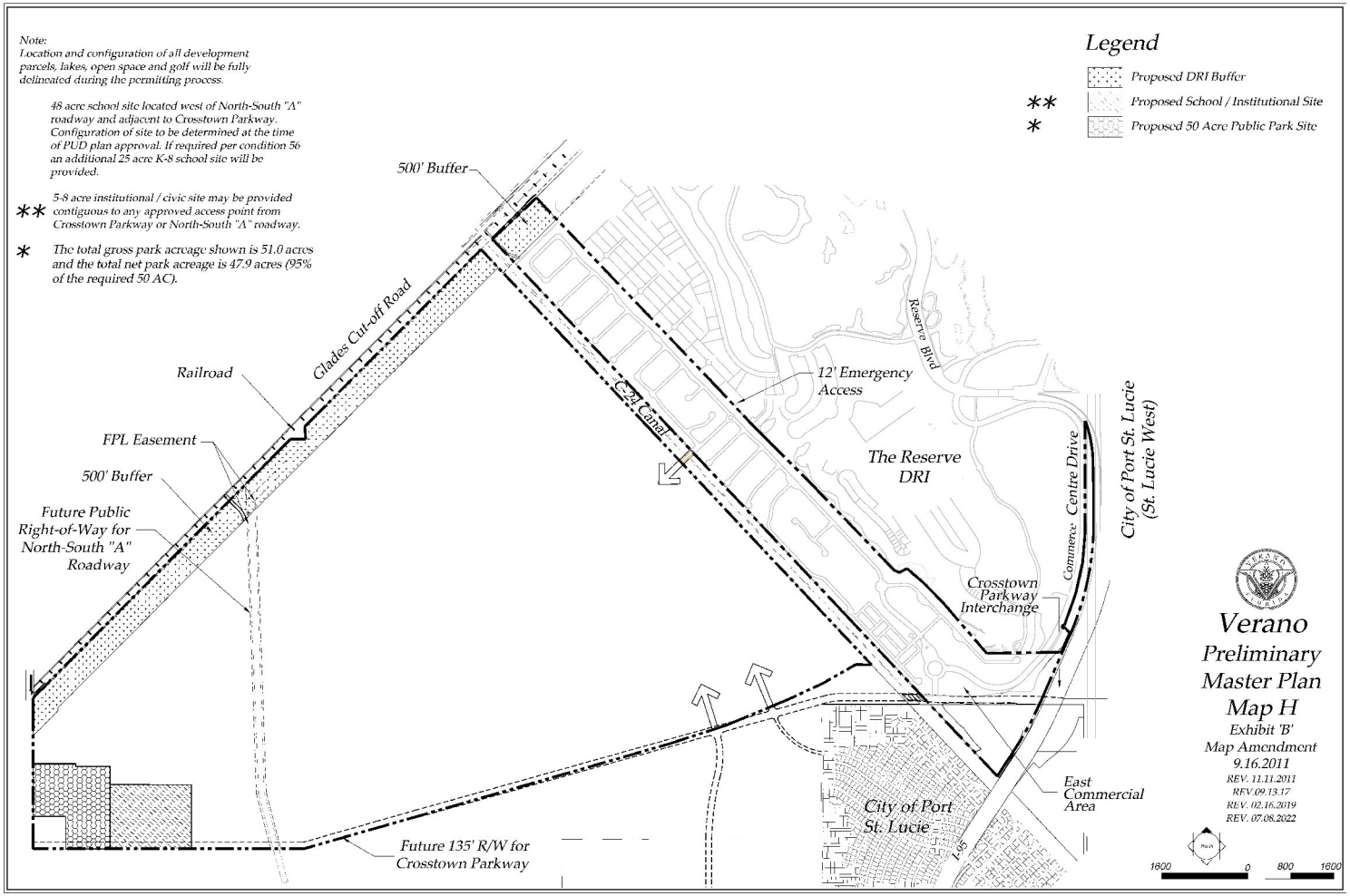


PSLUSD #11-652-37
PSL PROJ# P21-070

CONCEPTUAL MASTER PLAN POD H - EXHIBIT

Scale: 1" = 300'-0"

North



Map H Modifications Proposed

- Remove Peacock triangle property from the map,
- Remove access from Glades Cut-off Road,
- Shift location of County school site to the west adjacent to City park site,
- Reconfigured shape of City park site.

Traffic Impact

- This development is contained within the Verano DRI area.
- Reviewed by City Staff

- Found to be consistent with the DRI. No proposed Map H changes warrant any changes to the previously approved Development Order conditions.

- No significant traffic impact proposed based on Map H Amendment.

Roadway Commitments

- This development is currently at 2,019 PM Peak hour trips as of latest November 2021 estimation received from developer's traffic consultant.

- DRI Roadway commitments are:
  - 2-lane Crosstown Parkway - Village Parkway to North-South A (N/S A) - 5,023 PM Peak hour trips
  - 2-lane N/S A – Crosstown Parkway to southern most Verano residential access – Prior to 1st residential Certificate of Occupancy west of N/S A

Planning and Zoning Staff Recommendation:

The Planning and Zoning staff recommends approval of the Verano DRI Map H Amendment with the following conditions:

1. Prior to sending application to City Council for approval, revise the Map H, Preliminary Master Plan, to designate an 80-foot-wide access area for a driveway and sidewalks from North-South A Road to the County school site.

2. Prior to sending application to City Council for approval, revise Map H, Preliminary Master Plan, to indicate that a 50-foot-wide landscape buffer with a 6-foot-high berm will be located along the entire side of the property fronting along east side Range Line Road. A landscaped berm shall also extend along the side adjacent to the 500-foot-wide FPL easement and the lake area north of the City park site.

Agenda Summary

2022-552

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.k

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-182 St. Lucie County School at Verano - Rezoning

Location: The property is located west of the NS A road right-of-way and north of the Crosstown Parkway right-of-way.

Legal description: A parcel of land lying in a portion of Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida.

This is a request to rezone 49.11 acres of property from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I) for the purposes of building a school.

Submitted By: Stephen Mayer, Planner III

Executive Summary: The Applicant is requesting approval of the rezoning of an approximate 49.11-acre parcel within Section 6, from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I).

Presentation Information: Staff will make a brief presentation

Staff Recommendation: Move that the Board recommend approval of the applicant's requested rezoning.

Alternate Recommendation:

1. Move that the Board recommend denial of the rezoning.

Background: The property does not have an address but will be located at the northwest corner of the extension of Crosstown Parkway and the future public right-of-way for North-South "A". The applicant is requesting this change to allow for a school site on this property. This is a requirement of the Verano DRI.

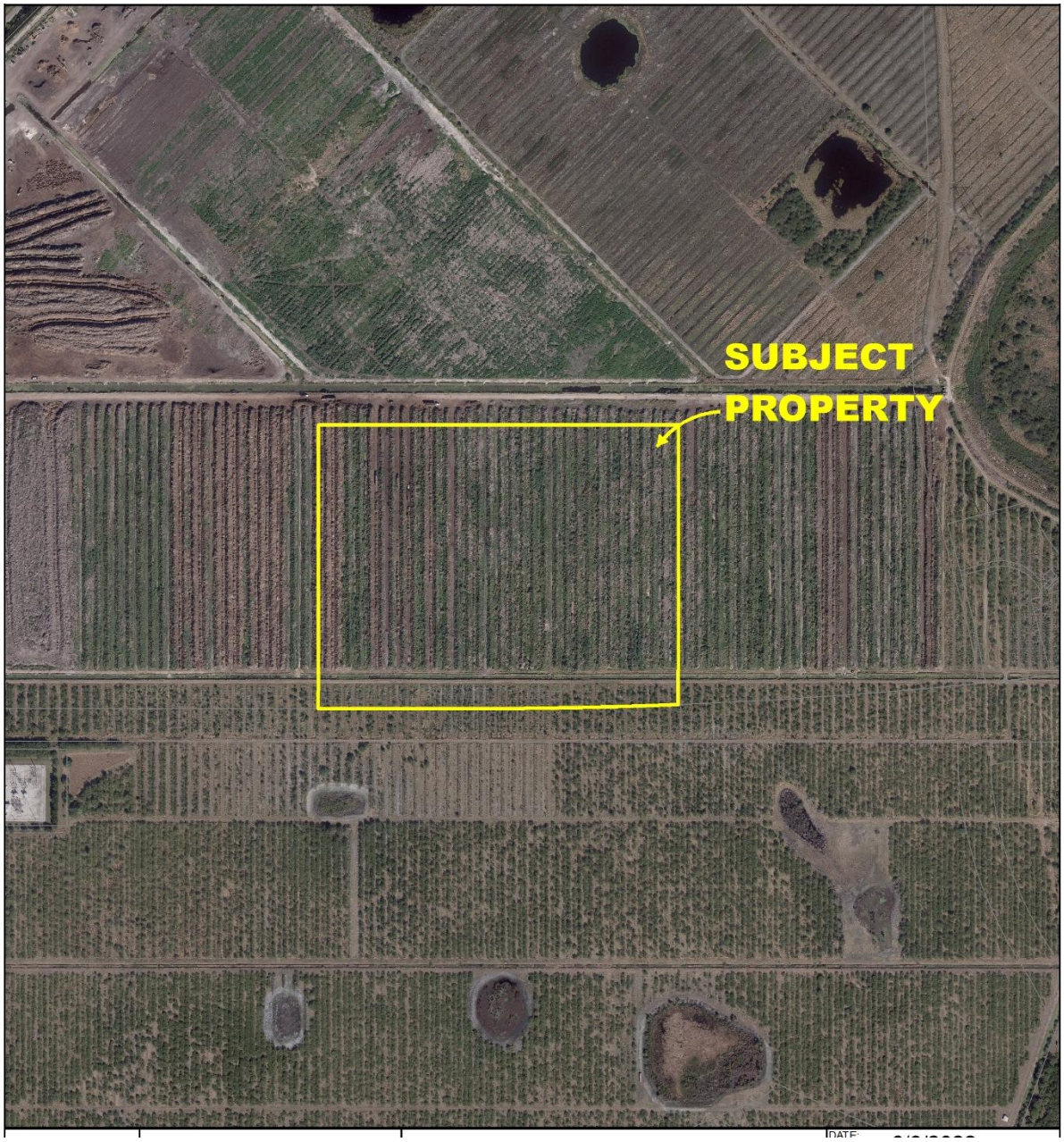
Issues/Analysis: The property has a future land use classification of Residential Golf Course (RGC), which is compatible with the Institutional (I) zoning district.

Special Consideration: N/A

Location of Project: The property is located west of the NS A road right-of-way and north of the Crosstown Parkway right-of-way, east of Range Line Road, south of Glades Cut Off Road, and adjacent to Verano South.

Attachments: 1. Staff Report; 2. Application; 3. Owner's Authorization; 4. Sketch and Legal Exhibit; 5. Staff Presentation

St. Lucie County School at Verano
REZONING
P22-182



Project Location Map

SUMMARY

Applicant's Request:	Rezoning of a 49.11-acre lot from St. Lucie County Agricultural -1 dwelling unit per 5 acres (SLC AG-5) to Institutional (I)
Applicant:	PSL Land Investments LLC
Property Owner:	PSL Land Investments LLC
Agent:	Dan Sorrow, Cotleur and Hearing
Location:	The property is located north of the extension of Crosstown Parkway and west of the North-South "A" road right-of-way.
Project Planner:	Stephen Mayer, Planner III

Project Description

The Applicant is requesting approval of the rezoning of an approximate 49.11-acre lot within Section 6, from St. Lucie County Agricultural - 1 dwelling unit per 5 acres (SLC AG-5) to Institutional (I). The property does not have an address but will be located north of the extension of Crosstown Parkway, west of the future North-South "A" roadway, and east of Range Line Road.

The applicant is requesting this change to allow for a school site on this property.

The property has a future land use classification of Residential Golf Course (RGC), which is compatible with the Institutional (I) zoning district. Furthermore, the school site is required by the Verano DRI development order.

Previous Actions

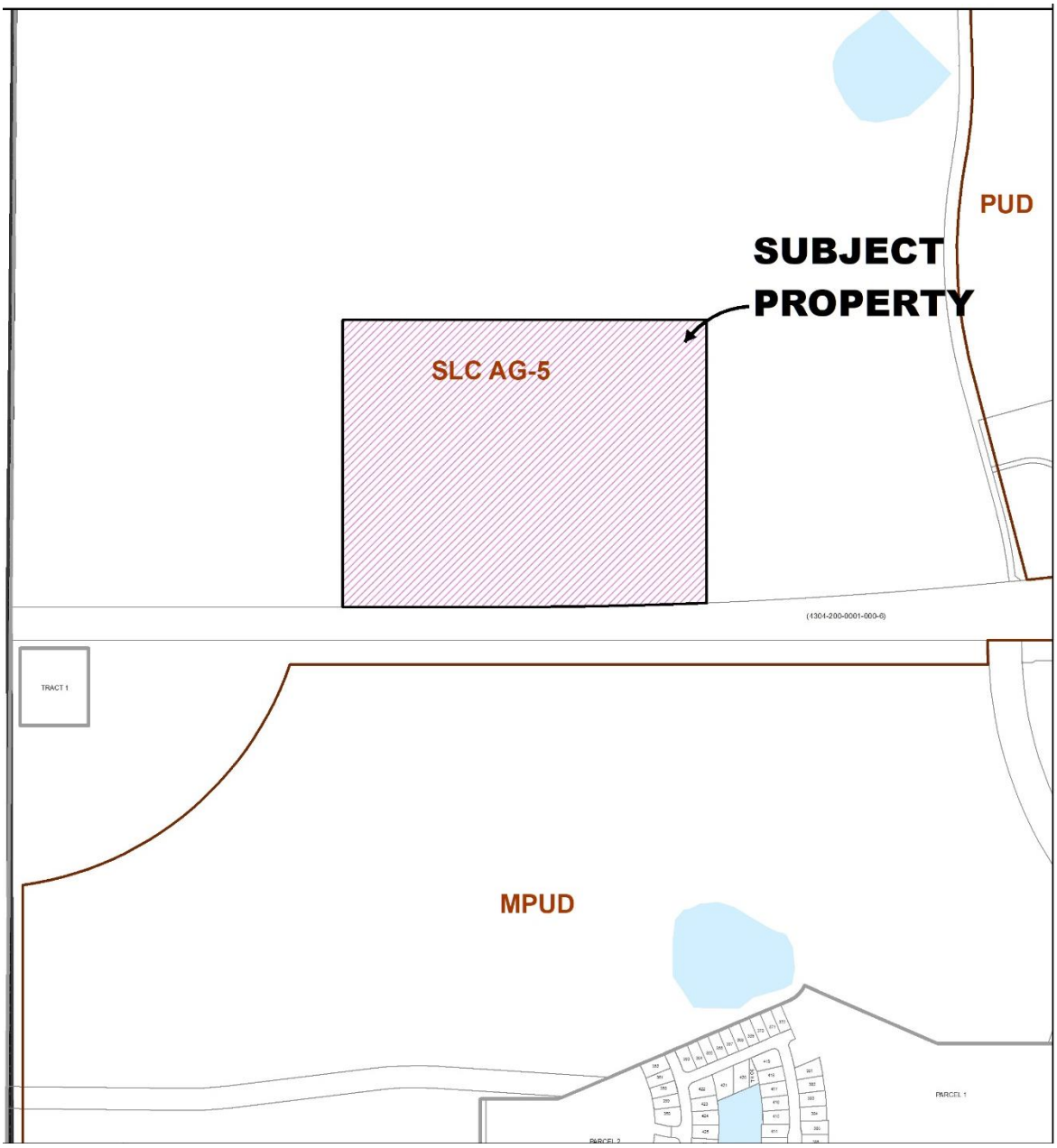
It would be more consistent to change the zoning from industrial to Service Commercial, to match the existing Future Land Use designation.

Location and Site Information

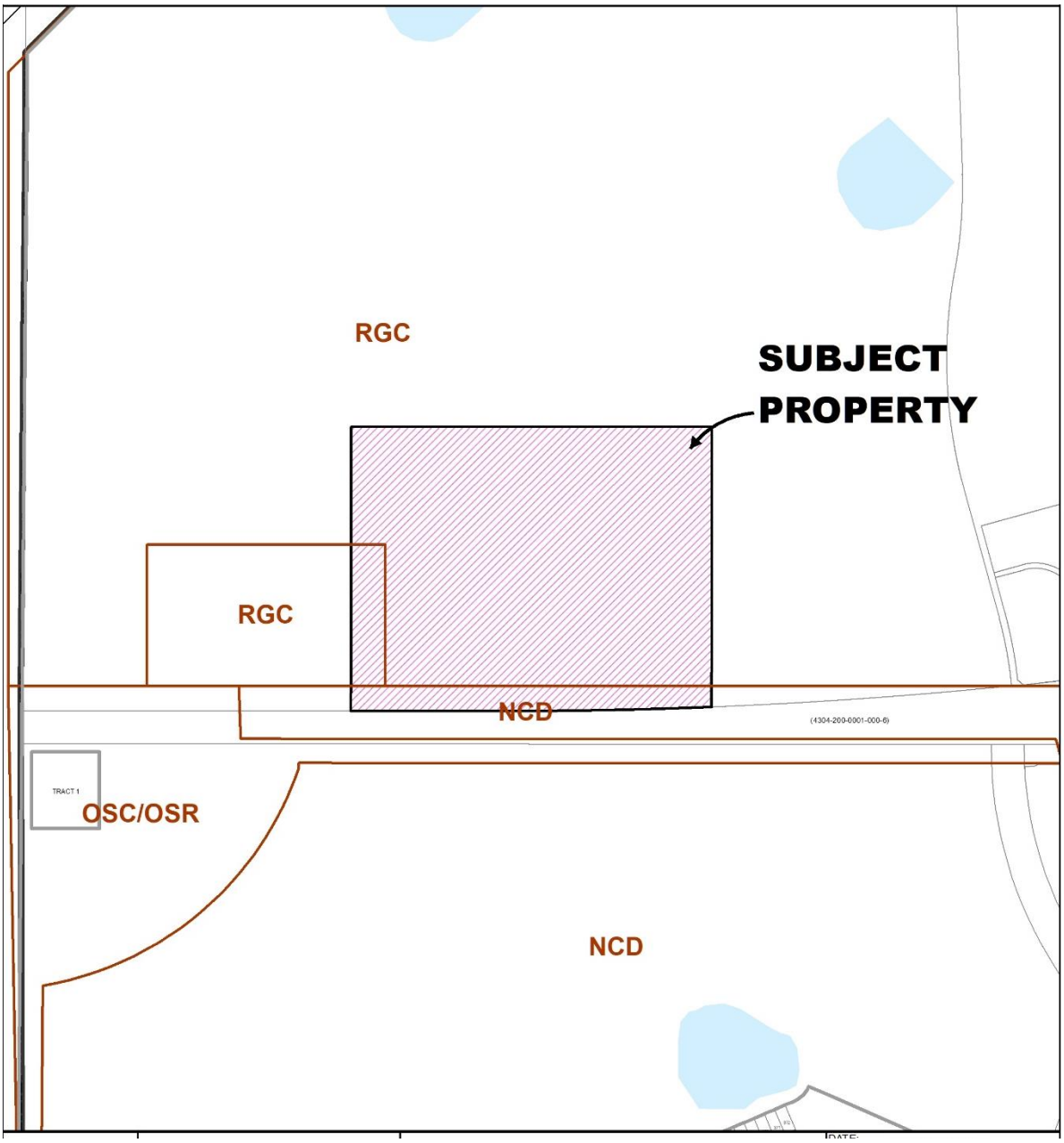
Parcel Numbers:	3331-131-0001-000-6
Property Size:	+/- 49.11 acres
Legal Description:	A portion of Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida
Future Land Use:	Residential Golf Course (RGC)
Existing Zoning:	SLC Agricultural - 1 dwelling unit per 5 acres (AG-5)
Existing Use:	Vacant land
Requested Zoning:	Institutional (I)
Proposed Use:	School Site

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	SLC AG-5	Vacant (Verano) Residential POD J
South	NCD	SLC AG-5	Vacant (Crosstown extension)
East	RGC	SLC AG-5	Vacant (Verano) North South "A" ROW
West	RGC	SLC AG-5	Vacant (Verano) Residential POD I



Existing Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Institutional (I) zoning district is listed as a compatible zoning district under the Residential Golf Course (RGC) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RGC (Residential Golf Course)	PUD, GU, **I**

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the proposed school use.

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The application is also consistent with Condition No. 56 of the Verano Development of Regional Impact development order (Resolution 21-R01), which requires the dedication of 48 acres for a high school.

RELATED PROJECTS

P22-215 Verano DRI Master Plan Amendment – A Map H amendment has been submitted to shift the proposed school site to the west as shown in the rezoning application. It is proposed to be located north of Crosstown Parkway, midway between the future North/ South "A" roadway and Range Line Road. The DRI Conceptual Master Plan Amendment is being reviewed concurrently with the rezoning application.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby recommends approval.

Planning and Zoning Board Action Options:

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

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

REZONING APPLICATION

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: dsorrow@cotleur-hearing.com

PROPERTY OWNER: PSL LAND INVESTMENTS LLC

Name: Title MGR: The Kolter Group LLC

Address: 105 NE 1st St, Delray Baech, FL 33444

Telephone No.: 772-349-8065 Email rfromm@kolter.com

AGENT OF OWNER (if any)

Name: Cotleur and Hearing : Daniel T. Sorrow

Address: 1934 Commerce Lane #1, Jupiter, FL 33458

Telephone No.: 561-747-6336 Email dsorrow@cotleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please see attached Legal Description
(Include Plat Book and Page)

Parcel I.D. Number: 3331-131-0001-000-6

Current Zoning: SLC AG-5

Proposed Zoning: I- (Institutional)

Future Land Use Designation: RGC Acreage of Property: 49.107 ACRES

Reason for Rezoning Request:

On behalf of the property owner, PSL Land Investments LLC,

We are requesting to rezone 49.10-AC of school site located within Verano DRI.

The future school site (which is not the part of Verano PUD) has been denoted on the POD H PUDmaster plan for your reference.

*Signature of Owner	Daniel T. Sorrow Hand Print Name	05-31-2022 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

March 8th, 2021

City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur and Hearing and its staff to act as agents for the area owned by PSL Land Investments LLC in the Verano project, located at Crosstown parkway and I-95 in the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding POD H site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

AUTHORIZED SIGNATORY FOR PSL LAND INVESTMENTS LLC

JOHN CSAPO

PRINTED NAME

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of MARCH, 2021, by JOHN CSAPO, as Manager of The Kolter Group LLC, a Florida limited liability company, which is Manager of PSL LAND INVESTMENTS LLC, a Florida limited liability company, and who ☒ is personally known to me, or ☐ has produced _____ as identification.

(seal)

DENISE K. YANES
COMMISSION NUMBER GG 324827
EXPIRES April 17, 2023
BONDED THRU AARON NOTARY
Notary Public, State of Florida

Notary Public - State of Florida

Print Name: Denise K. Yanes

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY MOST CORNER OF VERANO SOUTH - P.U.D.1. - POD G - PLAT NO.1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'44", A DISTANCE OF 6404.78 FEET TO THE POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION OF SAID PUBLIC RECORDS, A DISTANCE OF 719.04 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 1300.00 FEET; THENCE S.89°58'45"E., A DISTANCE OF 1650.00 FEET; THENCE S.00°01'15"W., A DISTANCE OF 1281.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.02°18'26"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'41", A DISTANCE OF 931.21 FEET TO A POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

CONTAINING: 2,139,131 SQUARE FEET OR 49.107 ACRES, MORE OR LESS

LEGEND

L.B.	---	Licensed Business
O.R.B.	---	Official Records Book
P.B.	---	Plat Book
PG(s).	---	Page(s)
P.U.D.	---	Planned Unit Development
R	---	Radius
L	---	Arc Length
D	---	Delta—Central Angle
FPL	---	Florida Power & Light
Sec.—Twp.—Rge.	---	Section—Township—Range
P.S.L.U.S.D.	---	Port St. Lucie Utility Service Department
31 32 / 6 5	---	Section Corner

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT 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.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS—OF—WAY AND EASEMENT OF RECORD.

VERANO SOUTH - POD H - SCHOOL SITE
SKETCH AND DESCRIPTION

REVISIONS

No.	Date	Description	Dwn.
01	02/10/22	Update Boundary, Add Note	DJS

Sheet No. 1 of 3 Sheets

Prepared For: KOLTER HOMES, LLC.

Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE

This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager

Digitally signed by Gary Rager
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=Gary@geopointsurvey.com
Date: 2022.02.11 13:29:04 -05'00'

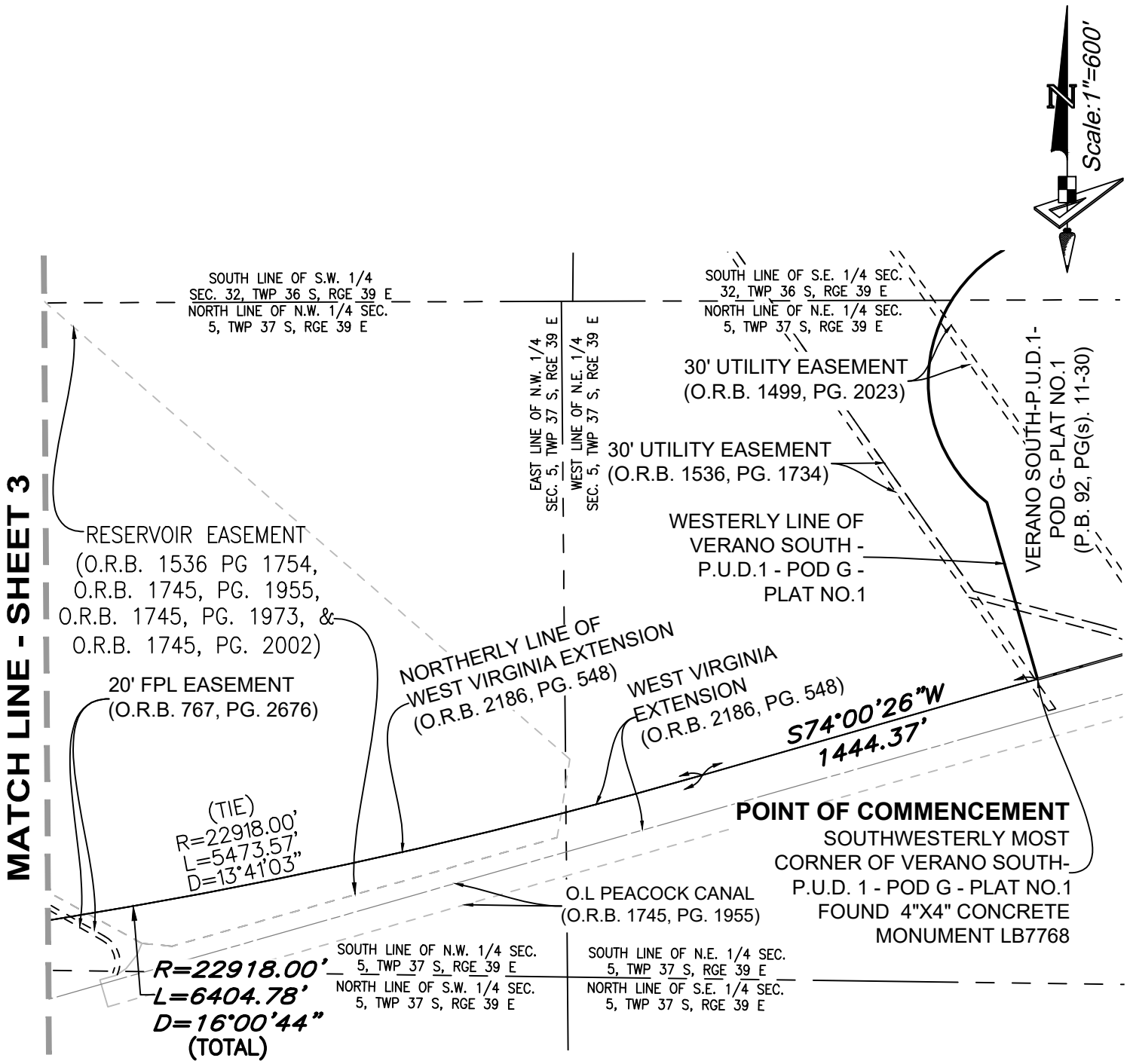
Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn:SAB	Date: 09/15/2021	Data File:	
Check:GAR	P.C.:	Field Book:	
Section: 6 Twp. 37S Rng. 39E		Job #: POD H_SCHOOL_	626

NAME: W:\VERANO\SURVEY\POD H PUD\POD H - REVISED SCHOOL SITE - S&D\REVISED 02-10-22\VERANO_POD H_SCHOOL SITE_REVISED 02-10-22_S&D.DWG PLOTTED BY: GARY RAGER ON: 2/11/2022 1:27 PM LAST SAVED BY: DSCHOLL ON: 2/10/2022 12:10 PM



MATCH LINE - SHEET 3

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT 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.

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VERANO SOUTH - POD H - SCHOOL SITE
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.
01	02/10/22	Update Boundary, Add Note	DJS

Prepared For: KOLTER HOMES, LLC.

Last Date of Field Survey: N/A

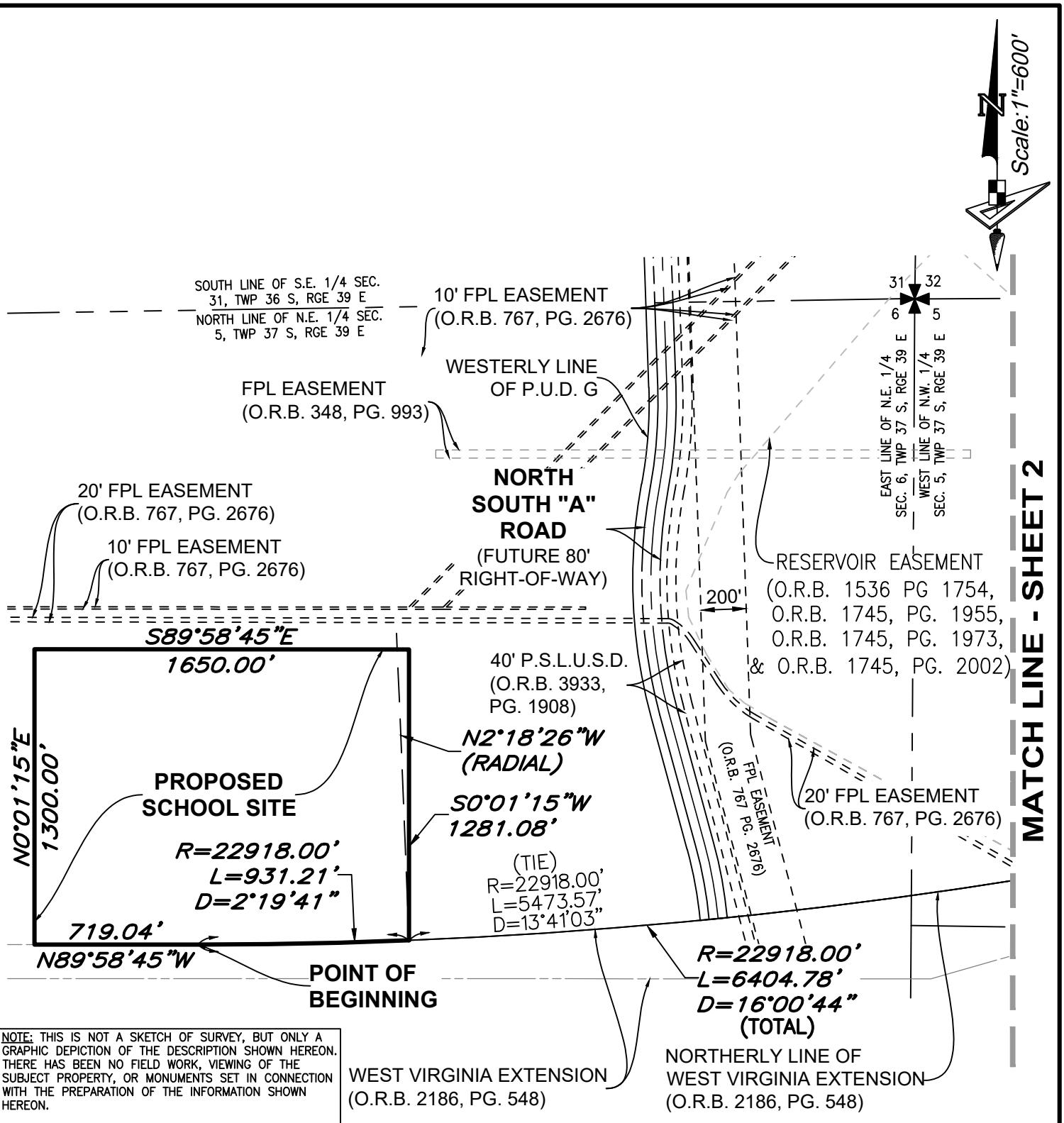
Sheet No. 2 of 3 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
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Drawn:SAB	Date: 09/15/2021	Data File:	
Check:GAR	P.C.:	Field Book:	
Section: 6 Twp. 37S Rng. 39E		Job #: POD H_SCHOOL_	627

NAME: W:\VERANO\SURVEY\POD H PUD\POD H - REVISED SCHOOL SITE - S&D\REVISED 02-10-22\VERANO_POD H_SCHOOL SITE_REVISED 02-10-22_S&D.DWG PLOTTED BY: GARY RAGER ON: 2/11/2022 1:28 PM LAST SAVED BY: DSCHOLL ON: 2/10/2022 12:10 PM



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VERANO SOUTH - POD H - SCHOOL SITE
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.
01	02/10/22	Update Boundary, Add Note	DJS

Prepared For: KOLTER HOMES, LLC.

Last Date of Field Survey: N/A

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Suite 105
Riviera Beach, FL 33404
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Licensed Business Number LB 7768

Drawn:SAB	Date: 09/15/2021	Data File:
Check:GAR	P.C.:	Field Book:
Section: 6 Twp. 37S Rng. 39E		Job #: POD H_SCHOOL_

Sheet No. 3 of 3 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

628

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VERANO SCHOOL REZONING
P22-182

Planning & Zoning Board Hearing

Stephen Mayer
Planner III

Request:

The Applicant is requesting approval of the rezoning of an approximate 49.11-acre lot within Section 6, from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I).

Proposed Project: A public school site

General Information:

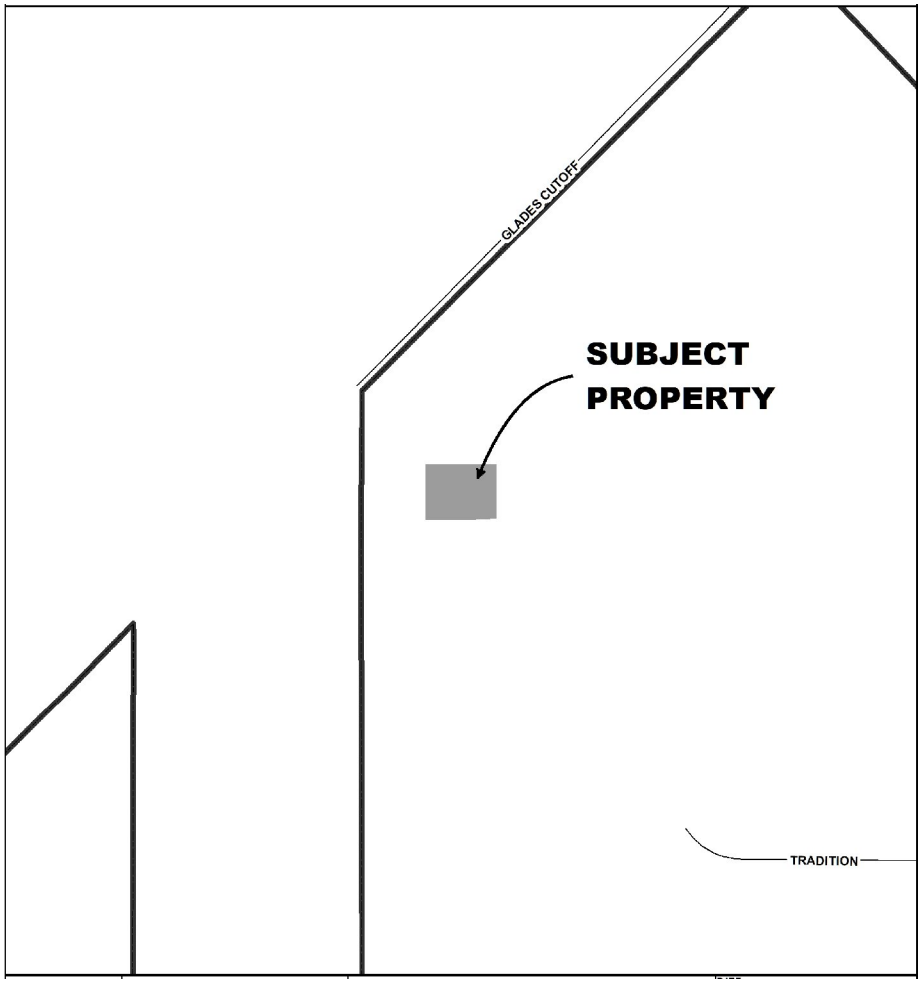
Owner/Applicant – PSL Land Investments, LLC

Agent – Dan Sorrow, Cotleur and Hearing

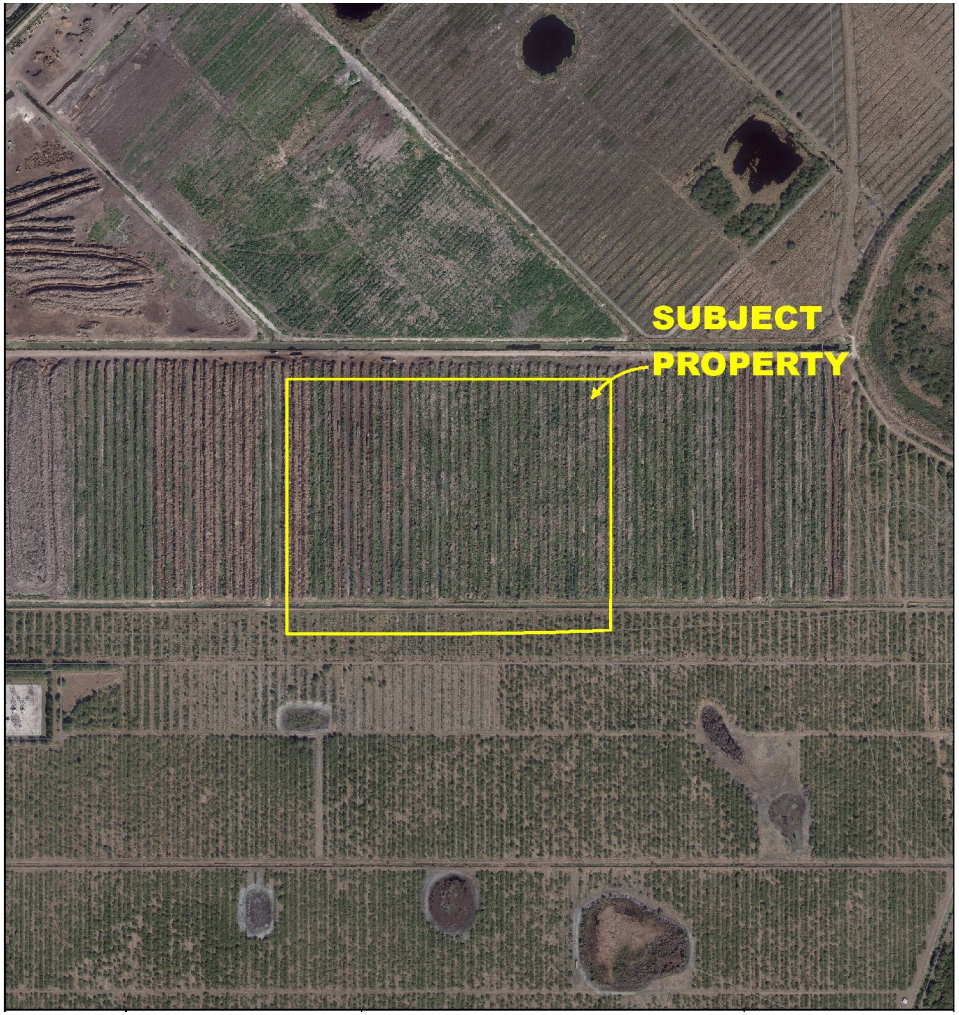
Location – The property is located north of the extension of Crosstown Parkway and west of the future North-South “A” roadway.

Existing Use – Vacant land

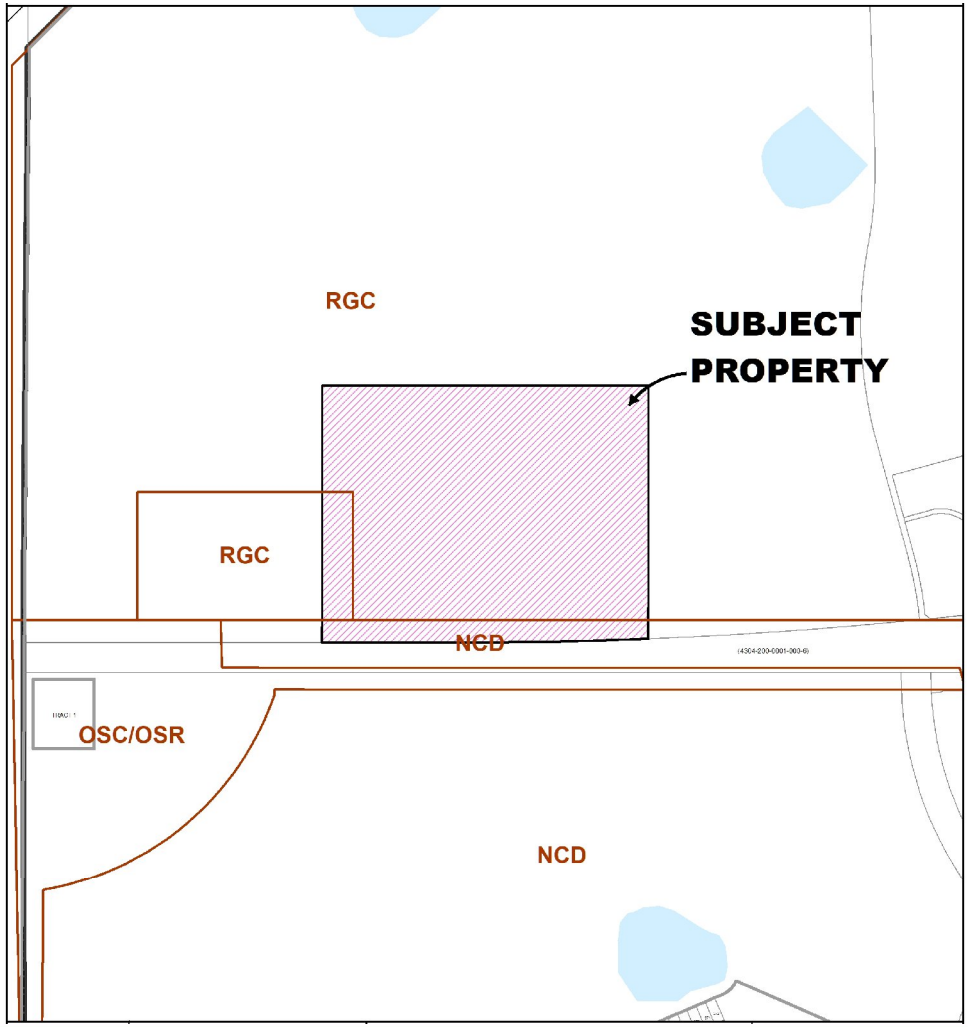
Location Map



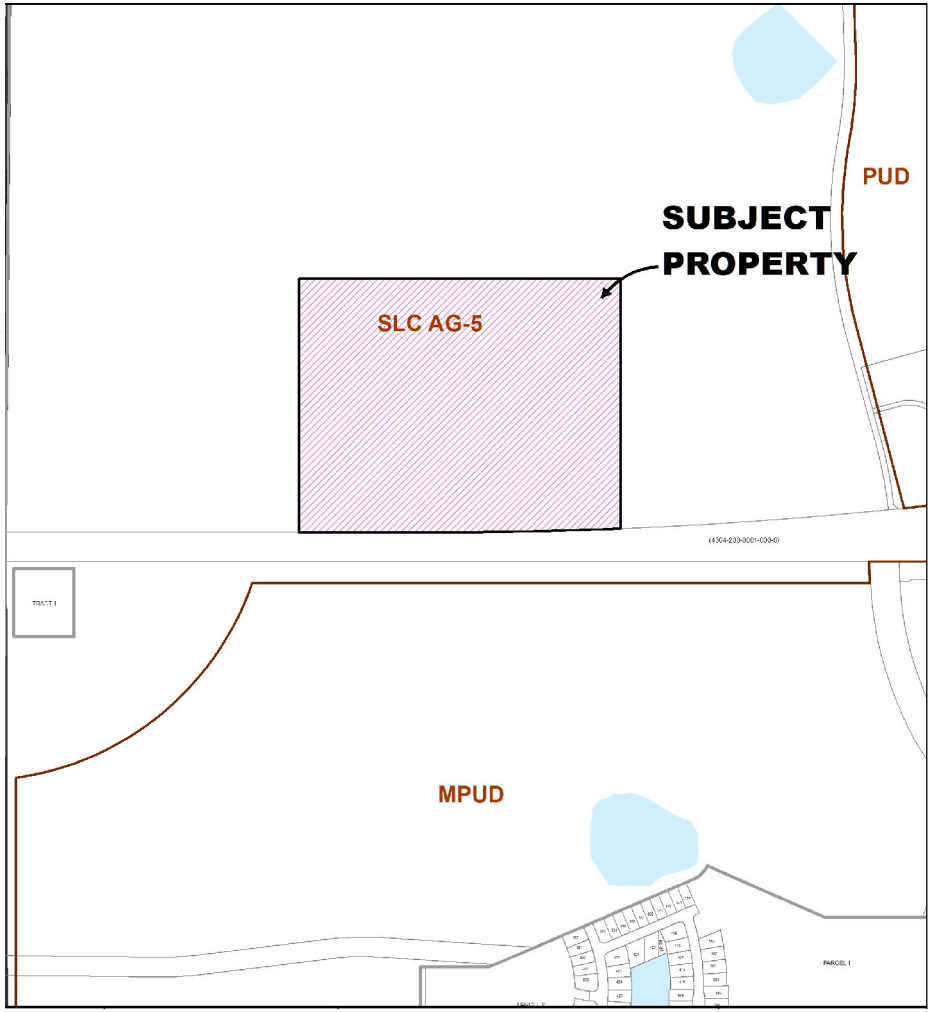
Aerial



Future Land Use



Zoning



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	SLC AG-5	Vacant (Verano) Residential POD J
South	NCD	SLC AG-5	Vacant (Crosstown extension)
East	RGC	SLC AG-5	Vacant (Verano) North South “A” ROW
West	RGC	SLC AG-5	Vacant (Verano) Residential POD I

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification	Compatible Zoning District
RGC (Residential Golf Course)	PUD (Planned Unit Development), GU (General Use), I (Institutional)

Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.

- The Institutional (I) zoning district is listed as a compatible zoning district under the Residential Golf Course (RGC) future land use classification.

Agenda Summary

2022-649

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.I

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-191 Club Pure @ The Marketplace - Special Exception Use

Location: The property is located at 10330 South US Highway 1, south of Jennings Road and east of South US Highway 1.

Legal Description: The Marketplace Lot D - Less First Replat in The Marketplace

This is a request to allow a school in the General Commercial (CG) zoning district per Section 158.124(C)(7) of the Zoning Code.

Submitted By: Bethany Grubbs, Planner II

Executive Summary: The purpose of this request is to allow a school within an existing shopping center. The applicant indicates that the purpose of this special exception use request is to allow a school, for school-aged children, to occupy units G101-G104, the units adjacent to the existing daycare.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board Move that the Board vote to recommend approval, recommend approval with conditions, or recommend denial.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

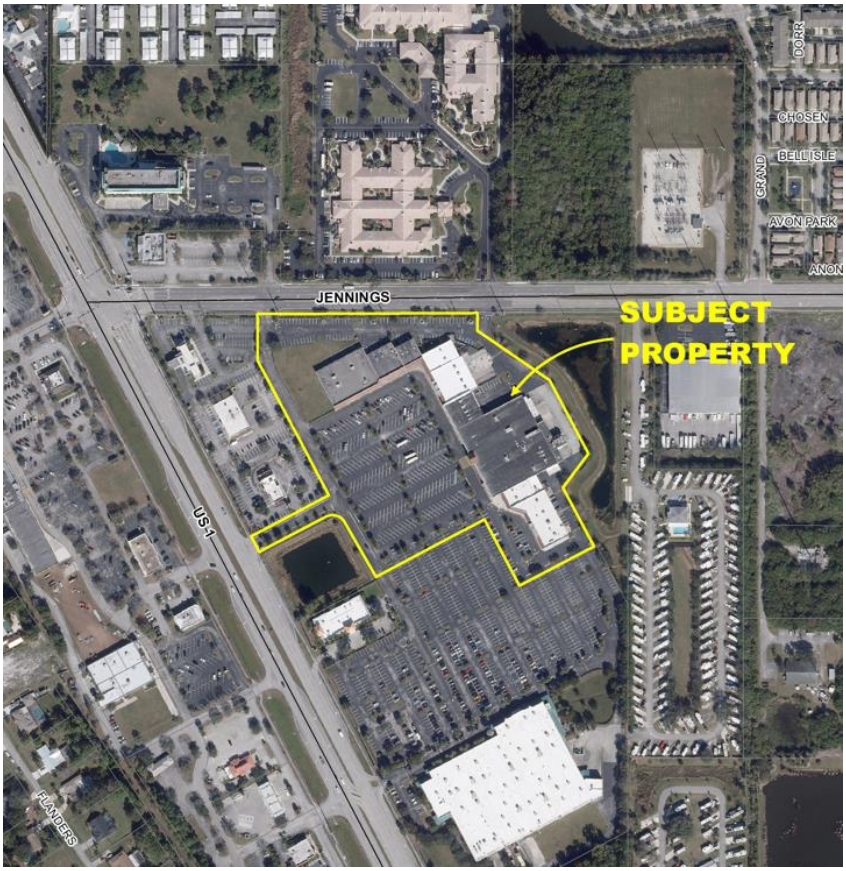
Special Consideration: N/A.

Location of Project: Located south of Jennings Road and east of South US Highway 1.

Attachments:

1. Staff Report
2. Exhibit A: Traffic Management Plan
3. Application
4. Approved Site Plan
5. Public Works Traffic Memo
6. Staff Presentation

Club Pure @ The Marketplace
Special Exception Use
P22-191



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a school in the General Commercial (CG) zoning district per Section 158.124(7) of the Zoning Code.
Agent:	Nicolas Khoury
Applicant/Property Owner:	DTS Properties, LLC
Location:	Located south of Jennings Road and east of South US Highway 1
Address:	10330 South US Highway 1, Port St. Lucie, FL 34952
Project Planner:	Bethany L. Grubbs, Planner II

Project Description

The applicant is requesting a special exception use to allow a school in the General Commercial (CG) zoning district per Section158.124(C)(7) of the Zoning Code. Club Pure currently occupies 15,525 square feet, Units E101-F101 of the shopping center, and provides youth development programs (daycare). The applicant indicates that the purpose of this request is to allow a school, to be known as Pure Academy, for 120 elementary school children (grades K-5), to occupy units G101-G104, the units adjacent to the applicant's existing daycare center facility. The school hours for Pure Academy are from 9:00 a.m. and 3:00 p.m. The 6,022 square foot expansion proposal entails the creation of eight (8) 500 square foot classrooms for school-aged children, with ancillary space. Additionally, this business expansion proposes to reconfigure the existing outdoor playground area located behind the shopping center and each of these units. The expansion entails the elimination of parking spaces to create additional play space, along with the installation of an opaque vinyl fence for security. A site plan amendment will be required for these improvements.

Section 158.124(C)(7) of the General Commercial Zoning Code lists *"Schools (public, private or parochial) or technical or vocational schools"* as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.

The property is located south of Jennings Road and east of South US Highway 1 in The Marketplace shopping center. The site consists of an approximately 114,585 square foot, "L" shaped building.

Previous Actions and Prior Reviews

On May 27, 2014, the Club Pure Special Exception Use was approved by City Council (Resolution No. 14-81) for a 15,525 square foot enclosed assembly area, for a daycare and before and after school care for school-aged children at 10280 and 10292 South US Highway 1.

On May 8, 2006, The Marketplace Site Plan was last amended and approved by City Council by motion.

On May 24, 1999, The Oxford Academy Special Exception Use was approved by City Council (Resolution No. 99-R22) to allow a daycare at 10330 South US Highway 1.

On October 28, 1996, The Marketplace Site Plan (Phase 1) was approved via motion by City Council for a 155,559 square foot commercial retail center with Winn-Dixie as the anchor tenant.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on July 21, 2022, to owners of property within a 750-foot radius of the subject property.

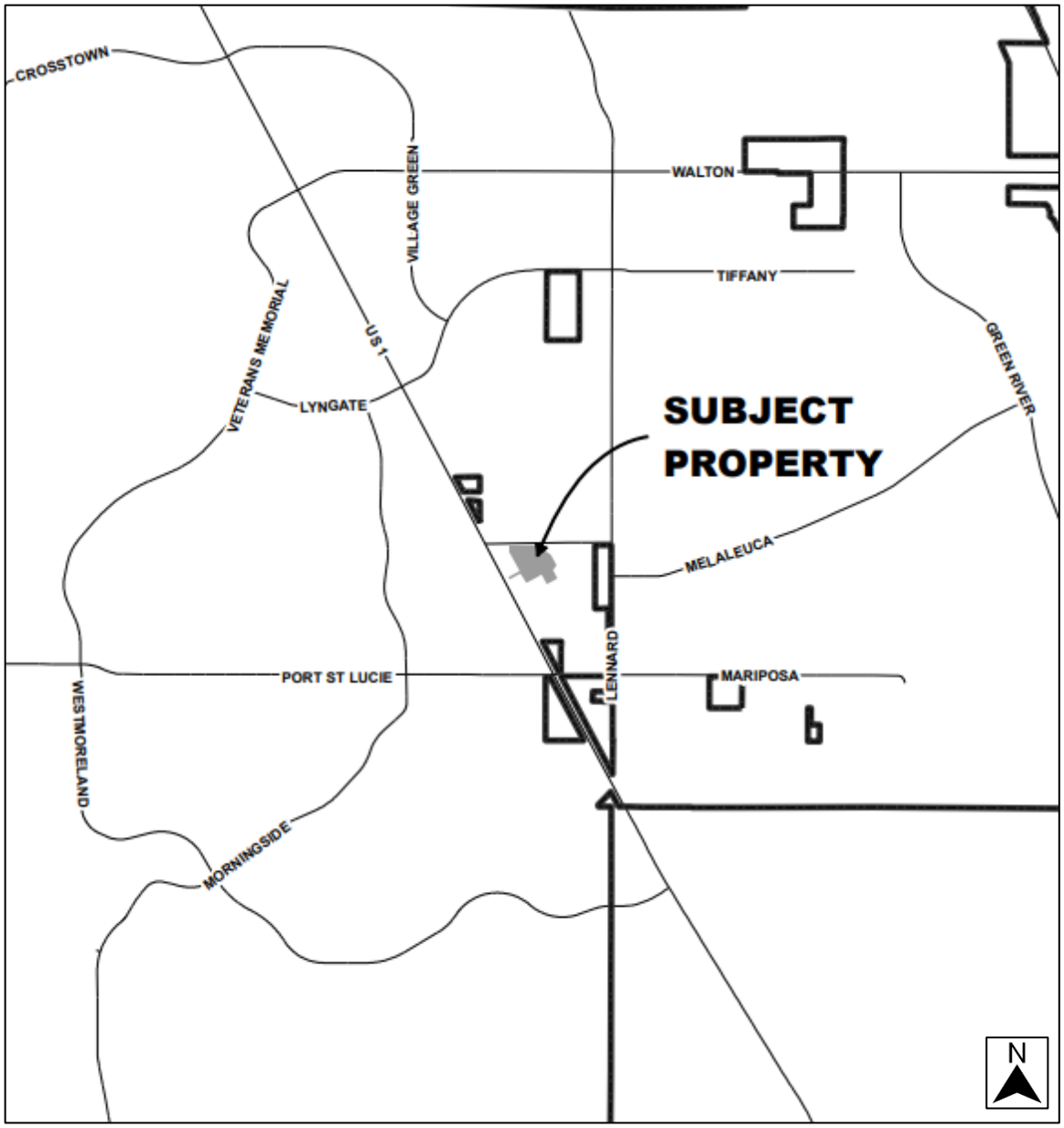
Location and Site Information

Parcel Number:	4412-504-0005-000-9
Property Size:	11.92 acres
Legal Description:	The Marketplace Lot D – Less First Replat in The Marketplace
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Shopping Center

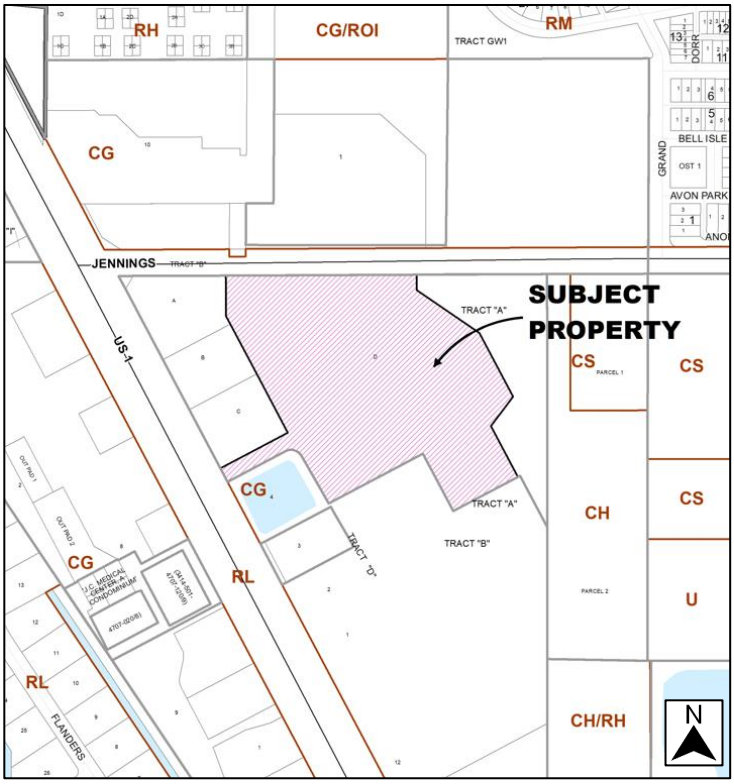
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD, CG	Assisted Living Facility, Commercial Outparcels
South	CG	CG	Call Center
East	CG	CG	Stormwater Management Tract
West	CG	CG	Commercial Outparcels

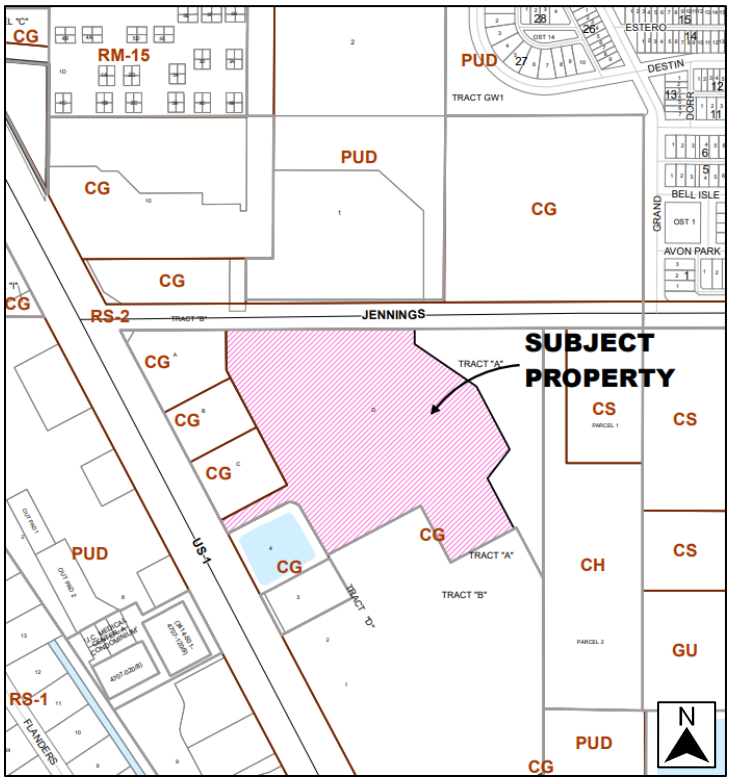
CG – General Commercial, PUD – Planned Unit Development



Location Map



Land Use Map



Zoning Map

PROJECT ANALYSIS

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

Evaluation of Special Exception Criteria (Section 158.260)

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

- Staff findings: The property is located within an existing shopping center, which at the time of site plan approval demonstrated that the site has adequate ingress and egress for vehicles and pedestrian circulation. The Marketplace shopping center is located on South US Highway 1 and has multiple access points, and cross-connections, which allows for adequate internal circulation and traffic flow. An existing entrance and sidewalk access are established to the parking lot from the preschool on the north side of the building. This access was required by Resolution 99-R22, which granted special exception use approval for the existing daycare. The applicant indicates that 40% of the school-aged children will be transported by bus to the facility. This will reduce the number of trips generated at the time of student pick-up and drop-off. The school-aged children that are picked up between 8:00 to 9:00 a.m. and dropped off between 3:00 to 3:30 p.m. will be supervised by the staff. Additionally, located in front of each unit is a designated fire lane.

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

- Staff findings: Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. Off-street parking is calculated based upon the provisions identified within Section 158.221(C) of the Zoning Code. The site plan for The Marketplace (P05-217) was approved with the parking calculated based on the use of a shopping center, which requires 1 space per 200 square feet of gross floor area. The overall 114,585 square foot shopping center is required to have 766 spaces and 766 spaces are provided. The parking requirement for daycare is 1 space per 300 square feet of gross floor area, which requires less parking than what has been approved for the shopping center, resulting in 26 excess spaces. Furthermore, the parking requirement for a school is 2 spaces for each classroom. This special exception use request proposes the addition of eight (8) classrooms, which results in a parking requirement of 16 spaces. As approved, at a rate of 1 space per 200 square feet, the 6,066 square foot unit requires 34 spaces, resulting in an excess of 14 spaces. The expansion of the outside playground area, located behind the shopping center, will result in the removal of 14 spaces. Regarding parking, the existing and proposed uses are less intense and no additional parking is required. The required parking for the overall shopping center is reduced to 726 spaces with 752 being provided. This application requires 68 spaces. Lastly, the property is required to have four (4) loading spaces and provides four (4) loading spaces. Adequate loading space is provided.

  The applicant has submitted a Traffic Management Plan that has been attached as Exhibit A.

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

- Staff findings: Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.

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

- Staff findings: No additional buffering is required. The site's approved landscape plan provides adequate perimeter landscaping.

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

- Staff findings: Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with the Chapter 155 Sign Code. The site is developed with two existing monument signs and site lighting; therefore, the request will not change any existing requirements pertaining to exterior lighting and signage. Any future individual tenant sign shall be permitted through a separate application.

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

- Staff findings: Yard setbacks and open space were previously addressed with the original site plan. No changes to the existing yards and open space are being requested.

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

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(7) - General Commercial (CG) Zoning District and shall conform to all provisions of the Zoning Code.

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

- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City. The existing childcare facility has been operational for over 20 years.

  The applicant has submitted a Traffic Management Plan that has been attached as Exhibit A.

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

- Staff findings: The facility is not expected to generate noise that would constitute a nuisance. The day-to-day activities occur indoors, with limited time on the outside playground in small, supervised groups. The playground is located behind the shopping center. The applicant is adding additional buffering to the playground area by replacing the existing chain link fence with an opaque vinyl fence.

  The proposed use is not anticipated to constitute a hazard because of vehicle movement. Keiser College, a technical school, while no longer operational, was previously approved in the shopping center. Additionally, the applicant has submitted a Traffic Management Plan that has been attached as Exhibit A. Schools present unique safety challenges with respect to the daily spikes in

traffic volume and around school property during the school year. The plan supports the risk assessment by clearly documenting the site rules with a view to preventing harm to people. The plan outlines how traffic will safely operate on the site, identifies staff who have been allocated specific responsibilities, and sets out what is expected of site users, including staff, pupils, parents, bus drivers, etc., with respect to traffic safety.

This application has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. Sufficient stacking space is also provided for drop-off and pick-up purposes, keeping the stacking well outside of any effect on City roadways.

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

- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The facility is in an area designated for commercial development. The site is already developed, and the required landscape buffers have been installed.

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

- Staff findings: Acknowledged.

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

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

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

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

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

- Motion to recommend denial to the City Council

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

CLUB PURE - TRAFFIC MANAGEMENT PLAN



Bus Route
Curbside Drop Off / Pick Up Point
Car Line
Afternoon Pick Up Point
Staff Parking
Preschool Staff Parking
Parent Parking

Pure Academy K-5th Grade

In addition to our preschool and before/after school care program, we launched a K-5th Academy (Unit F) in 2019 with 18 students. The Academy was sharing space with the before and after school care program. The hours for before and after care are 6:30am to 9:00am, and 3:00pm to 6:00pm. The Academy used the classroom space between 9:00am to 3:00pm.

The K-5th program has grown to 90 students. To provide a more excellent learning environment, and to accomadate for additional growth we needed to separate the two programs into their own spaces.

In the additional 6,000 sf of space that we have secured, we intend to renove it into 8 classrooms to accomodate 120 students. (15 students per classsroom) Once the renovation is completed we will move our Academy students out of Unit F into the new school space in Unit G.

The **Traffic Management Map** above shows **current traffic routes** through the parking lot. We do not expect much of an increase in the flow of traffic over the next year as we are only increasing our capacity from 90 students to 120 students, which is a 30 student increase. Traffic patterns are as follows:

Parent Drop Off / Pickup (Orange Line)
We have parents dropping off preschool, before care, and academy students in the mornings from 6:30am to 9:00am and pick up in the afternoons between 4:30pm to 6:00pm. We have a large parking area for parents directly in front of Unit F with approximately 200 parking spaces. Parents park in the parking lot and walk into the building to sign in and sign out. Students are supervised by their parents in the parking lot.

Morning Drop Off / 125 Students / Peak Time 7:30 - 8:10
Afternoon Pick Up / 190 Students / Peak Time 4:45 - 5:30

Academy Parent Pick Up (Pink Line)
Approximately 50% of our Academy students are car riders and most of them remain in the center for after school care. In the 2021-2022 school year we had 15 parents in the car pick up line. It only takes our staff 10 minutes to load the students and clear the pick up line (3:00pm - 3:10pm).

We selected this area for the parent pick up line because the flow of public traffic through this portion of the parking lot is very minimal. It is primarily used for service vehicles; trash pick up or deliveries to the Dollar Store or Aaron's furniture store. Both stores have additional space behind their units to accomodate for delivery vehicles.

Academy Busses (Red Line)
We have two busses that provide private transportation for our Academy students. The busses stop at the front doors of Unit F for curbside service at 8:45am and 3:00pm. We have a staff member ready to receive them and load them. in the 2021-2022 school year we had 45 students as bus riders. The curbside service is quick for our busses and secure for our students. It only takes about a minute to load / unload the students.

SLC Busses (Red Line)
We partner with the Saint Lucie County Transportation Department to pick up students in the morning between 7:30am - 8:50am and they drop students off between 3:00pm and 5:00pm. We have around 40 students in before care that are transported to local schools and around 80 students being transported from public schools to our centers in the afternoons.
The SLC busses pull up to the front doors outside Unit F and we have staff waiting to release and receive students. Our curbside service has been streamlined and is quick for the busses, and secure for our students. We have 10 busses that come through in the morning and afternoon. Busses average 1 minute per stop.

Staff Parking (Blue & Green)
We have approximatetly 15 preschool staff members that park on the north side of the building and use the side entrance into the preschool. We have 8 staff members for before and after school care, and 20 staff members for the K-5th grade Academy that use the main parking area.

Program Summary

Program	Students	Drop Off	Method	Pick Up	Method
Preschool	80	6:30-9:00	Parents	4:30-6:00	Parents
Before Care	45	6:30-8:00	Parents	7:30-8:50	Bus/Academy
After Care	110	3:00-5:00	Bus/Academy	4:30-6:00	Parents
Academy	90	8:00-9:00	Bus/Parents	3:00-3:15	Bus/Parents/ AfterCare

FOR SPECIAL EXCEPTION USE APPLICATION

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

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: nicolas@clubpure.org

PROPERTY OWNER:

Name: RMS Properties Inc.

Address: 1111 N Plaza DR Ste 200, Schaumburg, IL 60173

Telephone No.: (847) 891-1800 Email danieltshoffet@gmail.com

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

Name: Nicolas Khoury

Address: 3891 Edwards Road, Fort Pierce Fl. 34981

Telephone No.: 772-626-7480 Email nicolas@clubpure.org

SUBJECT PROPERTY:

Legal Description: THE MARKETPLACE LOT D-LESS FIRSTREPLAT IN THE MARKETPLACE(PB 37-9)- (11.92 AC)

Parcel I.D Number: 4412-504-0005-000-9

Address: 10330 S US HIGHWAY 1, Port Saint Lucie, FL. 34952 Bays: G101-G104

Development Name: The Marketplace Port Saint Lucie (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 6,066 Assembly Area (sq. ft.): 4000 sf

Current Zoning Classification: Commercial General SEU Requested: YES

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

Club Pure currently rents 15,525 SF for its youth development programs in The Marketplace PSL (Units E101-F101)
We're expanding our space into units G101 - G104, the bays directly next to us. We are looking to create several 500 SF classrooms in the 6,022 SF additional space for school-aged children.

Signature of Applicant — Nicolas Khoury Hand Print Name — 06/13/22 Date

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

02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

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

The property at the Marketplace Port Saint Lucie is set back off the road on the corner of US 1 and Jennings Rd. There is adequate parking for drop off and pick up from 8am-9am and to pick up from 3pm - 3:30pm. There are designated fire lanes in front of all the units.

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

For renovation purposes there is rear access to the units. A roll off dumpster will be used to discard of construction waste. The center doesn't have any tenant to either side of our leased space. There is ample parking in the rear of the building for the work crew to park. Interior renovations will not have any detrimental effects upon adjoining properties.

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

The center is completed and already has utilities provided for the units.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

No additional buffering is required for interior renovations.

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

Club Pure has a sign at it's main entrance and will not need additional signage.

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

Not applicable

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

Not applicable

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

Not applicable

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

The proposed usage of the facility will be classrooms for students during the day. 40% of students travel by bus which reduces the amount of traffic for drop off and pick up. There is ample parking to accommodate parents and staff. Outdoor playground space is provided at the back of the building. There are no neighbors impacted by the outdoor play.

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

For the safety of our students we will be replacing the chain link fence with 6ft high vinyl privacy fence. This will also serve as an additional sound barrier.

Signature of Applicant	Nicolas Khoury Hand Print Name	06/13/22 Date

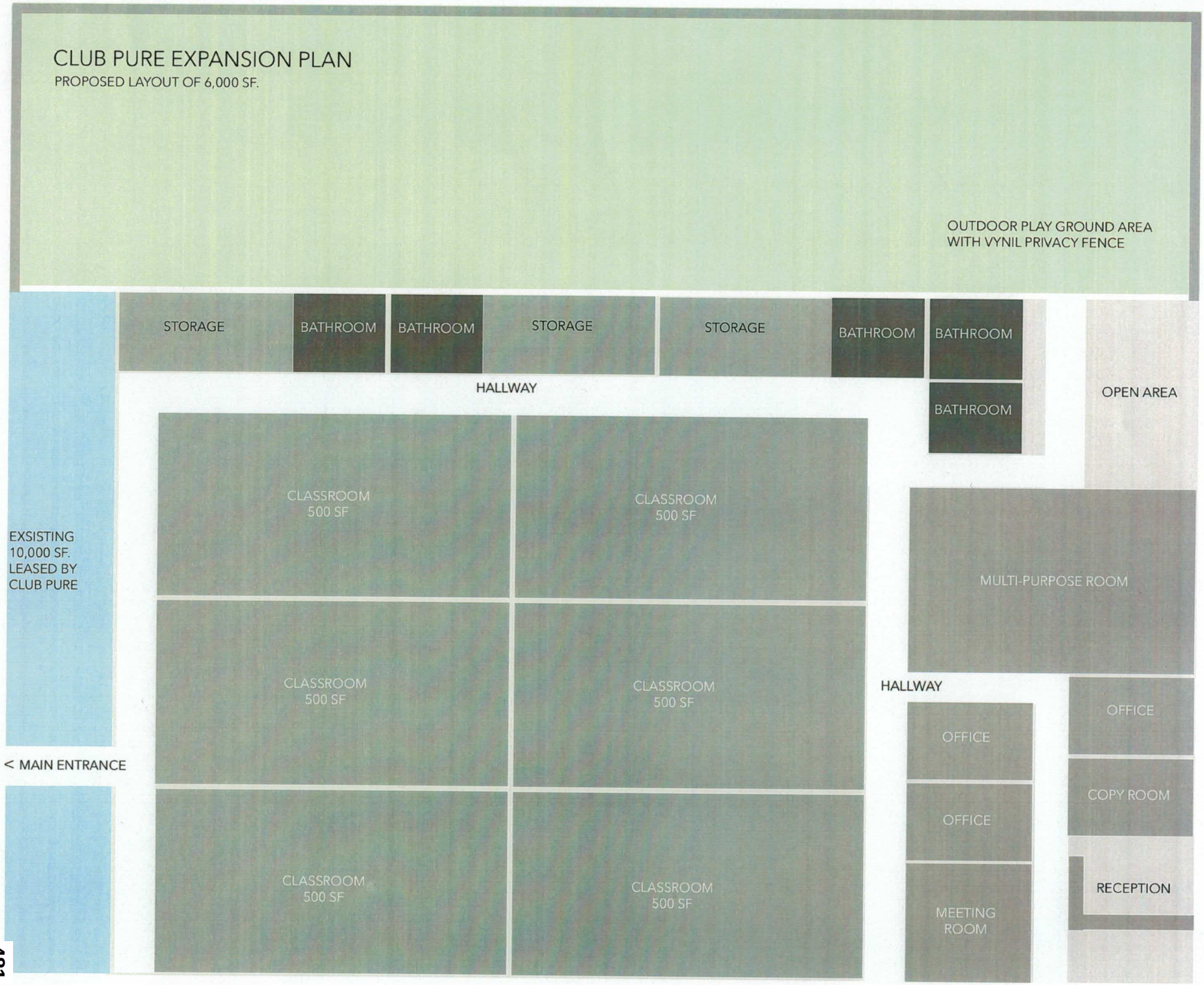
PLEASE NOTE:

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

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

CLUB PURE EXPANSION PLAN

PROPOSED LAYOUT OF 6,000 SF.




ademy K-8
K Nails
C Insurance
ncy, Inc
Extended Playground
Additional Space
LIVE

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 10330 S US HIGHWAY 1
Sec/Town/Range: 12/37S/40E
Parcel ID: 4412-504-0005-000-9
Jurisdiction: Port Saint Lucie

Use Type: 1600
Account #: 139851
Map ID: 44/12N
Zoning: General Co

Ownership

DTS Properties LLC

1111 N Plaza DR Ste 200
Schaumburg, IL 60173



Legal Description

THE MARKETPLACE LOT D-LESS FIRSTREPLAT IN THE MARKETPLACE(PB 37-9)- (11.92 AC)

Current Values

Just/Market Value:	$5,185,400
Assessed Value:	$5,185,400
Exemptions:	$0
Taxable Value:	$5,185,400

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	114,585
Gross Sketched Area (SF):	122,795
Land Size (acres):	11.92
Land Size (SF):	519,114

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 10, 2018	4215 / 1250	0312	SP	JPMCC 2006-LDP9 US Highway 1 LLC	$5,500,000
Jul 2, 2018	4154 / 1131	0312	CT	JPMCC 2006-LDP9 US Highway 1 LLC	$300
Jul 2, 2018	4152 / 1704	0318	CT	Marketplace Port St Lucie Ltd	$300
Mar 5, 2018	4106 / 2262	0311	MS	JPMCC 2006-LDP9 US Highway 1 LLC	$0
Jan 2, 1998	1119 / 2186	XX04	WD	MARKETPLACE PORT ST LUCIE LTD	$1,550,000

Building Information (1 of 1)

Finished Area: 114,585 SF

Gross Sketched Area: 122,795 SF

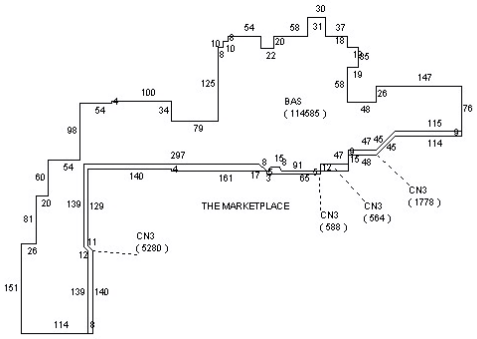
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: NSCT	Year Built: 1997	Frame: Masonry
Grade: Y_C	Effective Year: 1997	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 18	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	114585	114585	2777
CN3	CANOPY	8210	0	1947

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	400000	1997
CONCRETE LOW	1	3500	1997
TRIPLE LIGHT	25	38	1997
CHAINLINK 6'	1	232	1999
CHAINLINK 4'	1	136	2004
Alum Fen 6'	1	68	2004
CHAINLINK 6'	1	200	2015

Current Year Values

Current Values Breakdown

Building:	$3,316,600
Land:	$1,868,800
Just/Market:	$5,185,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$5,185,400
Exemption(s):	$0
Taxable:	$5,185,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0061	151.74001	Port St. Lucie Stormwater	$25,492.32

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$5,185,400	$5,185,400	$0	$5,185,400
2020	$5,222,500	$5,222,500	$0	$5,222,500
2019	$6,271,314	$6,271,314	$0	$6,271,314
2018	$9,605,200	$9,605,200	$0	$9,605,200

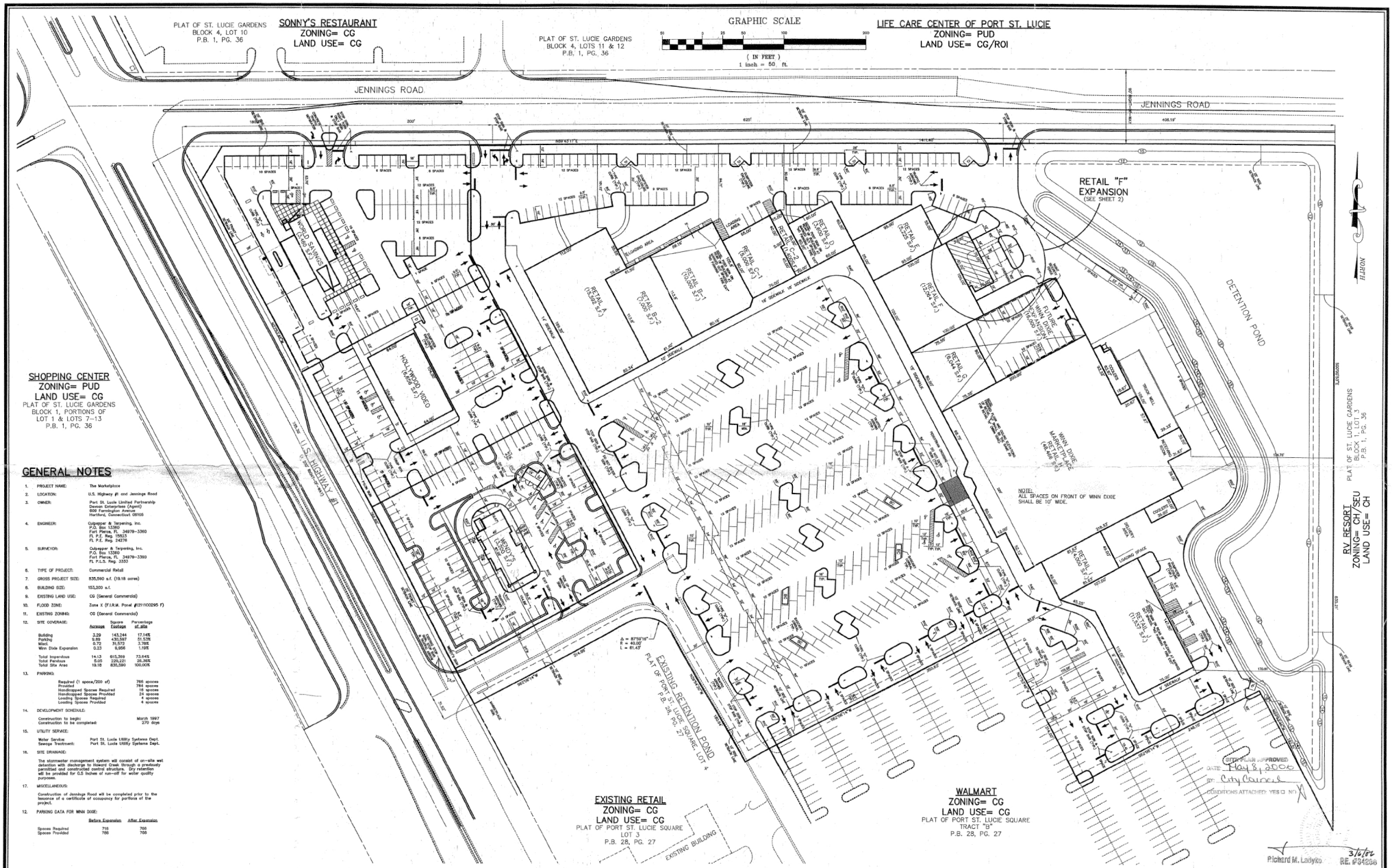
Permits

Number	Issue Date	Description	Amount	Fee
99-18098	Sep 21, 1999	Alterations/Remodeling	$43,800	$0
P00-01630	Feb 18, 2000	Alterations/Remodeling	$64,000	$0
P00-05163	May 17, 2000	Commercial New Construction	$981,750	$0
P97-73538	Jan 7, 1997	Commercial New Construction	$2,000,000	$2,000,000
P97-76716	Apr 17, 1997	Commercial New Construction	$150,000	$150,000
P97-76717	Apr 17, 1997	Commercial New Construction	$230,000	$230,000
P97-81378	Sep 22, 1997	Slab	$250,000	$250,000
P98-84071	Jan 16, 1998	Alterations/Remodeling	$35,000	$35,000
P98-85241	Feb 18, 1998	Alterations/Remodeling	$145,000	$145,000
P98-86159	Mar 17, 1998	Alterations/Remodeling	$20,000	$20,000
P98-90247	Jul 27, 1998	Additions to existing construction	$150,000	$150,000
P98-90248	Jul 27, 1998	Additions to existing construction	$200,000	$200,000
P98-91139	Sep 2, 1998	Commercial New Construction	$557,500	$557,500
P98-92176	Sep 21, 1998	Sprinkler System	$18,000	$18,000
P98-92301	Sep 21, 1998	Sprinkler System	$6,000	$6,000
P98-92302	Sep 21, 1998	Sprinkler System	$6,000	$6,000
P98-92908	Oct 12, 1998	Alterations/Remodeling	$6,000	$6,000
P98-94014	Nov 16, 1998	Alterations/Remodeling	$34,500	$34,500
P98-94346	Dec 17, 1998	Alterations/Remodeling	$4,500	$4,500
P98-94347	Dec 17, 1998	Alterations/Remodeling	$8,500	$8,500
P98-94971	Dec 17, 1998	Additions to existing construction	$1,030	$1,030
P99-10200	Feb 4, 1999	Additions to existing construction	$5,000	$5,000
P01-06940	Jun 13, 2001	Alterations/Remodeling	$25,000	$510
P02-30219	Sep 5, 2002	Alterations/Remodeling	$15,000	$392
P02-30219	Sep 5, 2002	Alterations/Remodeling	$15,000	$54
P03-02090	Jan 27, 2003	Alterations/Remodeling	$9,000	$433
P0509808	Feb 18, 2005	Alterations/Remodeling	$41,000	$520
P0612149	Mar 21, 2006	Demolition	$20,000	$107
P0620536	May 23, 2006	Alterations/Remodeling	$572,000	$18,032
P0635375	Oct 3, 2006	Alterations/Remodeling	$25,000	$526
p11-00820	Jan 1, 2011	Alterations/Remodeling	$0	$0
p11-01548	Jan 1, 2011	Alterations/Remodeling	$0	$0
p11-00819	Feb 2, 2011	Demolition	$0	$0
p11-00820	Jan 24, 2011	Alterations/Remodeling	$523,440	$7,124
p11-01188	Feb 11, 2011	Alterations/Remodeling	$2,200	$206
p11-01548	Feb 21, 2011	Alterations/Remodeling	$61,394	$1,113
P11-02451	Mar 17, 2011	Electric	$12,500	$0
P11-02485	Mar 18, 2011	Plumbing	$0	$0
p11-04222	May 9, 2011	Electric	$2,000	$154
p11-10028	Jan 1, 2011	Alterations/Remodeling	$0	$0
P11-11899	Nov 7, 2011	Air Conditioning Only	$0	$0
p11-06236	Jun 16, 2011	Electric	$0	$0
P10-08334	Sep 14, 2010	Additions to existing construction	$4,230	$300
P10-14074	Dec 21, 2010	Electric	$1,500	$155
P12-02245	May 1, 2012	Occupancy Change	$0	$0
P11-05098	May 19, 2011	Plumbing	$0	$0
P11-05144	May 19, 2011	Alterations/Remodeling	$5,000	$0

p11-00819	Feb 2, 2011	Demolition	$11,632	$206
p11-00871	Feb 10, 2011	Occupancy Change	$0	$0
p11-01188	Feb 15, 2011	Demolition	$2,200	$206
P11-01930	Mar 4, 2011	Air Conditioning Only	$0	$0
P11-01941	Mar 4, 2011	Electric	$130,000	$0
P11-02480	Mar 18, 2011	Air Conditioning Only	$0	$0
p11-07602	Jul 21, 2011	Occupancy Change	$0	$0
p11-08639	Aug 11, 2011	Electric	$850	$154
p11-10028	Oct 17, 2011	Interior Office Buildout	$50,000	$2,297
p11-11345	Oct 20, 2011	Plumbing	$0	$0
p11-11463	Oct 25, 2011	Electric	$8,000	$0
P11-11248	Dec 2, 2011	Occupancy Change	$0	$0
P12-02353	Mar 2, 2012	Electric	$0	$0
P12-03159	Mar 19, 2012	Electric	$0	$0
P13-00310	May 9, 2013	Demolition	$125	$79
P13-14580	Oct 11, 2013	Electric	$0	$0
P14-26271	Mar 21, 2014	Demolition	$2,400	$206
P14-22304	Feb 14, 2014	Air Conditioning Only	$0	$160
P14-22306	Feb 14, 2014	Air Conditioning Only	$0	$155
P14-26336	Apr 24, 2014	Interior Commercial	$0	$1,099
P15-24456	Sep 16, 2015	Fence	$3,990	$263
P16-05277	Mar 8, 2016	Occupancy Change	$0	$75
P16-21073	Aug 17, 2016	Air Conditioning Only	$5,500	$155
P16-21077	Aug 17, 2016	Air Conditioning Only	$5,500	$155
P16-15522	Dec 7, 2016	Interior Office Buildout	$18,000	$888
P18-16024	May 29, 2018	Demolition	$5,000	$210
P18-21524	Jul 2, 2018	Occupancy Change	$0	$0
P18-23663	Nov 7, 2018	Interior Office Buildout	$25,000	$1,934
P19-23393	Jul 15, 2019	Air Conditioning Only	$7,404	$154
P19-31609	Sep 25, 2019	Demolition	$7,500	$210
P19-31608	Sep 25, 2019		$8,000	$300

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Port Saint Lucie

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

1. PROJECT NAME: The Marketplace
2. LOCATION: U.S. Highway #1 and Jennings Road
3. OWNER: Port St. Lucie Limited Partnership
   Devon Enterprises (Agent)
   999 Farmington Avenue
   Hartford, Connecticut 06105
4. ENGINEER: Culpepper & Terpening, Inc.
   P.O. Box 13390
   Fort Pierce, FL 34979-3360
   FL P.E. Reg. 15823
   FL P.E. Reg. 24276
5. SURVEYOR: Culpepper & Terpening, Inc.
   P.O. Box 13390
   Fort Pierce, FL 34979-3360
   FL P.L.S. Reg. 3353
6. TYPE OF PROJECT: Commercial Retail
7. GROSS PROJECT SIZE: 835,590 s.f. (19.18 acres)
8. BUILDING SIZE: 153,200 s.f.
9. EXISTING LAND USE: CG (General Commercial)
10. FLOOD ZONE: Zone X (F.I.R.M. Panel #12111C0295 F)
11. EXISTING ZONING: CG (General Commercial)
12. SITE COVERAGE:

	Acreage	Square Footage	Percentage of site
Building	3.29	143,244	17.14%
Parking	9.89	430,667	51.53%
Misc.	0.72	31,573	3.78%
Winn Dixie Expansion	0.33	9,866	1.18%
Total Impervious	14.13	615,350	73.64%
Total Pervious	5.05	220,221	26.36%
Total Site Area	19.18	835,590	100.00%

13. PARKING:

Required (1 space/200 sf)	765 spaces
Provided	784 spaces
Handicapped Spaces Required	16 spaces
Handicapped Spaces Provided	24 spaces
Loading Spaces Required	4 spaces
Loading Spaces Provided	4 spaces

14. DEVELOPMENT SCHEDULE:
    Construction to begin: March 1997
    Construction to be completed: 270 days
15. UTILITY SERVICE:
    Water Service: Port St. Lucie Utility Systems Dept.
    Sewage Treatment: Port St. Lucie Utility Systems Dept.
16. SITE DRAINAGE:
    The stormwater management system will consist of on-site wet detention with discharge to Howard Creek through a previously permitted and constructed control structure. Dry retention will be provided for 0.5 inches of run-off for water quality purposes.
17. MISCELLANEOUS:
    Construction of Jennings Road will be completed prior to the issuance of a certificate of occupancy for portions of the project.
12. PARKING DATA FOR WINN DIXIE:

	Before Expansion	After Expansion
Spaces Required	716	766
Spaces Provided	766	766

REV. PAD C TO WENDY'S GWR 5-15-97
PER CITY OF PSL GWR 6-17-97
PER CITY OF PSL GWR 6-25-97
REVISED OUTPARCEL "B" TO HOLLYWOOD VIDIO MDB 4-1-98
UPDATED SITE PLAN MDB 4-1-98
PER CITY OF PSL GWR 5-18-98
MOVED BLDG., HC SPACES AT HOLLYWOOD VIDEO GWR 6-1-98
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DIMENSIONS @ RETAIL A & B GWR 5-12-00
DIMENSIONS @ RETAIL C1 & C2 GWR 3-16-01
ADDITION TO "F" DEDUCT SQ. FT. FROM "A" GWR 5-18-05
PER CITY OF PSL GWR 6-28-05
PER CITY OF PSL RML 3-03-06

COMPUTER FILE REF.	FIELD BK./PG.
9628BASE.DWG	

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(407) 464-3537

- REVISIONS -	BY	DATE
PER CITY OF PORT ST. LUCIE	GWR	9-11-96
ADDED 8 PARALLEL PARKING SPACES @ REAR OF WINN DIXIE	GWR	1-7-97
REV. PARKING SPACES IN FRONT OF WINN DIXIE TO 10' WIDE	GWR	1-17-97
REV. 1 MORE ROW 10 10' SPACES & ADD 4 PARALLEL SPACES	GWR	2-6-97
PARKING & BUILDINGS	GWR	2-12-97
REMOVE WHEELSTOPS	GWR	2-27-97

	BY	DATE
DESIGNED	RML	8-2-96
CALCS.		
DRAWN	GWR	8-7-96
DETAILED		
CHECKED	RML	8-7-96
APPROVED		

MARKETPLACE

OVERALL SITE PLAN

DATE: 8-7-96
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
JOB No. 9628
SHEET 1 OF 2



NOTES:

WE ARE REQUESTING SEU FOR SCHOOL / EDUCATION PURPOSES

5 X H/C BATHROOMS ARE EXISTING IN UNITS G101-G104
THERE IS A FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM INSTALLED
THERE IS A BICYCLE RACK INSTALLED BY H101

LANDLORD HAS GRANTED PERMISSION FOR SPACE BEHIND G101-G104 TO BE FENCED IN FOR A PLAYGROUND.

BEHIND UNITS 'F' (CURRENT PLAYGROUND) WE ARE REQUESTING THAT WE CAN REMOVE THE CURBING FOR THE DRIVE AROUND - SAFETY REASONS.
WE PLAN TO REDESIGN THE PLAY AREA BEHIND UNITS 'F' AND 'G'.
WILL APPLY FOR A FENCE PERMIT TO INSTALL VINYL PRIVACY FENCING.

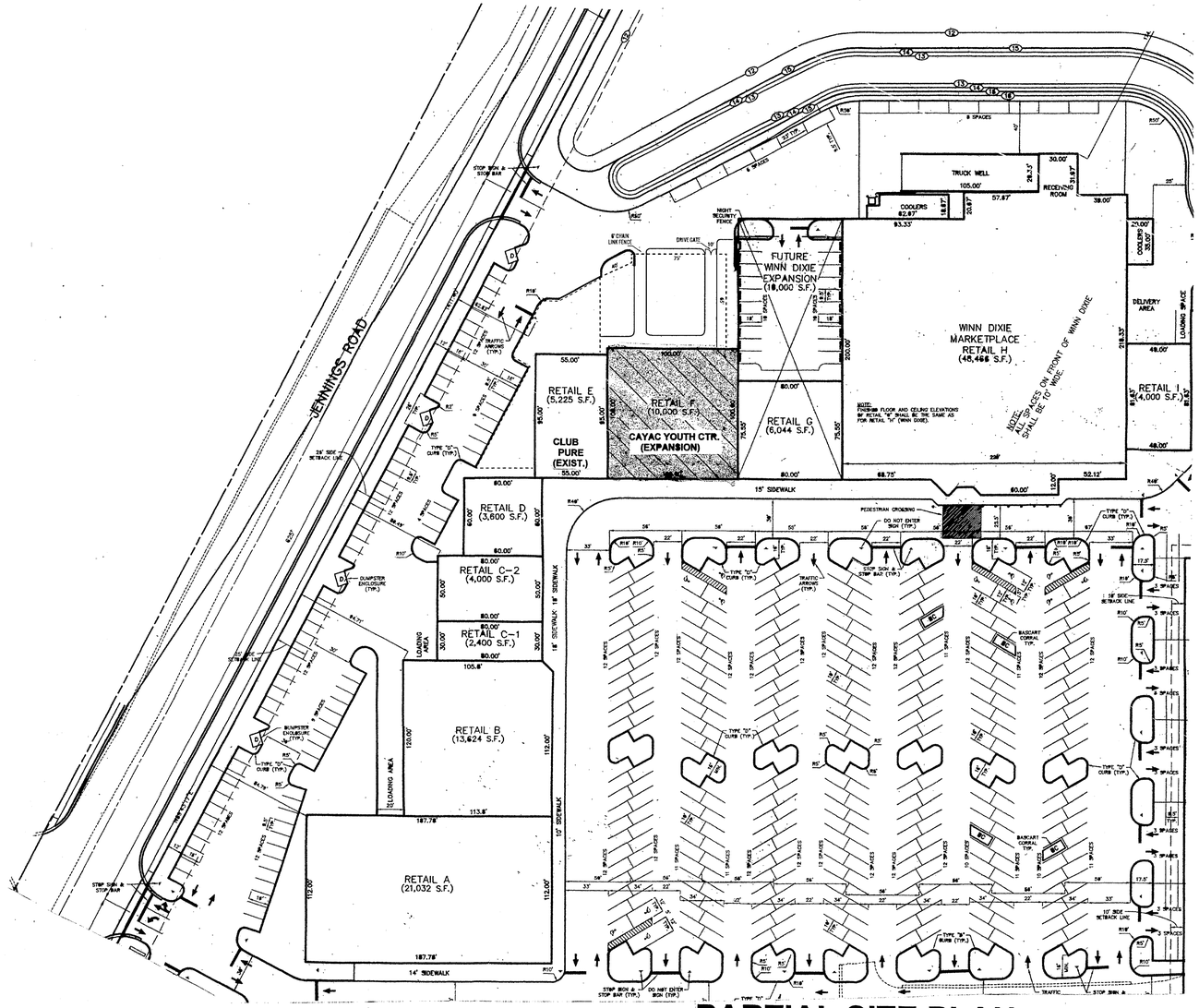
CLUB PURE

(EXPANSION)

CAYAC YOUTH DEVELOPMENT CENTER

MARKETPLACE (BLDG F)

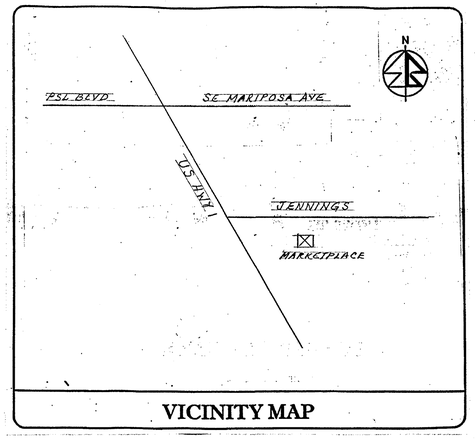
(10,000 S.F.)



PARTIAL SITE PLAN

DESIGN CRITERIA:

OCCUPANCY CLASS:	ASSEMBLY GROUP A-3
OCCUPANCY LOAD:	650PERSONS
CONSTRUCTION TYPE:	II
SCOPE OF WORK:	OCCUPANCY CHANGE INSTALL DOORS BETWEEN UNITS & ADD (5) TOILETS TO RESTROOMS, CHANGE WALLS ELECTRICAL, HVAC CHANGES INTERIOR ONLY
ALTERATION LEVEL	2
COMPLIANT WITH:	2010 FLORIDA BLDG CODE 2010 FL. MECH. CODE 2010 FL. EXIST. BLDG CODE 2008 N.E.C. LIFE SAFETY CODE



VICINITY MAP

Design by:
RICHARD A. JEMISON
P.O. Box 5616
Ft. Pierce, Fl. 34954
(772) 215-5623

FREDRICK D. SHAFFER P.E.
2440 FEDERAL HIGHWAY (SUITE 110)
STUART, FLORIDA 34994
(772) 220-4990

POS-217

REVISED 10/06/14

SEAL	EXPANSION OF CLUB PURE	SHEET
FRED D. SHAFFER P.E.. #26694	CAYAC YOUTH DEVELOPMENT CENTER 10292 S. FEDERAL HIGHWAY PORT ST. LUCIE, FLORIDA	1 OF 5

PLAT OF ST. LUCIE GARDENS
BLOCK 4, LOT 10
P.B. 1, PG. 36

SONNY'S RESTAURANT
ZONING= CG
LAND USE= CG

PLAT OF ST. LUCIE GARDENS
BLOCK 4, LOTS 11 & 12
P.B. 1, PG. 36

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LIFE CARE CENTER OF PORT ST. LUCIE
ZONING= PUD
LAND USE= CG/ROI

JENNINGS ROAD

JENNINGS ROAD
80' RIGHT-OF-WAY

RETAIL "F" EXPANSION
(SEE SHEET 2)

DETENTION POND

HUDSON

PLAT OF ST. LUCIE GARDENS
BLOCK 1, LOT 3
P.B. 1, PG. 36

RV RESORT
ZONING= CH/SEU
LAND USE= CH

SHOPPING CENTER
ZONING= PUD
LAND USE= CG
PLAT OF ST. LUCIE GARDENS
BLOCK 1, PORTIONS OF
LOT 1 & LOTS 7-13
P.B. 1, PG. 36

WORLD SAVINGS (3,640 S.F.)
HOLLYWOOD VIDEO (4,656 S.F.)
RETAIL A (3,562 S.F.)
RETAIL B-1 (10,000 S.F.)
RETAIL B-2 (7,000 S.F.)
RETAIL C-1 (5,000 S.F.)
RETAIL C-2 (5,000 S.F.)
RETAIL D (3,600 S.F.)
RETAIL E (3,225 S.F.)
RETAIL F (12,804 S.F.)
RETAIL G (6,044 S.F.)
FUTURE WINN DIXIE EXPANSION (46,468 S.F.)
WINN DIXIE MARKETPLACE RETAIL (46,468 S.F.)
COOLERS (2,400 S.F.)
TRUCK WELL
RETAIL H (4,000 S.F.)
RETAIL I (4,000 S.F.)
RETAIL J (11,547 S.F.)
DELIVERY AREA
LOADING SPACE
TRASH ROOM

U.S. HIGHWAY #1
(200' RIGHT-OF-WAY)

EXISTING RETENTION POND
PLAT OF PORT ST. LUCIE SQUARE, P.B. 28, PG. 27
Δ = 87°58'16"
R = 40.00'
L = 61.43'

NOTE:
ALL SPACES ON FRONT OF WINN DIXIE SHALL BE 10' WIDE.

EXISTING RETAIL
ZONING= CG
LAND USE= CG
PLAT OF PORT ST. LUCIE SQUARE
LOT 3
P.B. 28, PG. 27

EXISTING BUILDING

WALMART
ZONING= CG
LAND USE= CG
PLAT OF PORT ST. LUCIE SQUARE
TRACT "B"
P.B. 28, PG. 27

SITE PLAN APPROVED
DATE: May 8, 2006
BY: City Council
CONDITIONS ATTACHED: YES ☐ NO ☒

Richard M. Ladyko P.E. #34288

GENERAL NOTES

1. PROJECT NAME: The Marketplace
2. LOCATION: U.S. Highway #1 and Jennings Road
3. OWNER: Port St. Lucie Limited Partnership
   Devcon Enterprises (Agent)
   609 Farmington Avenue
   Hartford, Connecticut 06105
4. ENGINEER: Culpepper & Terpening, Inc.
   P.O. Box 13380
   Fort Pierce, FL 34979-3380
   FL P.E. Reg. 15823
   FL P.E. Reg. 24276
5. SURVEYOR: Culpepper & Terpening, Inc.
   P.O. Box 13380
   Fort Pierce, FL 34979-3380
   FL P.L.S. Reg. 3333
6. TYPE OF PROJECT: Commercial Retail
7. GROSS PROJECT SIZE: 835,590 s.f. (19.18 acres)
8. BUILDING SIZE: 153,200 s.f.
9. EXISTING LAND USE: CG (General Commercial)
10. FLOOD ZONE: Zone X (F.I.R.M. Panel #12111C0295 F)
11. EXISTING ZONING: CG (General Commercial)
12. SITE COVERAGE:

	Acreage	Square Footage	Percentage of site
Building	3.29	143,244	17.14%
Parking	9.89	430,597	51.53%
Misc.	0.72	31,572	3.78%
Winn Dixie Expansion	0.23	9,958	1.19%
Total Impervious	14.13	615,369	73.64%
Total Pervious	5.05	220,221	26.36%
Total Site Area	19.18	835,590	100.00%

13. PARKING:

Required (1 space/200 sf)	766 spaces
Provided	784 spaces
Handicapped Spaces Required	16 spaces
Handicapped Spaces Provided	24 spaces
Loading Spaces Required	4 spaces
Loading Spaces Provided	4 spaces

14. DEVELOPMENT SCHEDULE:
    Construction to begin: March 1997
    Construction to be completed: 270 days
15. UTILITY SERVICE:
    Water Service: Port St. Lucie Utility Systems Dept.
    Sewage Treatment: Port St. Lucie Utility Systems Dept.
16. SITE DRAINAGE:
    The stormwater management system will consist of on-site wet detention with discharge to Howard Creek through a previously permitted and constructed control structure. Dry retention will be provided for 0.5 inches of run-off for water quality purposes.
17. MISCELLANEOUS:
    Construction of Jennings Road will be completed prior to the issuance of a certificate of occupancy for portions of the project.
12. PARKING DATA FOR WINN DIXIE:

	Before Expansion	After Expansion
Spaces Required	716	766
Spaces Provided	786	784

REV. PAD C TO WENDY'S GWR 5-15-97
PER CITY OF PSL GWR 6-17-97
PER CITY OF PSL GWR 6-25-97
REVISED OUTPARCEL "B" TO HOLLYWOOD VIDIO MDB 4-1-98
UPDATED SITE PLAN MDB 4-1-98
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DIMENSIONS @ RETAIL A & B GWR 5-12-00
DIMENSIONS @ RETAIL C1 & C2 GWR 3-16-01
ADDITION TO "F" DEDUCT SQ. FT. FROM "A" GWR 5-18-05
PER CITY OF PSL GWR 6-28-05
PER CITY OF PSL RML 3-03-06

COMPUTER FILE REF.	FIELD BK./PG.
9628BASE.DWG	

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2950 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(407) 464-3537

– REVISIONS –	BY	DATE
PER CITY OF PORT ST. LUCIE	GWR	9-11-96
ADDED 8 PARALLEL PARKING SPACES @ REAR OF WINN DIXIE	GWR	1-7-97
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REV. 1 MORE ROW TO 10' SPACES & ADD 4 PARALLEL SPACES	GWR	2-6-97
PARKING & BUILDINGS	GWR	2-12-97
REMOVE WHEELSTOPS	GWR	2-27-97

	BY	DATE
DESIGNED	RML	8-2-96
CALCS.		
DRAWN	GWR	8-7-96
DETAILED		
CHECKED	RML	8-7-96
APPROVED		

MARKETPLACE P05-217

OVERALL SITE PLAN

DATE: 8-7-96
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
JOB No. 9628
SHEET 1 OF 2

P05-217

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Bethany Grubbs, Planner II, Planning & Zoning

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

DATE: July 20, 2022

SUBJECT: Club Pure @ The Marketplace SEU P22-191
Traffic Generation, Stacking & Circulation Approval

This application prepared by Nicolas Khoury dated June 13, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The parking that will be lost due to the expanded playground space was intended to be used by the tenants of the space that the applicant is also requesting to expand into. Minimal parking will be needed for the intended use of the expansion into the existing bays. Sufficient parking onsite in the front of the building seems to be provided. Sufficient stacking space is also provided for drop off and pick up purposes, keeping the stacking well outside of any effect on City roadways.

Club Pure @ The Marketplace

Special Exception Use Application
Project No. P22-191

Planning and Zoning Board
August 2, 2022
Bethany Grubbs, Planner II

Request Summary

- Agent: Nicolas Khoury
- Applicant/Owner: DTS Properties, LLC
- Request: A Special Exception Use (SEU) request to allow a school in the Commercial General (CG) zoning district.

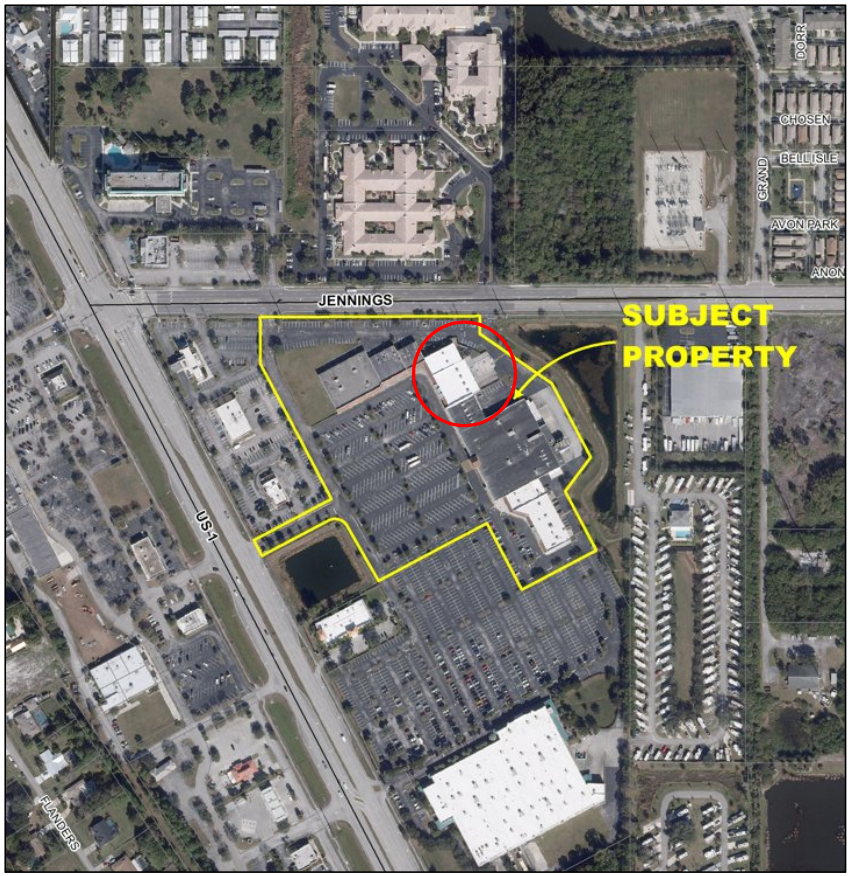
10280, 10292 & 10330 South US Highway 1



Aerial

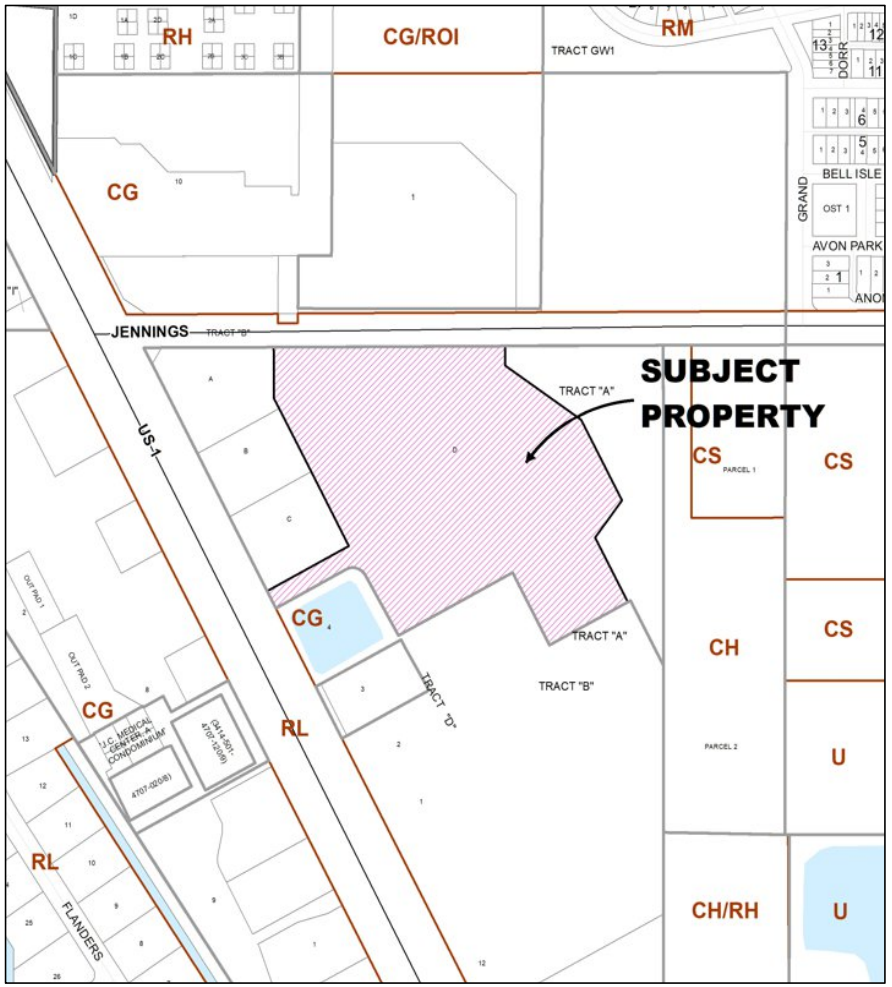
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD, CG	Assisted Living Facility, Commercial Outparcels
South	CG	CG	Call Center
East	CG	CG	Stormwater Management Tract
West	CG	CG	Commercial Outparcels



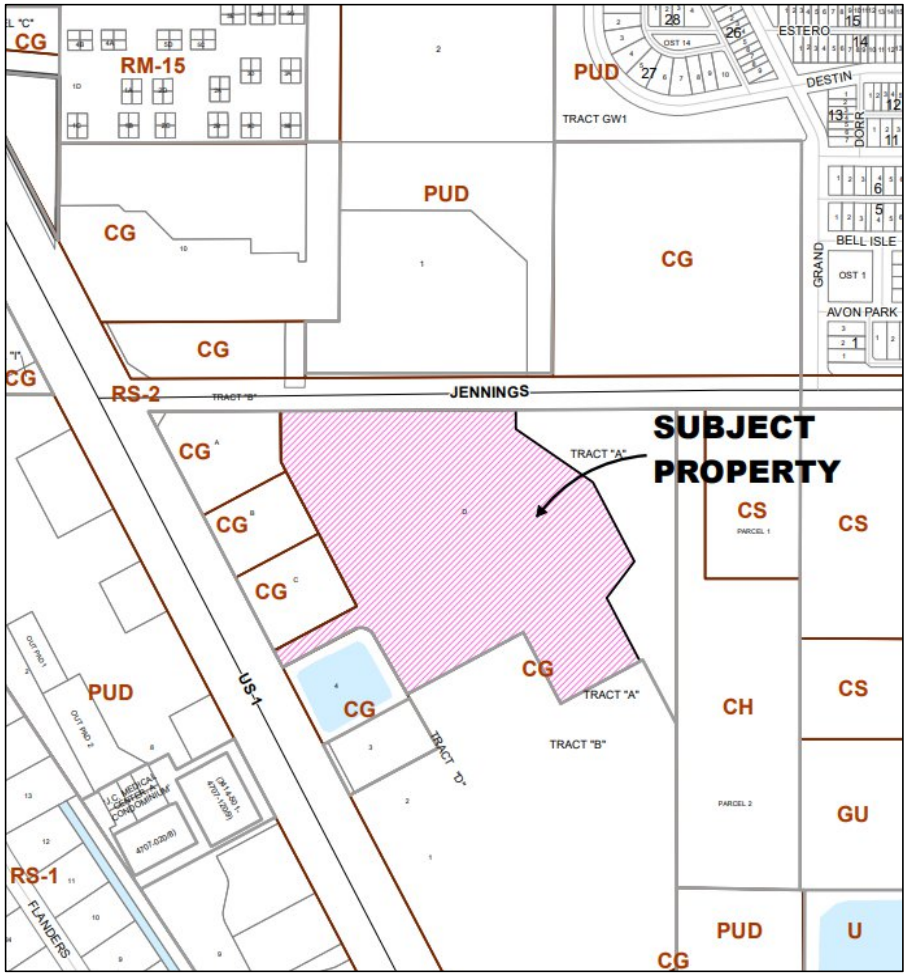
Land Use

CG (General Commercial)

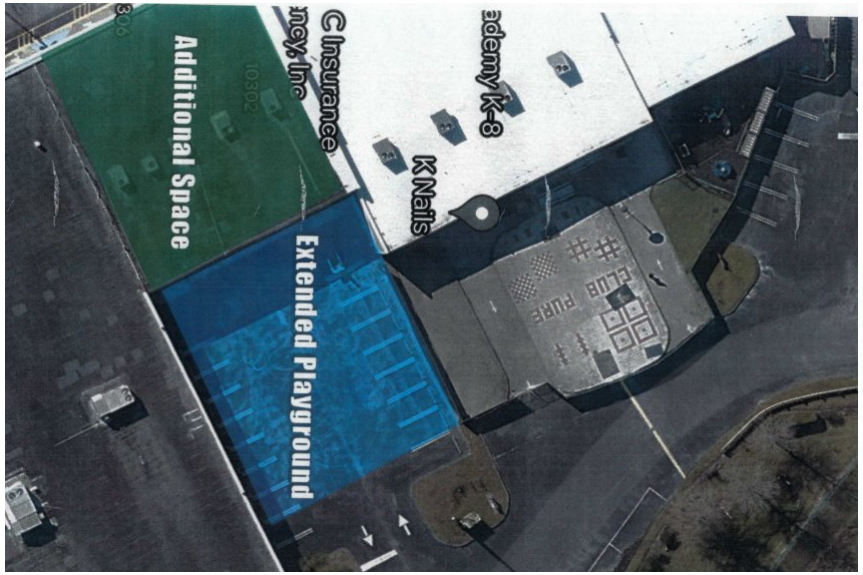


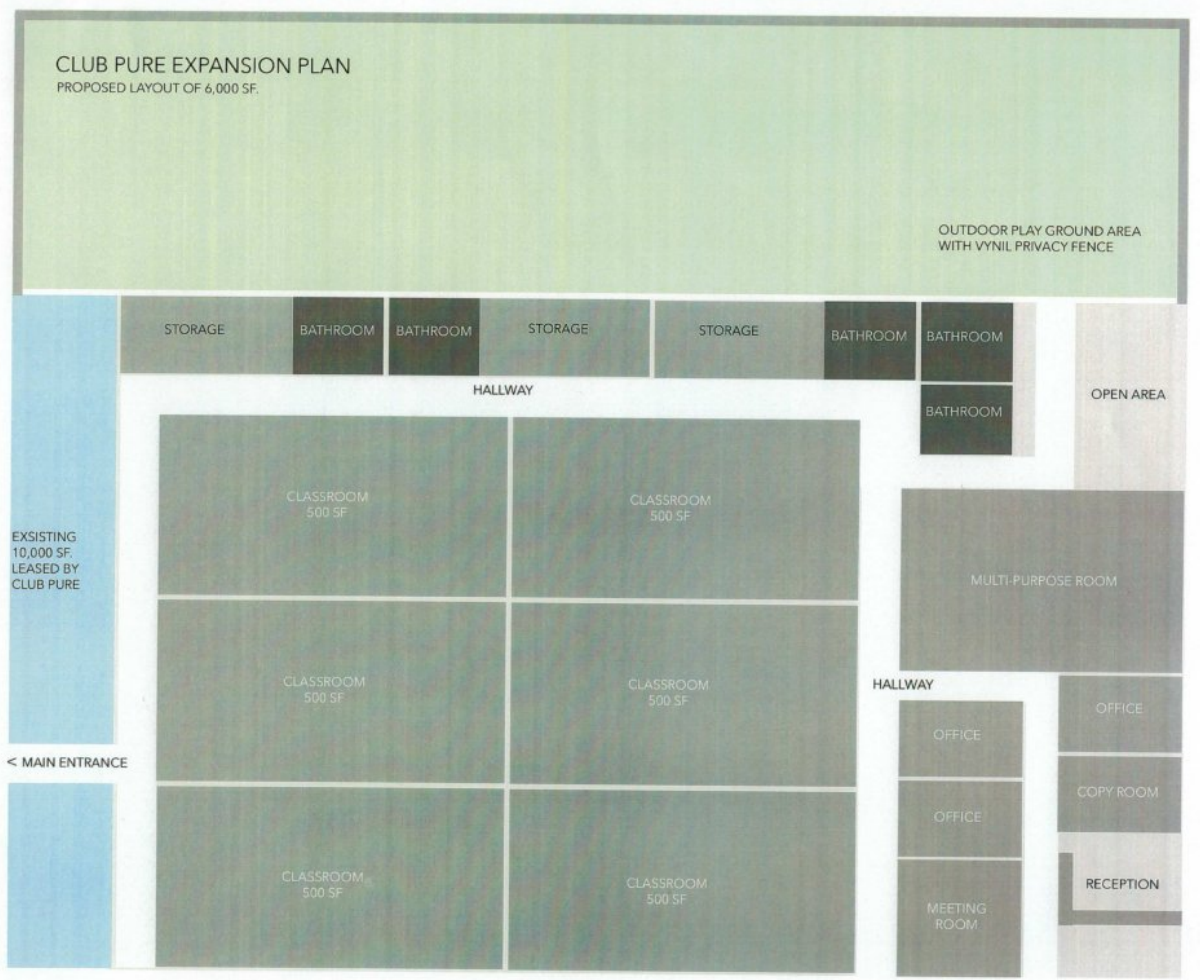
Zoning

CG (General Commercial)



Floor/Expansion Plan





Traffic Impact Statement

- The traffic impact has been reviewed by City Staff and found to be in compliance with Public Works Policy #19-01

- The rear parking that is lost due to the playground expansion is intended to be used by the bays the applicant is also expanding into. Sufficient parking for the intended use seems to be provided in the front of the building.

- Sufficient stacking is provided for drop off/pick up purposes without having any effect on surrounding roadways.

Exhibit: Traffic Management Plan



Bus Route
Curbside Drop Off / Pick Up Point
Car Line
Afternoon Pick Up Point
Staff Parking
Preschool Staff Parking
Parent Parking

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The development has multiple access points from S UH Hwy 1 and SE Jennings Road, and internal cross connections, which allows for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. The required parking for the school use equates to 16 parking spaces. The site plan was approved with a required 766 spaces per the shopping center calculation at a rate of 1 space per 200. Under this proposal, the required parking space count is now 726 with 752 being provided.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	No additional buffering is required. The site's approved landscape plan includes perimeter landscaping which provides adequate screening and buffering.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Outdoor signage complies with Chapter 155 Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The site is in an area designated for commercial development and is consistent with the existing uses in the shopping center.

Staff Recommendation

- Move that the Board review the SEU request and vote to recommend approval, approval with conditions, or denial to the City Council.

"A City for All Ages"

Agenda Summary

2022-658

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.m

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-198 Wawa Convenience Store & Gas Station - Variance

Location: The property is located at the southwest corner of the intersection of SW Becker Road and SW Port St. Lucie Boulevard.
Legal Description: A portion of Tract L, Port St Lucie Section 33.
Request: To grant a variance to Section 158.222(B)(4) - Driveway Spacing from Intersections. The applicant is requesting a variance to allow a shared access driveway from Becker Road within the functional area of the intersection of Becker Road and Port St. Lucie Boulevard.

Submitted By: Holly F. Price, Senior Planner

Executive Summary: This is a request to grant a variance to Section 158.222(B)(4) - Driveway Spacing from Intersections. The applicant is requesting a variance to allow a shared driveway between two future lots on Becker Road that is 257 feet from the intersection of Port St. Lucie Boulevard and Becker Road. The total length of the block is 498 feet.

The Public Works Department has indicated that no driveway access shall be allowed on the subject block from Becker Road due to the driveway being located in the functional area of the intersection. A Wawa convenience store and gas station is proposed to be located at the southwest corner of SW Port St. Lucie Boulevard and SW Becker Road.

Presentation Information: Staff will provide a presentation.

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

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: See attached staff report.

Location of Project: Property is located at the SW corner of the intersection of SW Becker Road and SW Port St. Lucie Boulevard.

Attachments:

1. Staff Report
2. Applicant Response to Criteria
3. Proposed Site Plan
4. Public Works Traffic Memo
5. Application & Deed
6. Staff Presentation

Wawa PSL & Becker - Convenience Store and Fueling Station
Variance (Driveway Access from Becker Road)
P22-198



Figure 1. Aerial Map

SUMMARY

Applicant's Request:	To grant a variance to **Section 158.222(B)(4) Driveway spacing from Intersections**, to allow a driveway to connect from Becker Road to the subject site that is 257 feet west of the intersection of Port St. Lucie Boulevard and Becker Road. A southbound right turn lane exists in this area and the Public Works Department has determined that the driveway is located within the functional area of the intersection.
Application Type:	Variance, Quasi-Judicial
Agent:	Brad Currie, Engineering, Design, and Construction (EDC)
Applicant/Property Owner:	Becker, LLC.
Address:	TBD
Location:	SW former of the intersection of Becker Road and Port St. Lucie Boulevard
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

The applicant is proposing to develop a Wawa Convenience Store and Fueling Station at the SW corner of Becker Road and Port St. Lucie Boulevard. This is a major intersection of two arterial roads at the south side of the city. The diagram below shows the block on which the property is located. The property is currently one parcel. The proposed Wawa is located on the east (right) side of the property. See Figure 2. The owner plans to replat the property into two lots with a driveway extending into the property from Becker Road near the middle of the block. The block length along Becker Road is 498 feet and the distance to the proposed driveway is approximately 257 feet.

The Public Works Department has indicated that they would not permit a driveway in the proposed location since the driveway would extend from a southbound turn lane – and be located in the functional area of influence near the intersection of Becker Road and Port St. Lucie Boulevard. The southbound turning lane extends approximately 415 feet from Port St. Lucie Boulevard, or almost the entire length of the block. See Figure 3. The proposed driveway would extend from the turning lane. A driveway in this area would cause conflict between drivers wanting to turn right at the corner and drivers wanting to turn right into the property.

Variance Requested: The applicant is requesting a variance to allow a driveway to extend into the site from Becker Road at the middle of the block.



Figure 2. Block and Driveway Location Diagram

Public Works Comments: This application and Traffic Statement prepared by Engineering, Design & Construction, Inc dated June 22, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to NOT be in compliance with the requirements of City Code, and Public Works Policy 19-01pwd.

Per City Code Section 158.222(B)(4), the driveway spacing from intersections shall be measured from the right-of-way line of the intersecting street to the midpoint of the driveway. The minimum spacing shall be 250' for a commercial site on Becker Road. However, the applicant is proposing a driveway separation distance of 243'. Of more concern to the Public Works Department, the proposed driveway is being proposed within the existing right turn lane of the Becker Road and Port St. Lucie Blvd. intersection. City Code goes on to state that *"standards in excess of these spacing requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access*

restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway."; such as with this particular case to reduce conflicts.

This section of City Code is also supported by the adopted City of Port St. Lucie Engineering Standards, Section 8.12.1. Of practical concern to Public Works is the additional number of conflict points that will be created within the functional area of the intersection by the addition of the proposed driveway, and therefore creating a safety concern.

The applicant has discussed the project with the Public Works Department including the director, Heath Stocton, P.E., and they are aware of our concerns and the City Code requirements. This application for a driveway variance is not supported by the Public Works Department.

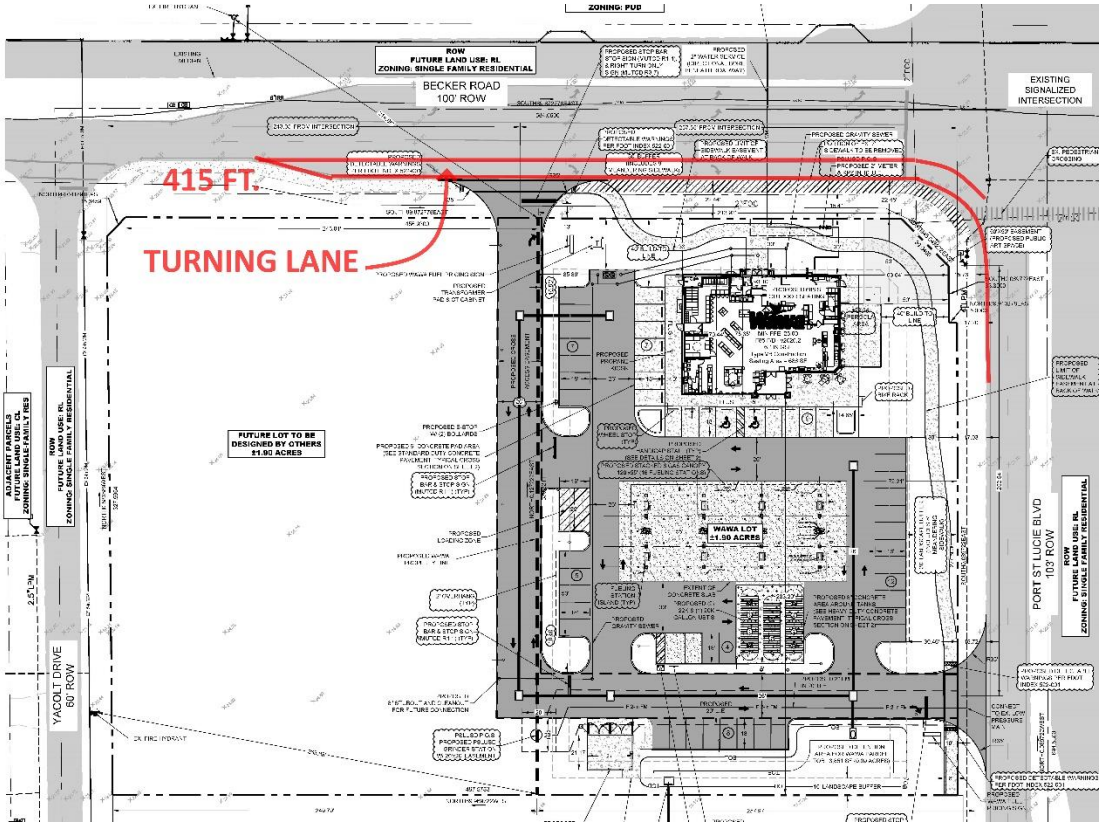


Figure 3. Site Plan Showing Turning Lane

Review Criteria

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

Public Notice Requirements

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

Location and Site Information

Parcel Number:	3420-660-0012-000-4
Property Size:	3.8 acres
Legal Description:	The Eastern Half of Port St Lucie-Section 33- Tract L-Less S 262.18 Ft And Less That Part MPDAF.
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant Land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD	Vacant Land
South	CG	CG	City Pond
East	CG	CG	Vacant Land
West	CL	RS-2	Houses / Vacant Land

CG, General Commercial – RS-2, Single Family Residential - CL, Limited Commercial – PUD, Planned Unit Development

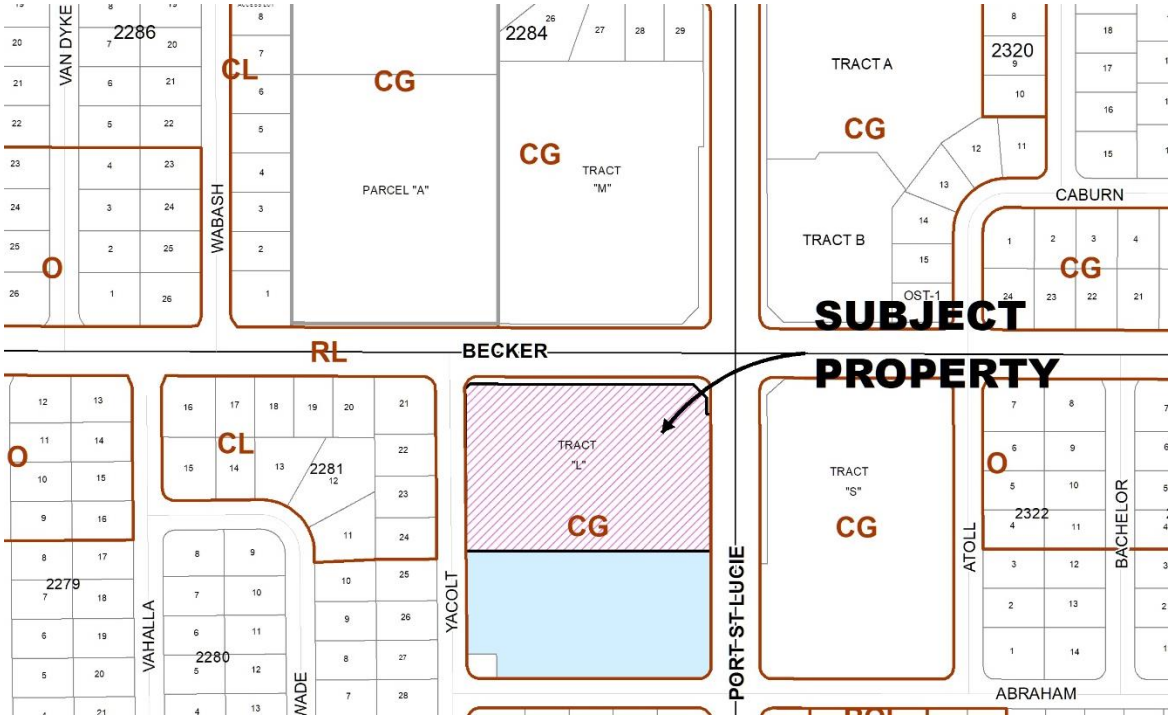


Figure 4. Land Use Map

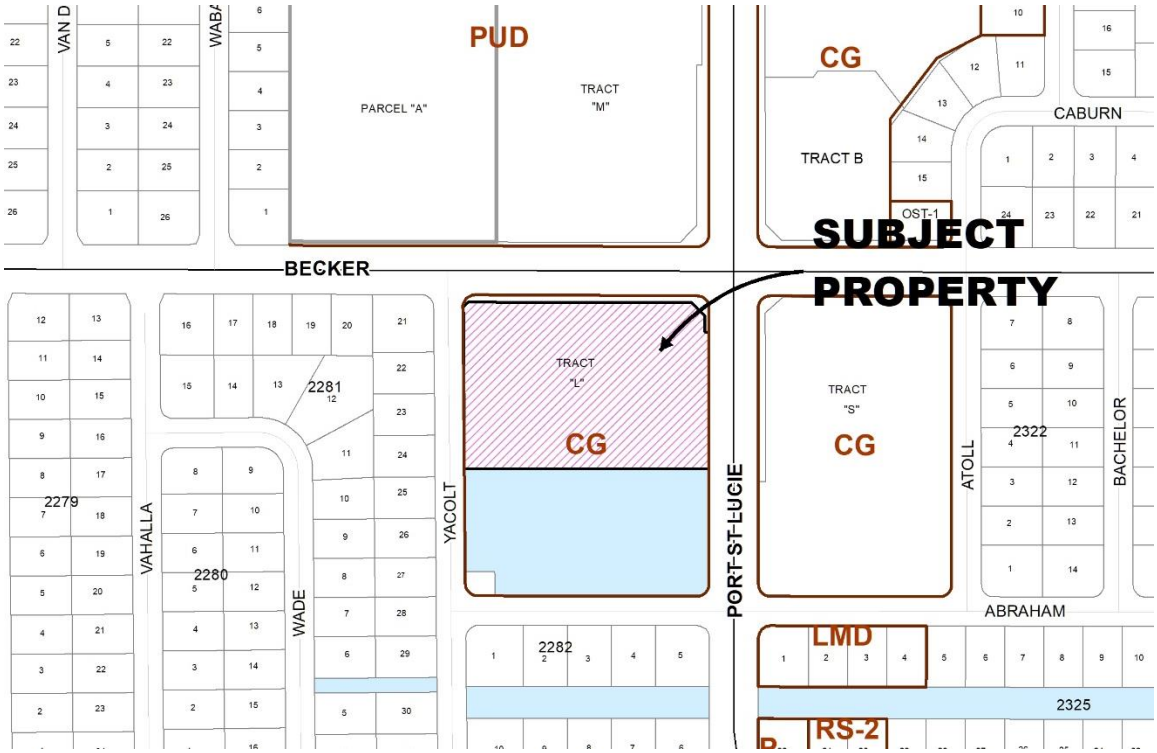


Figure 5. Zoning Map

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

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

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

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

    - *Staff Findings: Public Works limits the distances of driveways from intersections on many streets throughout the city. A southbound turn lane extends along the front of the subject property for approximately 415 feet, or almost the entire length of block. The total length of the block is 498 feet. See Figure 3. The proposed driveway would need to be accessed from the turn lane. Public Works does not support permitting driveway access to site from the turn lane that is located in the functional area of the intersection.*

- *If there is no access from Becker Road to the site, motorists would need to access the site from the side streets. There is access potentially from the two side streets, Port St. Lucie Boulevard and Yacolt Drive. In the past neighbors from Yacoult Drive have voiced opposition to increased traffic on this street due to commercial development. Driveway access onto Yacolt Drive would requires Special Exception Use (SEU) approval by the City Council.*

2. That the special conditions and circumstances do not result from any action of the applicant.

    - *Staff Findings: See comment #1. The applicant is proposing to add a driveway from Becker Road to the internal site.*

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.

    - *Staff Findings: See comment #1. Public Works limits the distance of driveways from intersections on many streets throughout the city.*

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.

    - *Staff Findings: See comment #1. Public Works limits the distance of driveways from intersections on many streets throughout the city.*

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

    - *Staff Findings: See comment #1. The turn lane extends along almost the full length of the block. The site would need to have access from the side streets.*

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.

    - *Staff Findings: See comment #1, #2. Public Works limits the distances of driveways from intersections on many streets throughout the city. Having no driveway access to the site from a turning lane is necessary to reduce conflicts, preserve the safety of the traveling public, and to preserve the function of the adjacent roadway.*

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

    - *Staff Findings: Acknowledged.*

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:

- Motion to approve
- Motion to approve with conditions

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

- Motion to deny

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

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

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

LETTER OF JUSTIFICATION
Wawa – PSL & Becker
Variance Application

June 22, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a variance to Section 158.222 (B)(4) of the City of Port St. Lucie Land Development code for a project to be known as Wawa – PSL & Becker. The overall parcel totals 3.80 +/- acres of which 1.90 acres is being proposed as a Wawa Convenience Store with gas sales. The property is generally located on the south side of Becker Road and west side of Port St. Lucie Boulevard in Port St. Lucie, Florida. The petitioner is requesting approval of a variance to the 250' separation requirements from the driveway proposed on Becker Road to the Yacolt intersection. The project is proposing a 243.05' driveway separation from this intersection. This variance application is requesting approval of a 6.95' variance to the 250' separation requirements.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located within the City limits of Port St. Lucie and is currently undeveloped. The parcel ID associated with this project is # 3420-660-0012-000-4.

The subject property has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of General Commercial (CG).

North of the subject parcel lies the Right-of-Way of SW Becker Road followed by an undeveloped parcel. This parcel has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of Planned Unit Development (PUD).

South of the subject parcel lies a water management tract that is owned and maintained by the City of Port St. Lucie. This tract has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of General Commercial (CG).

East of the subject parcel lies the Right-of-Way of SW Port St. Lucie Boulevard followed by an undeveloped commercial parcel. This parcel has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of General Commercial (CG).

West of the subject parcel lies the Right-of-Way of SW Yacolt Drive followed by developed and undeveloped parcels. These parcels have a Future Land Use designation of Limited Commercial (CL) and an underlying Zoning designation of Single Family residential. The

two northern parcels are undeveloped whereas the parcels to the southeast have single family residential homes constructed.

VARIANCE REQUIREMENTS

Section 158.295 (B) of the Port St. Lucie Land Development Code identifies the requirements for variance requests. The attached variance application meets all of the requirements of Section 158.295.

(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;

RESPONSE: The subject property is located on the southwest corner of Becker Road and Port St. Lucie Boulevard. The proposed shared access road off Becker Road is designed to ensure that separation from Port St. Lucie Blvd. is met while still serving as a shared access point for the proposed Wawa and the future parcel. The Becker Road Overlay also impacts on the land due to design requirements and landscape buffer. Due to this, the circumstances do not result from any action by the applicant. During prior meetings regarding the Becker Road Overlay, many neighbors to the south and west spoke against having commercial access on residential roads. It is not practical for this property to only have access on Port St. Lucie Boulevard.

(2) That the special conditions and circumstances do not result from any action of the applicant;

RESPONSE: The subject property is located on the southwest corner of Becker Road and Port St. Lucie Boulevard. The proposed shared access road off Becker Road is designed to ensure that separation from Port St. Lucie Blvd. is met while still serving as a shared access point for the proposed Wawa and the future parcel. The Becker Road Overlay also impacts on the land due to design requirements and landscape buffer. Due to this, the circumstances do not result from any action by the applicant. During prior meetings regarding the Becker Road Overlay, many neighbors to the south and west spoke against having commercial access on residential roads. It is not practical for this property to only have access on Port St. Lucie Boulevard.

(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;

RESPONSE: The proposed driveway on Becker Road is designed to be a joint access road for both proposed parcels. To prevent cross-access from connecting to a residential street (Yacolt Drive), the shared access is proposed between the proposed parcels. We feel this is specific to the land creating a special condition. It is our opinion that the granting of this variance would not promote any special privileges.

(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;

RESPONSE: The proposed shared access for the parcels has been designed to allow for the development of each. If the driveway was proposed further west, it would put further restrictions on development of the western portion of the subject parcel. It is impossible to meet the requirements of Section 158.295(B)(4) due to the proximity of Port St. Lucie Boulevard and Yacolt Drive. The City has approved similar variance requests to Section 158.295 (B)(4) allowing development of parcels to their intended potential.

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

RESPONSE: This is the minimum variance possible to allow for development on both the eastern and western portions of this parcel.

(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;

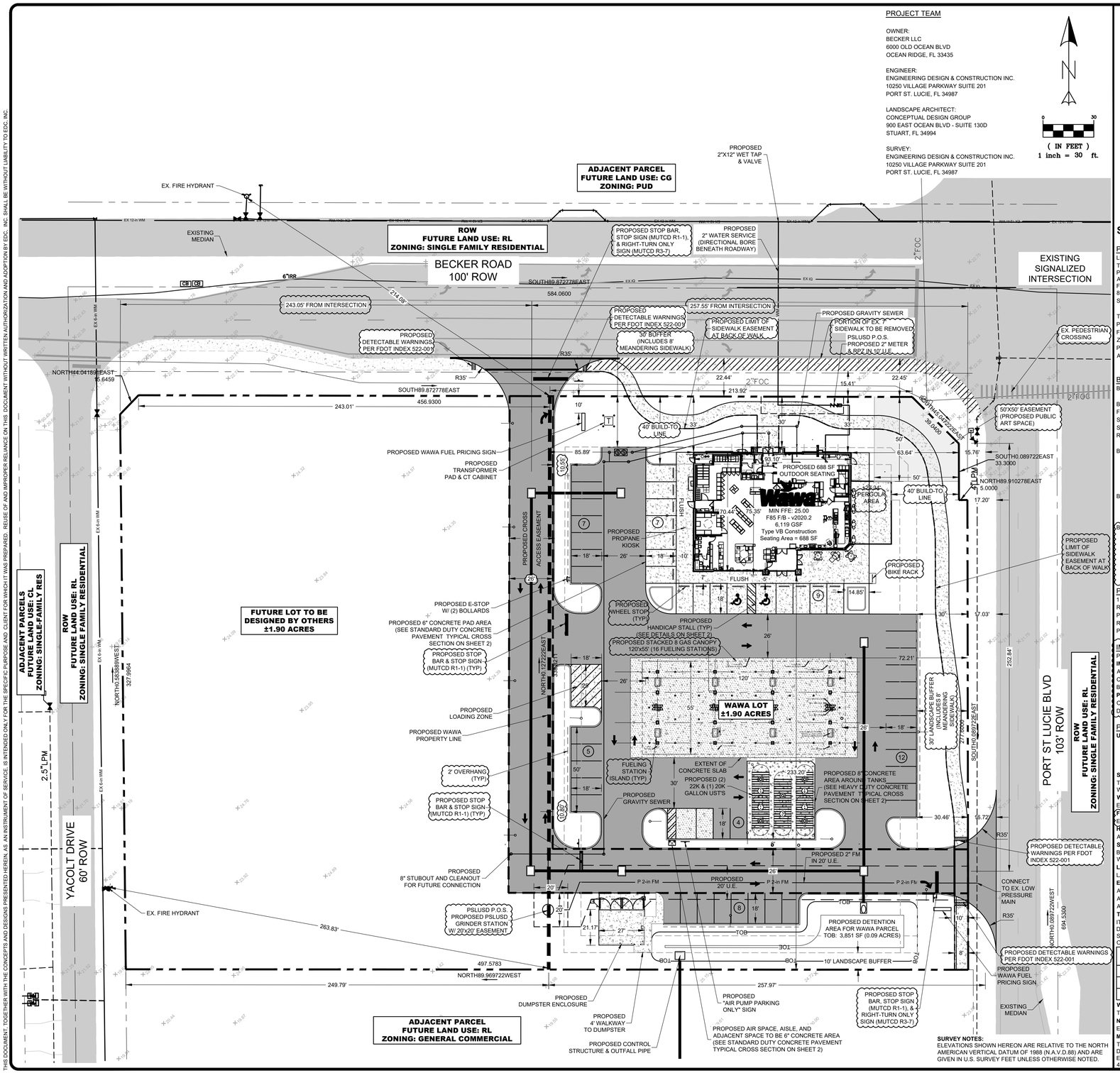
RESPONSE: The variance request is the minimum variance possible due to allow for the development on both the eastern and western portions of this parcel.

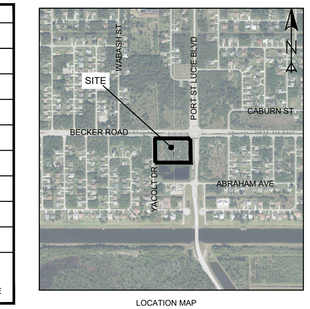
(7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

RESPONSE: Acknowledged.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

Z:\EDC-2021\21-150 - Wawa - PSL Blvd and Becker\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-06-22_Wawa_PSL_Becker_Variance_Justification_Statement_21-250.docx





LOCATION MAP
SCALE: 1" = 1000'

LEGEND	
	PROPOSED CATCH BASIN
1	PARKING STALL COUNT
	HANDICAP STALL
	PROPOSED LIGHT POLE
	PROPOSED FUEL CANOPY LIGHTS
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED STANDARD ASPHALT
	PROPOSED 6" STANDARD CONCRETE
	PROPOSED 8" HEAVY DUTY CONCRETE
	PROPOSED 4" CONCRETE

SITE DATA

PROPERTY DATA

LEGAL DESCRIPTION:
THE EASTERN HALF OF PORT ST LUCIE-SECTION 33- TRACT L-LESS S 262.18 FT AND LESS THAT PART MPDAF: FROM INT OF PSL BLVD AND A POINT 262.18 FT N OF ABRAHAM AVE,TH N 00 05 23 W 327.49 FT TO CURVE CONC SW, R OF 25 FT,TH NWLY ALG ARC 39.18 FT, TH N 89 52 22 W 453.34 FT TO CURVE CONC SE, R OF 25 FT, TH SWLY ALG ARC 39.31 FT,TH N 44 27 31 E 15.43 FT,TH S 89 52 22 E 456.93 FT,TH S 45 02 50 E 39.04 FT,TH S 00 05 23 E 33.30 FT,TH N 89 54 37 E 5 FT,TH S 00 05 23 E 277.60 FT,TH S 89 58 11 E 3 FT TO POB FOR RD R/W AS IN OR 3121-412 (3.80 AC) (MAP 44/31S) (OR 1906-2062: 1916-247: 3121-412)
SECTION 31, TOWNSHIP 37S, RANGE 40E

TOTAL ACREAGE:	3.80 AC
PROJECT PARCEL SIZE:	1.90 AC
FUTURE LAND USE:	CG
ZONING:	GC
PARCEL ID	3420-660-0012-000-4
ADDRESS:	SW BECKER ROAD
	PORT ST LUCIE, FL

BUILDING DATA

BUILDING: 6,119 GSF BUILDING W/ 688 SF OF OUTDOOR SEATING & 16 FUELING STATIONS

BUILDING SETBACKS

FRONT (BECKER RD)	25'
SIDE (PORT ST LUCIE BLVD)	15' MAX
SIDE (WEST)	10'
REAR (SOUTH)	10'

BUILDING HEIGHT
PROPOSED: TBD
REQUIRED: THE FAÇADE OF A BUILDING THAT FACES AN ARTERIAL OR COLLECTOR ROAD OR INTERSTATE HIGHWAY SHALL HAVE A MINIMUM BUILDING WALL HEIGHT OF 22 FEET, EXCLUSIVE OF SLOPED ROOF HEIGHT, FOR AT LEAST 60% OF THE LENGTH OF THE BUILDING.

BUILDING COVERAGE
PROPOSED: 6,119.00 SF 7.37%
MAXIMUM ALLOWED: 34,136.83 SF 40%

BUILDING FRONTAGE (BASED ON WAWA PARCEL BOUNDARY)
PORT ST LUCIE BLVD:
MIN FRONTAGE - 30% (PLUS OR MINUS 10% WAIVER REQUIRED)
PROPOSED FRONTAGE - 24.24% - BUILDING LENGTH = 75.35' & PROPERTY LENGTH = 310.90 - ((75.35/310.90) x100)
BECKER ROAD:
MIN FRONTAGE - 40%
PROPOSED FRONTAGE - 43.48% - BUILDING LENGTH = 93.02' & PROPERTY LENGTH = 213.92 - ((93.02/213.92) x100)

PARKING DATA

1 SP PER 200 SF BUILDING AND 1 SP PER 200 SF OUTDOOR SEATING (6,119 SF BUILDING & 688 SF OUTDOOR SEATING)

REQUIRED PARKING:	34 SPACES
PROPOSED PARKING:	52 SPACES
REQUIRED HANDICAP:	2 SPACES
PROPOSED HANDICAP:	2 SPACES

IMPERVIOUS/PERVIOUS DATA

PROJECT TOTAL AREA:	83,003.25 SF	1.90 AC	100%
IMPERVIOUS			
ASPHALT:	28,382 SF	0.65 AC	34.20%
CONCRETE:	22,122 SF	0.51 AC	26.65%
BUILDING:	6,119 SF	0.14 AC	7.37%
PERVIOUS			
OPEN SPACE:	22,529.25 SF	0.51 AC	27.14%
DRY DETENTION:	3,851 SF	0.09 AC	4.64%

PROJECT NOTES

UTILITY PROVIDERS

WATER & WASTEWATER:	PSLUSD
IRRIGATION:	---
SOLID WASTE:	WASTEPRO
ELECTRIC:	FPL

STORM WATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE RUNOFF TO A DETENTION AREA WHICH ULTIMATELY OUTFALLS TO AN EXISTING DRAINAGE SYSTEM.

WATER AND SEWER:
EXISTING WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

FIRE PROTECTION:
EX. FIRE HYDRANTS SHOWN ON PLAN VIEW. EX. FIRE HYDRANT IS ±304' TO THE CLOSEST POINT OF THE PROPOSED BUILDING.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE:
LANDSCAPE TO BE PROVIDED BY OTHERS.

ENVIRONMENTAL:
AN ENVIRONMENTAL ASSESSMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN SUBMITTAL.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

TRAFFIC STATEMENT
ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 945 (CONVENIENCE STORE/GAS STATION) WAS USED TO DETERMINE EXPECTED DAILY TRIPS FOR THE PROPOSED PROJECT. PASSBY TRIPS ITE/FDOT STATE AVERAGE IS 77%. 6,119 SF BUILDING, 688 SF OUTDOOR SEATING, AND 16 VEHICLE FUELING POSITIONS FOR A 6,119 SF BUILDING WAS USED TO OBTAIN THE FOLLOWING RESULTS:

	RATE	IN	OUT	TOTAL AVG	NEW TRIPS
WEEKDAY	345.75 x16	2766	2766	5532	1272
WEEKDAY AM	31.31 x16	250	251	501	115
WEEKDAY PM	28.03 x16	224	224	448	103

	RATE	IN	OUT	TOTAL AVG	NEW TRIPS
SATURDAY PEAK	29.77 x16	233	243	476	109
SUNDAY PEAK	25.67 x16	209	202	411	95

WELLFIELD PROTECTION ORDINANCE:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

NEAREST FIRE HYDRANT LOCATIONS:
EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW.

MAINTENANCE NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).
CONTINUED

SURVEY NOTES:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	JLW
DRAWN BY	JLW
FILENAME	21-150 site stan r14.dwg
LAYOUT	Site Plan
SCALE	AS SHOWN
DATE	2/8/2022

DATE	REVISION COMMENTS
06-21-22	UPDATE SITE PLAN PER CITY COMMENTS
03-10-22	SHIFT SITE PLAN TO PROVIDE 7' SIDEWALK EASEMENT (INCLUDES 5' SIDEWALK EASEMENT)
02-08-22	SHIFT SITE PLAN TO PROVIDE 20' BUFFER (INCLUDES 7' SIDEWALK EASEMENT)

WAWA
PORT ST LUCIE BLVD & BECKER
SITE PLAN PLAN
PORT ST LUCIE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

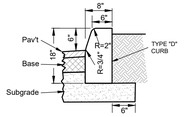
21-150

1 OF 2

PORT ST LUCIE PROJECT #P22-006
PSLUSD PROJECT NUMBER 11-447-00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

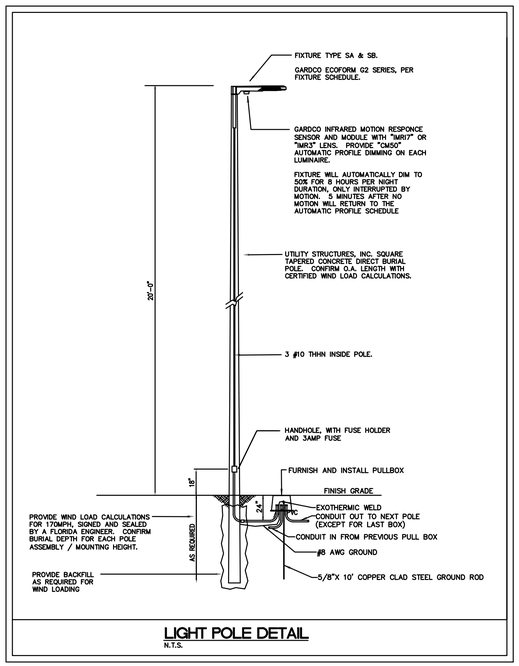
Z:\EDC-202\21-150 - Wawa - PSL Blvd and Becker\ENGINEERING\AutoCAD\DWGs\21-150 Site Plan R14.dwg, Site Plan, 6/22/2022 9:21:15 AM, Jessica, EDC, Inc.



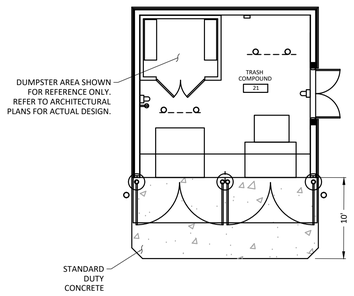
NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB

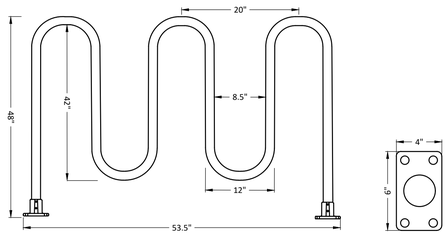
Luminaire Schedule								
Project: WAWA MIDWAY & SELVITZ 02-04-2022								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	4	SE		RN30-135WB0LED4K-G3-LE4S-HS	13987	0.900	130	520
	10	SD		RN30-135WB0LED4K-G3-LE3S-HS	13737	0.900	130	1300
	30	SC		SFC-CD-48L-400-NW-G2	6962	0.900	59.6	1788



LIGHT POLE DETAIL
N.T.S.

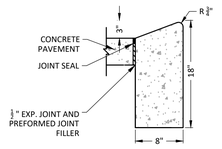


DUMPSTER CONCRETE APRON
NTS

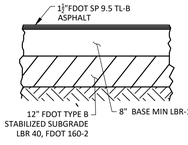


MADE OF ROLLED ALUMINUM:	1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
STANDARD LENGTHS:	60" SECTION FITS UP TO 5 BIKES
STANDARD HEIGHT:	46"
INSTALLATION OPTIONS:	SURFACE MOUNT
FINISHING OPTIONS:	STANDARD CLEAR ANODIZED
MANUFACTURED BY:	IDEAL SHIELD 2525 CLARK ST DETROIT, MI 48209 PHONE: 1-866-825-8659

STANDARD BICYCLE RACK DETAIL

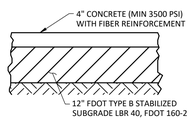


WAWA TYPE B1 CURB
NTS



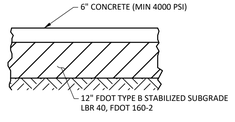
NOTE: TO BE CONSTRUCTED PER FDOT SPECIFICATIONS (SECTIONS 330, 351, 200, & 160), GEOTECHNICAL ENGINEERING REPORT, AND WAWA SPECIFICATIONS

STANDARD DUTY ASPHALT PAVEMENT TYPICAL CROSS SECTION
NTS



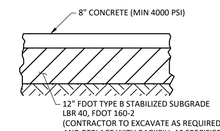
NOTE: TO BE CONSTRUCTED PER WAWA & FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

CONCRETE SIDEWALK TYPICAL CROSS SECTION
NTS



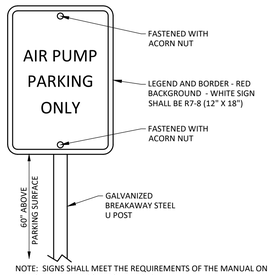
NOTE: TO BE CONSTRUCTED PER WAWA & FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

STANDARD DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION
PARKING AT BUILDING & AIR PUMP
PARKING SPACES
NTS



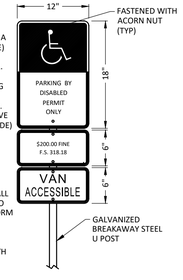
NOTE: TO BE CONSTRUCTED PER WAWA & FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

HEAVY DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION
CANOPY AREA, LOADING
ZONE & TANK FIELD AREA
NTS



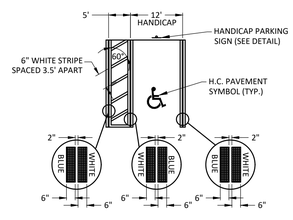
NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

AIR PARKING SIGN
NTS



NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT & ORD. NO.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE 60" ABOVE THE FINISHED GRADE TO THE BOTTOM OF THE SIGN. ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN POST TO BE GALVANIZED BREAKAWAY STEEL U POST.
8. SIGN TO BE FASTENED TO POST WITH ACORN NUT.

HANDICAP PARKING SIGN
NTS

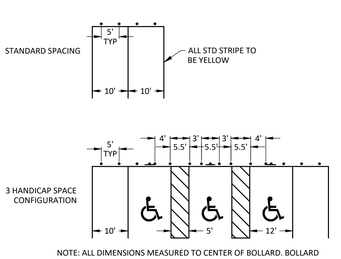


STRIPING, SPACING, AND CURB RAMPS SHALL COMPLY WITH THE LATEST STATE OF FLORIDA ACCESSIBILITY CODE & FDOT STANDARD INDEX 17346

NOTE: ALL SIGNS TO USE ACORN BOLTS.

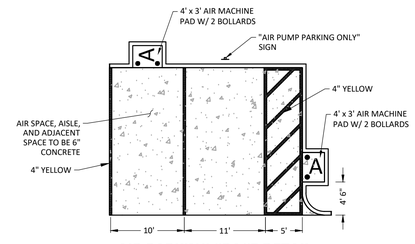
HANDICAP STRIPING DETAIL
NTS

SIGNAGE AND STRIPING NOTES:
1. ALL STANDARD PARKING STRIPES ARE TO BE 4" YELLOW
2. ARROWS SHOWN IN DRIVE AISLES ARE FOR INFORMATION ONLY AND SHALL NOT BE PAINTED.



NOTE: ALL DIMENSIONS MEASURED TO CENTER OF BOLLARD. BOLLARD SPACING IS 5' UNLESS OTHERWISE NOTED.

BOLLARD SPACING/DIMENSION DETAIL
NTS



AIR PARKING SPACE DETAIL
NTS

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JLW DESIGNED BY
JLW DRAWN BY
21-150 site plan r14.dwg FILENAME
Site Plan Details LAYOUT
AS SHOWN SCALE
28FEB22 DATE

REVISION COMMENTS
DATE

WAWA
PORT ST LUCIE BLVD & BECKER
SITE PLAN PLAN
DETAILS
PORT ST LUCIE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-150

2 OF 2

PORT ST LUCIE PROJECT #P22-006
PSLUSD PROJECT NUMBER 11-447-00

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Z:\EDC-2021\21-150 - Wawa - PSL Blvd and Becker\ENGINEERING\AutoCAD\DWGs\21-150 Site Plan R14.dwg, Site Plan Details, 6/22/2022 9:21:24 AM, Jessica, EDC, Inc.

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Holly Price, AICP, Senior Planner, Planning & Zoning

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

DATE: July 20, 2022

SUBJECT: P22-198 Wawa-PSL Blvd & Becker Rd
Traffic Generation, Stacking & Circulation Variance

This application and Traffic Statement prepared by Engineering, Design & Construction, Inc dated June 22, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to NOT be in compliance with the requirements of City Code, and Public Works Policy 19-01pwd.

Per City Code Section 158.222(B)(4), the driveway spacing from intersections shall be measured from the right-of-way line of the intersecting street to the midpoint of the driveway. The minimum spacing shall be 250' for a commercial site on Becker Road. However, the applicant is proposing a driveway separation distance of 243'. Of more concern to the Public Works Department, the proposed driveway is being proposed within the existing right turn lane of the Becker Road and Port St. Lucie Blvd. intersection. City Code goes on to state that *"standards in excess of these spacing requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway."*; such as with this particular case to reduce conflicts. This section of City Code is also supported by the adopted City of Port St. Lucie Engineering Standards, Section 8.12.1. Of practical concern to Public Works is the additional number of conflict points that will be created within the functional area of the intersection by the addition of the proposed driveway, and therefore creating a safety concern.

The applicant has discussed the project with the Public Works Department including the director, Heath Stocton, P.E., and they are aware of our concerns and the City Code requirements. This application for a driveway variance is not supported by the Public Works Department.

P22-198 Wawa-PSL & Becker

TYPE	STATUS	BUILDING TYPE
VAR	**SUBMITTED**	**COMM**

ASSIGNED TO

Holly Price

ADDRESS

SW Becker Road

PARCEL #

SECTION	BLOCK	LOT
33	**Tr L**	

LEGAL DESCRIPTION

THE EASTERN HALF OF PORT ST LUCIE-SECTION 33- TRACT L-LESS S 262.18 FT AND LESS THAT PART MPDAF: FROM INT OF PSL BLVD AND A POINT 262.18 FT N OF ABRAHAM AVE,TH N 00 05 23 W 327.49 FT TO CURVE CONC SW, R OF 25 FT,TH NWLY ALG ARC 39.18 FT, TH N 89 52 22 W 453.34 FT TO CURVE CONC SE, R OF 25 FT, TH SWLY ALG ARC 39.31 FT,TH N 44 27 31 E 15.43
FT,TH S 89 52 22 E 456.93 FT,TH S 45 02 50 E 39.04 FT,TH S 00 05 23 E 33.30 FT,TH N 89 54 37 E 5 FT,TH S 00 05 23 E 277.60 FT,TH S 89 58 11 E 3 FT TO POB FOR RD R/W AS IN OR 3121-412 (3.80 AC) (MAP 44/31S) (OR 1906-2062: 1916-247: 3121-412)
SECTION 31, TOWNSHIP 37S, RANGE 40E

SITE LOCATION

SW BECKER RD

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		CG	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
3.8		

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

UTILITY PROVIDER

DESCRIBE REQUEST

Request for approval of a variance to Section 158.222(B)(4) - Driveway separation to intersection. Becker Road to Yacolt Drive.

Primary Contact Email

patriciasesta@edc-inc.com

AGENT/APPLICANT

FIRST NAME		LAST NAME	
Bradley J.		**Currie**	
ADDRESS			
10250 SW Village Parkway, Suite 201			
CITY	STATE		ZIP
Port St. Lucie	**FL**		**34987**
EMAIL		PHONE	
bradcurrie@edc-inc.com		**7724622455**	

PROPERTY OWNER

FIRST NAME		LAST NAME	
ADDRESS			
CITY	STATE		ZIP
EMAIL		PHONE	

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME		LAST NAME	
ADDRESS			
CITY	STATE		ZIP
EMAIL		PHONE	

PROJECT ARCHITECT/ENGINEER

FIRST NAME		LAST NAME	
ADDRESS			
CITY	STATE		ZIP
EMAIL		PHONE	

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2356599 OR BOOK 1906 PAGE 1605
Recorded:02/25/04 11:08

THIS INSTRUMENT PREPARED BY AND RETURN TO:
K. MICHELLE JESSELL, ESQUIRE
BROAD AND CASSEL
7777 GLADES ROAD, SUITE 300
BOCA RATON, FLORIDA 33434

Property Appraisers Parcel Identification (Folio) Numbers:
3420-660-0012-000/4

* Doc Assump: $ 0.00
* Doc Tax : $ 5,950.00
* Int Tax : $ 0.00

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **19th** day of **February, 2004** by **GORILLA MANAGEMENT GROUP, INC., a Florida corporation**, herein called the grantor, to **BECKER, LLC, a Florida limited liability company**, whose post office address is **6000 Old Ocean Boulevard, Ocean Ridge, Florida 33435**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

See Exhibit "A" attached hereto.

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

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

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

S NAVARETTA
Witness #1 Printed Name

Witness #2 Signature

Maria A. Casabona
Witness #2 Printed Name

GORILLA MANAGEMENT GROUP, INC., a Florida corporation

By: _____
William Smith, President
2140 SW Gatlin Boulevard, Port St. Lucie, Florida 34953

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17TH day of February, 2004 by William Smith, President of **GORILLA MANAGEMENT GROUP, INC., a Florida corporation**, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

S. Navaretta
My Commission DD224076
Expires July 21, 2007

File No: **04-041DD**

OR BOOK 1906 PAGE 1606

State of Florida

Department of State

I certify from the records of this office that GORILLA MANAGEMENT GROUP, INC., is a corporation organized under the laws of the State of Florida, filed on August 1, 1994.

The document number of this corporation is P94000056833.

I further certify that said corporation has paid all fees due this office through December 31, 2003, that its most recent annual report/uniform business report was filed on January 31, 2003, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Eighteenth day of February, 2004

Glenda E. Hood

Glenda E. Hood
Secretary of State

CR2EO22 (2-03)

BECKER, LLC.
WAWA PSL & BECKER
Variance
Project: P22-198

Planning and Zoning Board Meeting

Holly F. Price, AICP, Senior Planner

August 2, 2022 Meeting

CityofPSL.com

REQUESTED VARIANCE

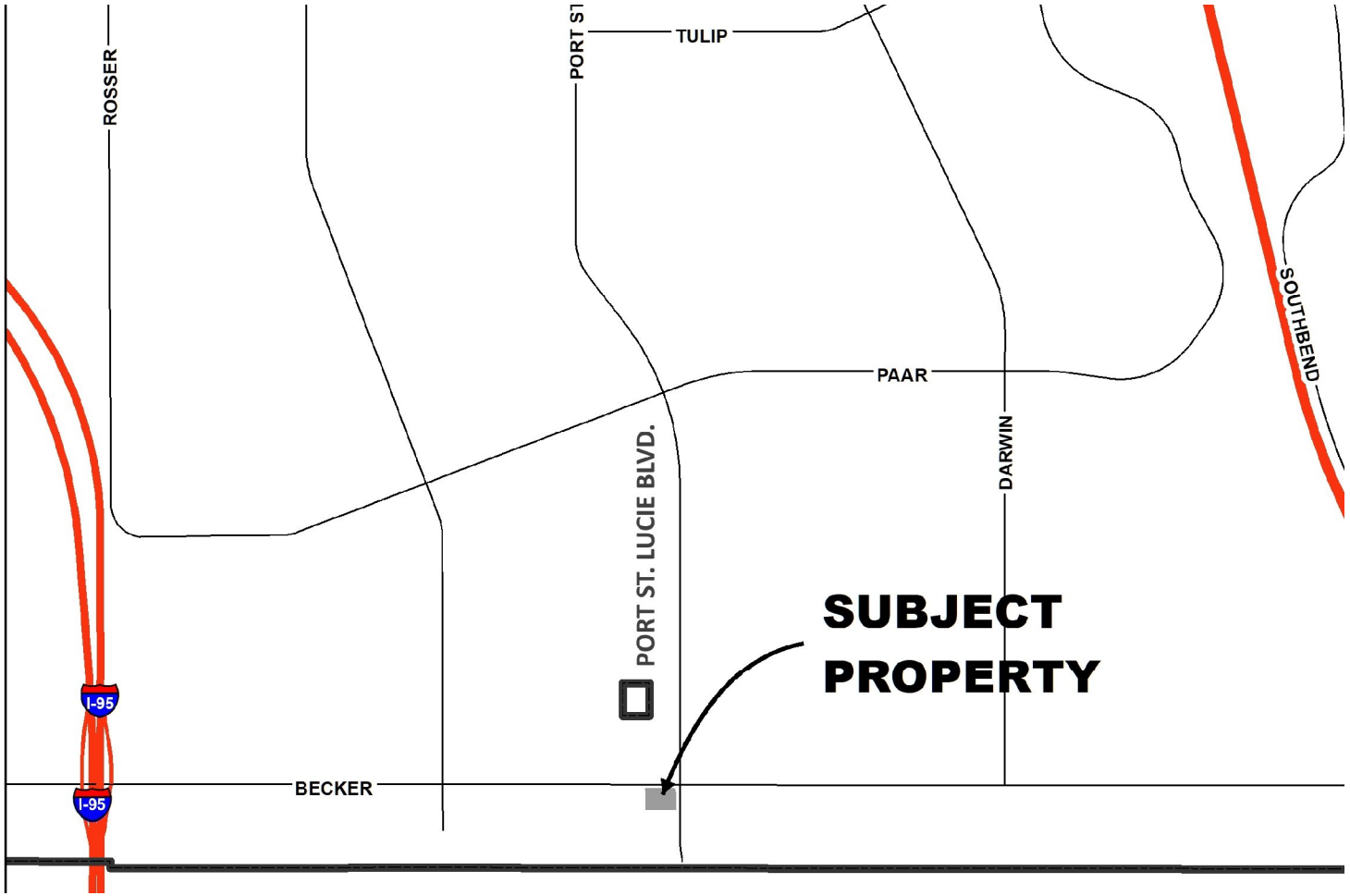
- Request: To grant a variance to Section 158.222(B)(4), Driveway Spacing from Intersections, to allow a driveway to connect from Becker Road to the subject site that is 257 feet west of the intersection of Port St. Lucie Boulevard and Becker Road and located in the functional area of the intersection.

BACKGROUND

- Agent: Engineering, Design, and Construction (EDC).
- Applicant/Owner: Becker, LLC.
- Location: SW corner of SW Becker Road and SW Port St. Lucie Boulevard
- Property Size: 3.8 acres
- Neighbor Comments: None

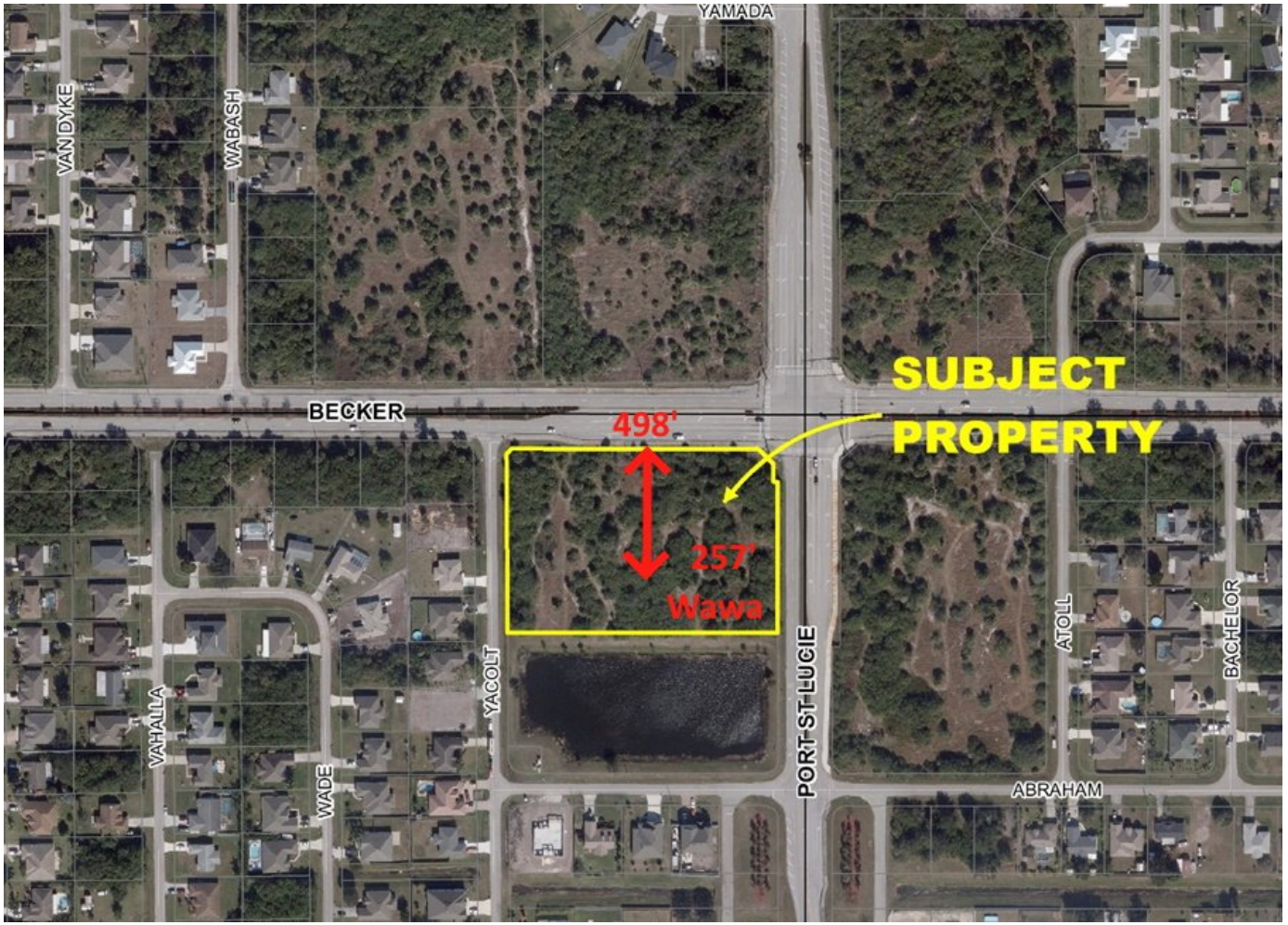
CityofPSL.com

LOCATION MAP



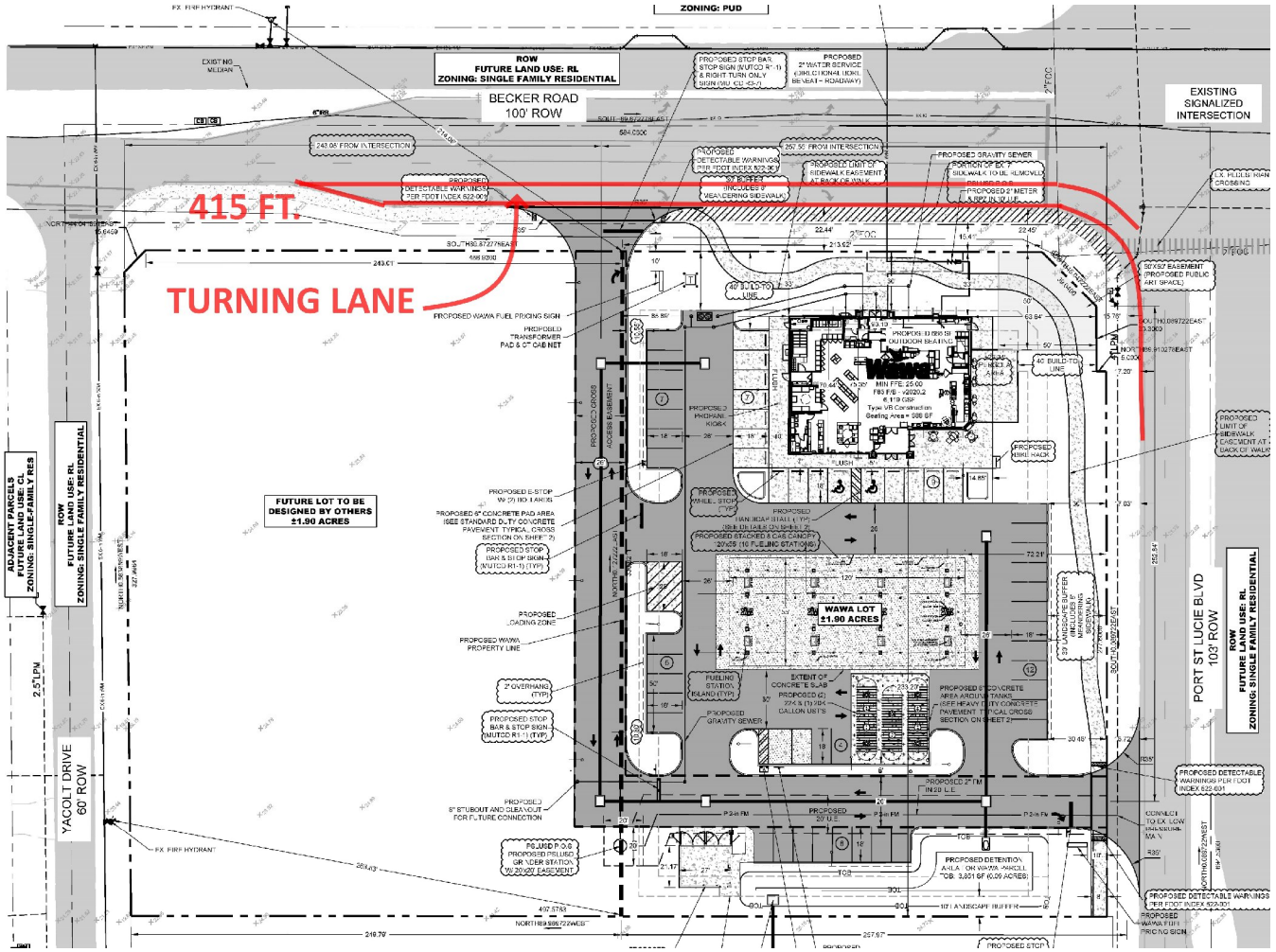
CityofPSL.com

AERIAL MAP



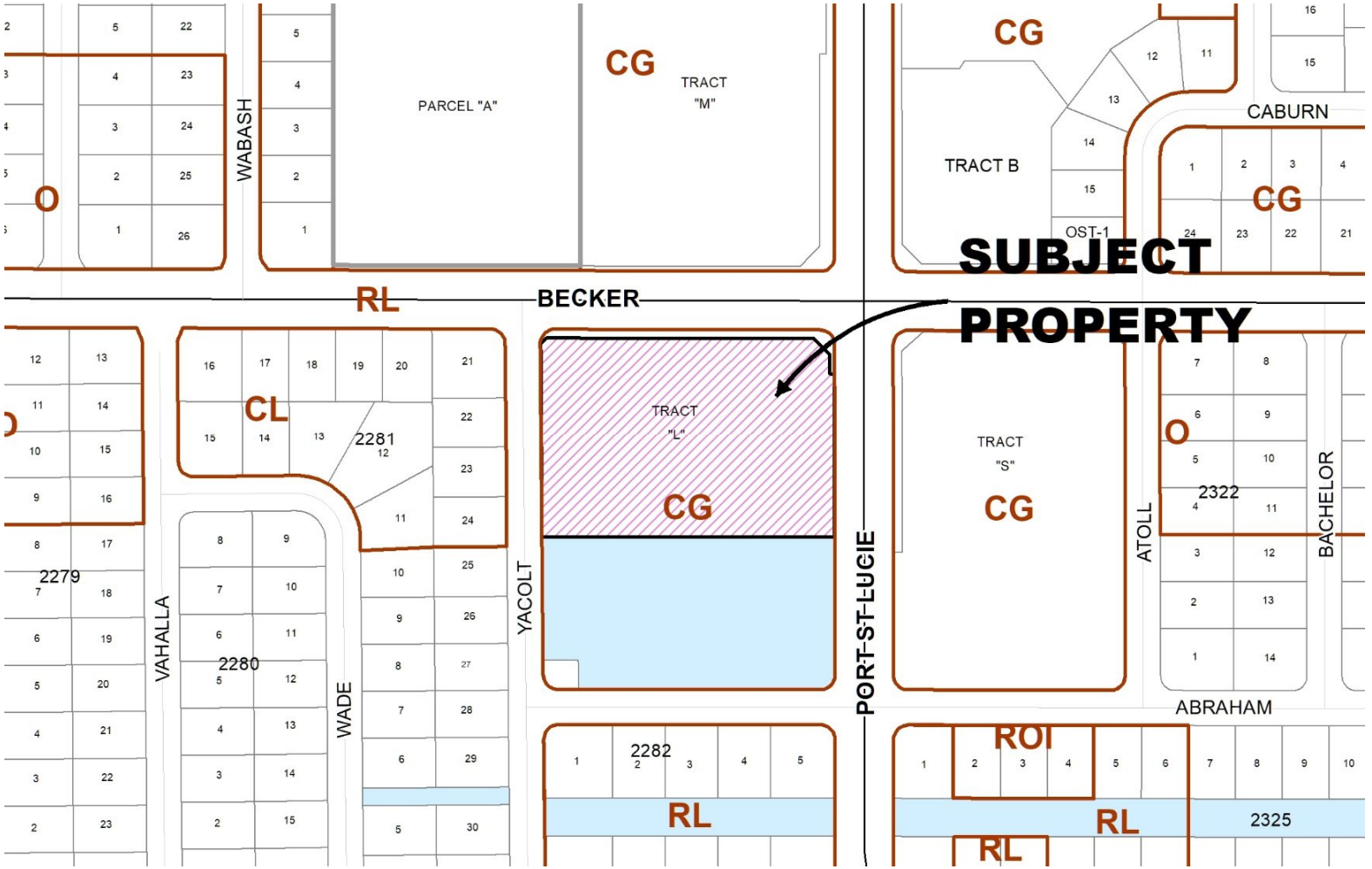
CityofPSL.com

PROPOSED SITE PLAN



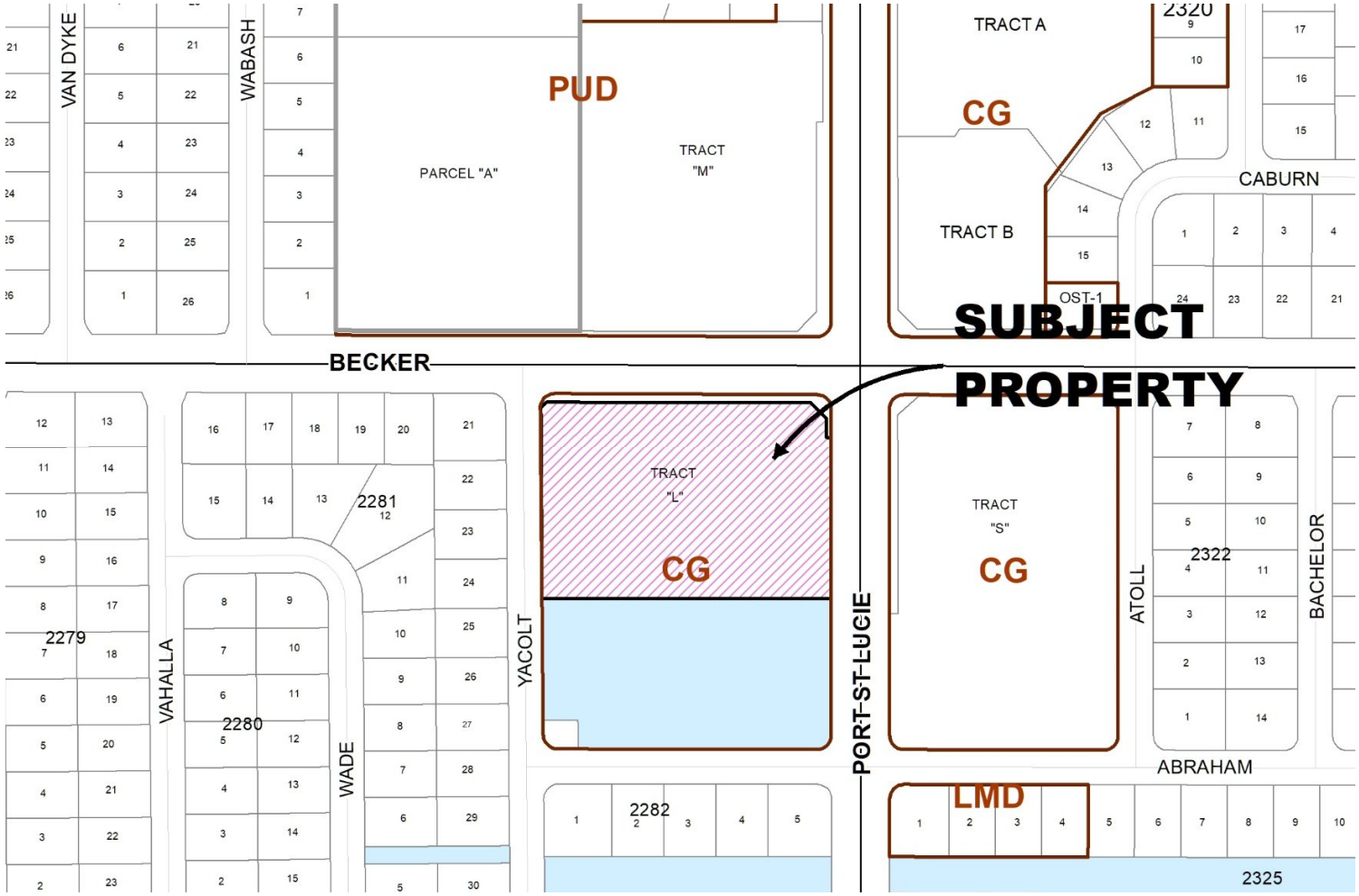
CityofPSL.com

FUTURE LAND USE MAP



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ZONING MAP



CityofPSL.com

FINDINGS

- The Public Works Department does not support having a driveway to this property from Becker Road.
- The proposed access is located in the functional area of influence of the intersection at Becker Road and Port St. Lucie Boulevard.
- City Code Section 158.222(B)(4), Driveway Spacing from Intersections, indicates that the minimum driveway spacing for commercial development from an intersection is 250 feet. However, this code also indicates that:
    - ... *standards in excess of these spacing requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway.*
- Public Works limits the distances of driveways from intersections on many streets throughout the city.

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FINDINGS

- The proposed driveway is located in a turn lane for traffic heading southbound on Port St. Lucie Boulevard. Having vehicles use this turn lane for an access driveway to commercial development and having vehicles use this turn lane to access southbound Port. St. Lucie Boulevard would create traffic conflicts.
- If there is no access from Becker Road to the subject site, motorists would need to access the site from the side streets. This would not be as convenient to motorists as direct access from Becker Road. Some opposition has been voiced by residents about creating traffic on Yacoult Drive.
- On the west side of Yacoult Drive, the first four lots from Becker Road have a Limited Commercial (CL) future land use. However, at least 3 of the 4 lots have houses.

CityofPSL.com

HP1

QUESTIONS OR COMMENTS?

- Applicant is requesting a variance to allow a driveway to extend into the subject site from Becker Road.

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

CityofPSL.com

HP1 Holly Price, 1/24/2020

"A City for All Ages"

Agenda Summary

2022-647

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.n

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-201 Soma Medical Center - Variance

Location: The property is located on the west side of Bayshore Boulevard, north of Dwyer Avenue, and south of Duxbury Avenue.
Legal Description: Port St Lucie Section 28, Block 234, Lots 16, 17, 18 and 19.
This is a request to grant a variance to the Citywide Design Standards, Appendix A, Approved Colors Table to allow proposed building colors to exceed the maximum percentage allowed by the Citywide Design Standards. The applicant is requesting a variance of 35.59% for "Honorable Blue" (SW6811) on the front façade and a variance of 13.61% for "Direct Green" (SW6924) on the two side facades.

Submitted By: Holly F. Price, Senior Planner

Executive Summary: To grant a variance to the Citywide Design Standards, Appendix A, Approved Colors Table to allow proposed building colors to exceed the maximum percentage allowed by the Citywide Design Standards. The applicant is requesting a variance of 35.59% for "Honorable Blue" (SW6811) on the front façade and a variance of 13.61% for "Direct Green" (SW6924) on the two side facades.

Presentation Information: Staff will provide a presentation.

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

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: See attached staff report.

Location of Project: West side of Bayshore Boulevard, north of Dwyer Avenue, and south of Duxbury Avenue.

Attachments:

1. Staff Report
2. Applicant Response to Questions
3. Proposed Elevations
4. Proposed Site Plan

5. Application & Deed
6. Staff Presentation

Soma Medical Center
Variance to Elevation Color
P22-201

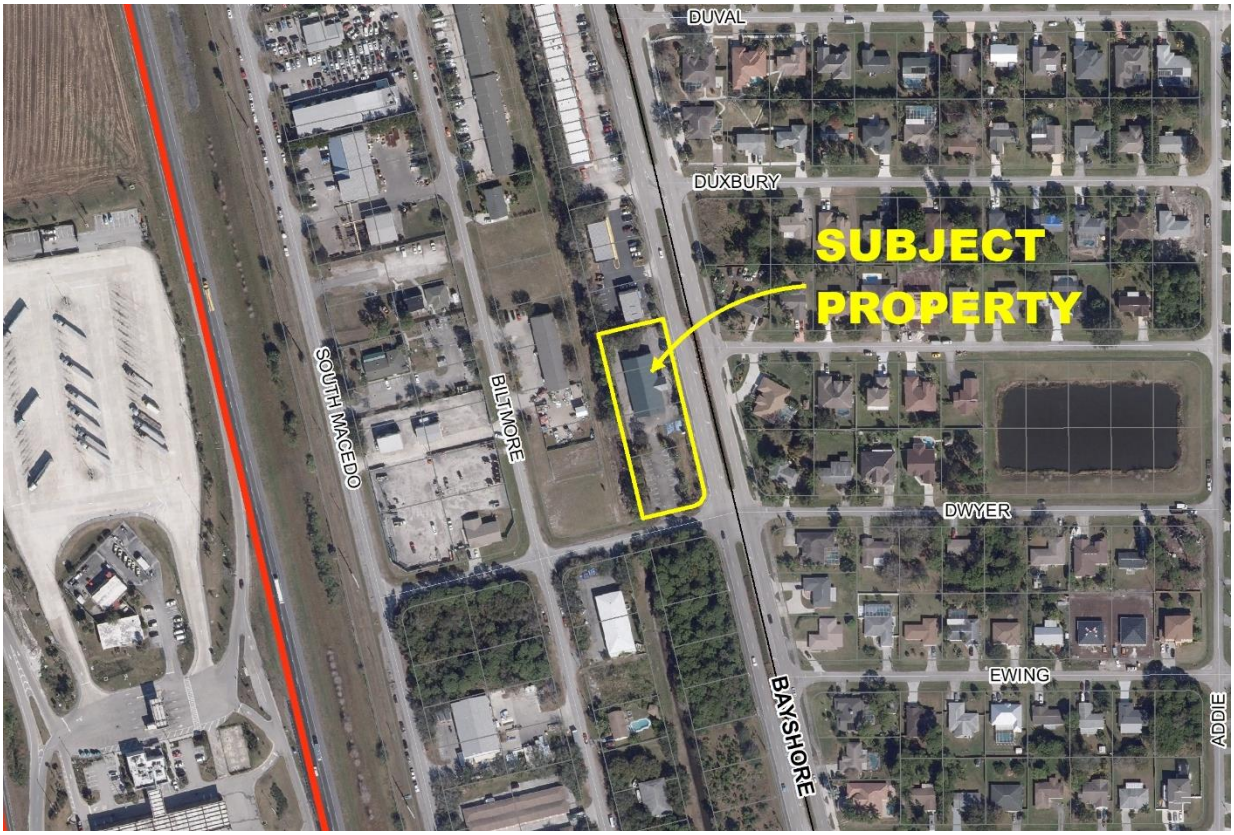


Exhibit 1. Aerial Map

SUMMARY

Applicant's Request:	To grant a variance to the Citywide Design Standards, Appendix A, Approved Colors Table to allow proposed building colors to exceed the maximum percentage allowed by the Citywide Design Standards.
Application Type:	Variance, Quasi-Judicial
Applicant:	Soma Investors, LLC
Property Owner:	Soma Investors, LLC
Agent:	Ana Colom, Team Architecture, Inc.
Address:	1170 SW Bayshore Blvd., 34983
Location:	West side of Bayshore Boulevard, north of Dwyer Avenue, and south of Duxbury Avenue
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

The applicant is in the process of renovating an existing building that is currently vacant. The applicant is requesting approval of a variance to the Citywide Design Standards, Appendix A, Approved Colors Table, to allow proposed building colors to exceed the maximum percentage allowed by the Citywide Design Standards. The Citywide Design Standards allows "Honorable Blue" (SW6811) to be used for up to 5% of a building façade and allows "Direct Green" (SW6924) to be used for up to 2% of a building façade. The applicant is proposing to use "Honorable Blue" on 40.59% of the front façade and to use "Direct Green" on 15.61% on each of the side façades. The applicant is requesting a variance of 35.59% for the "Honorable Blue" on the front façade and a variance of 13.61% for the "Direct Green" on the two side facades. The Citywide Design Standards allows for "design relief", or an administrative variance, by staff. However, the percentage of proposed color exceeds the percentage allowed by design relief.



Exhibit 2. Rendering, Front Façade along Bayshore Boulevard . "Honorable Blue" (SW6811) covers 40.59% of the front façade. Maximum allowed is 5%.



Exhibit 3. Rendering , side Façade. The darker shade of green, "Direct Green" (SW 6924) covers 15.61% of the side façade. The maximum allowed is 2%.

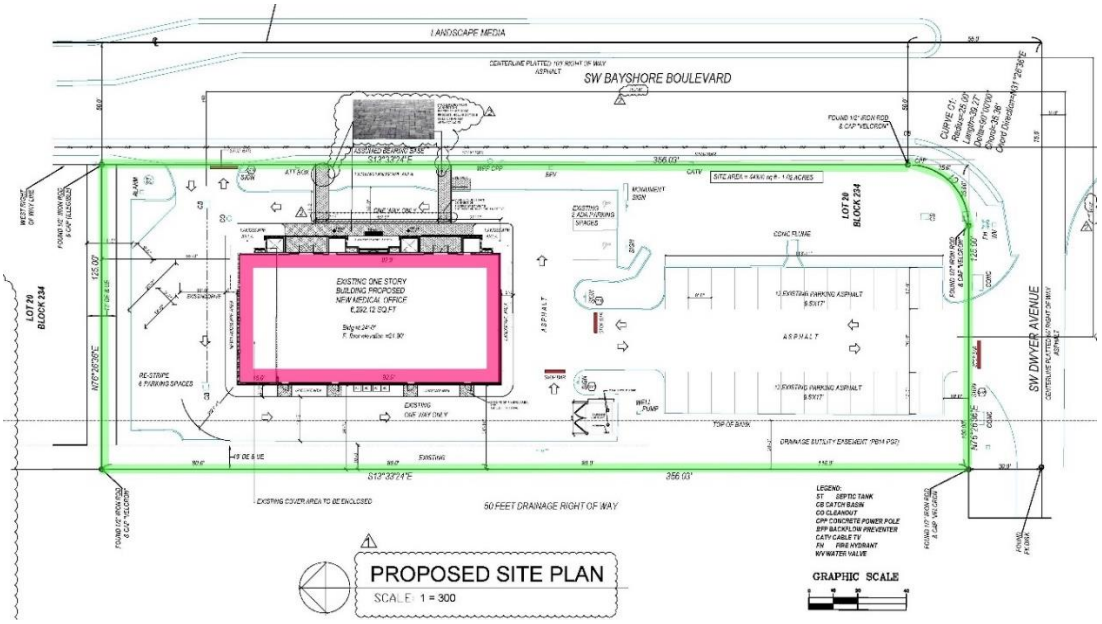


Exhibit 4: Site Plan

Review Criteria

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

Public Notice Requirements

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

Location and Site Information

Parcel Number:	3420-635-0474-000-2
Property Size:	1.022 acres
Legal Description:	Port St Lucie-Section 28- Blk 234 Lots 16, 17, 18 And 19
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant Building

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Oil Change
South	CG	RS-2	Commercial Vacant
East	RL	RS-2	Model Homes
West	LI/CS	CS	Commercial Recycling

RL, Low Density Residential - CG, General Commercial – LI/CS, Light Industrial/Commercial Service – RS-2, Single Family Residential - CS, Service Commercial

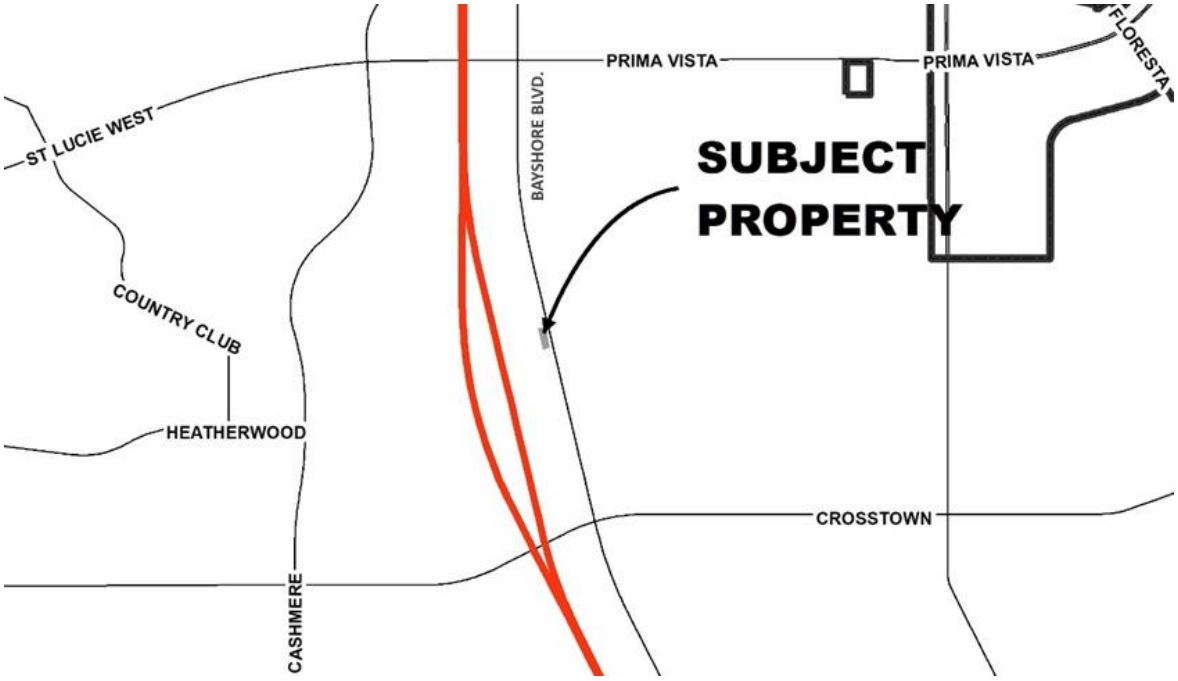


Exhibit 5. Location Map

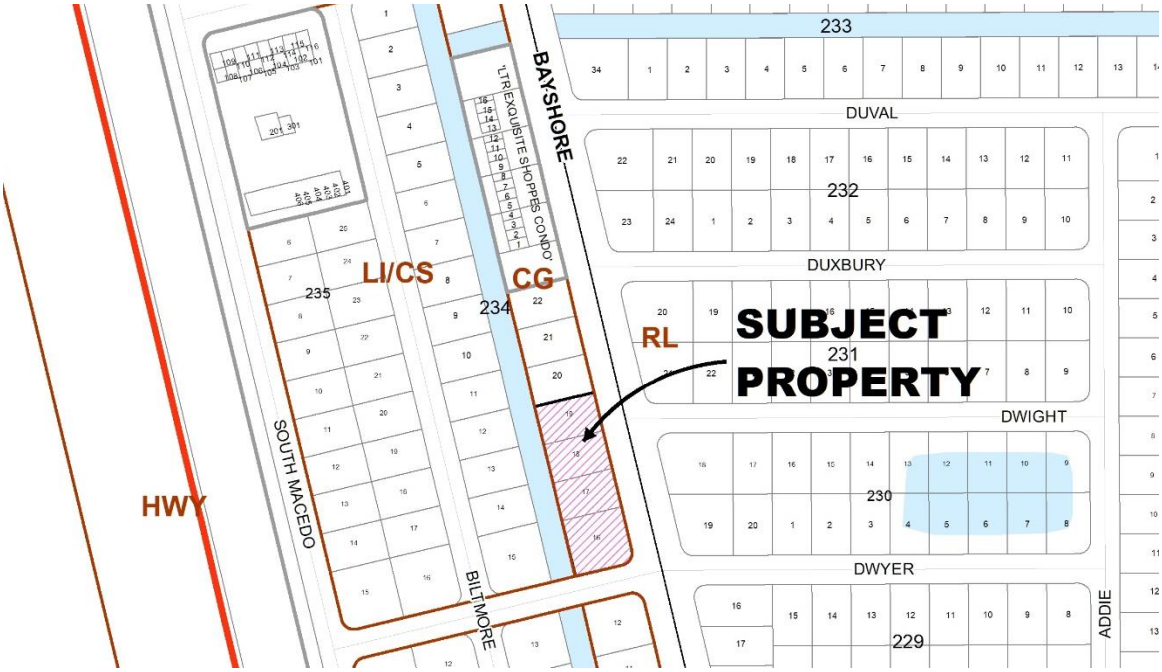


Exhibit 6. Land Use Map

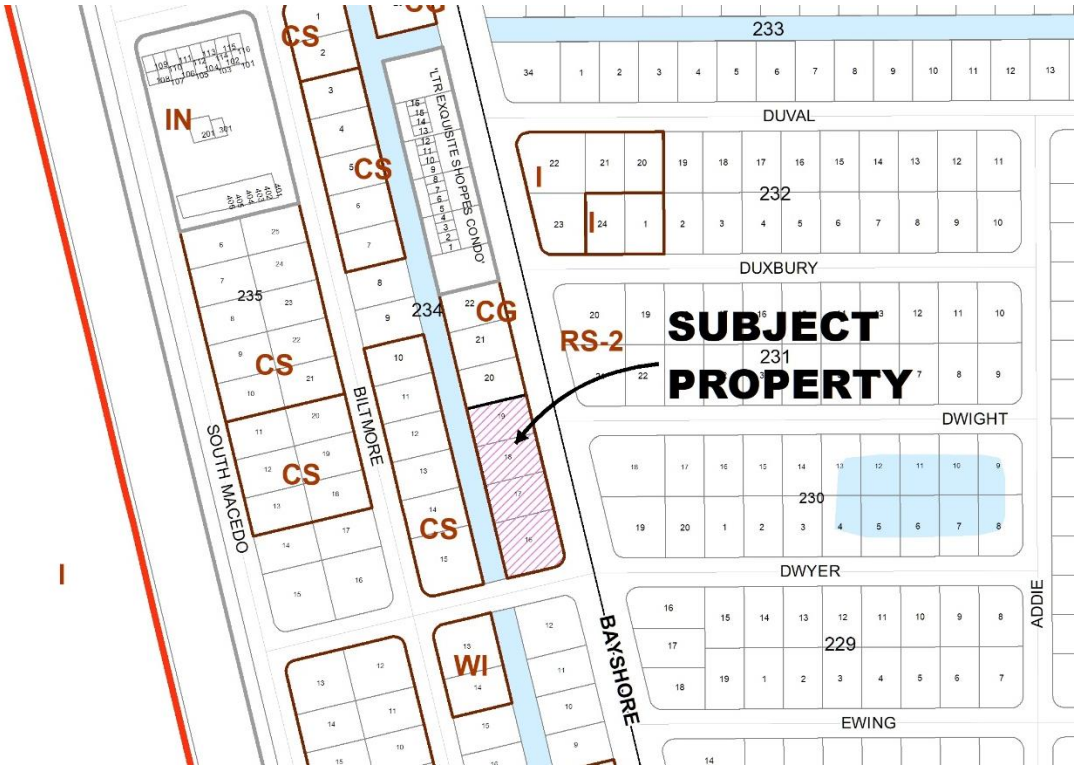


Exhibit 7. Zoning Map

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

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

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

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

    - *Staff Findings: The Citywide Design Standards promotes light and medium shades of pastel and neutral colors. In 2021, the City expanded the number of colors permitted in the Citywide Design Standards. While the proposed colors are permitted, they are limited in terms of the percentage of color that may be used on buildings. The limitations on the "Honorable Blue" (SW6811) and "Direct Green" (SW6924) colors apply to all applicable development located in the city.*

2) That the special conditions and circumstances do not result from any action of the applicant.

   - *Staff Findings: See comment #1. The applicant is choosing to use colors on a building that exceed the percentage allowed by the Citywide Design Standards. The applicants consider these colors to be expressive of their brand. Brand colors are permitted for signs. However, the Citywide Design Standards do not address brand colors for buildings.*

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.

   - *Staff Findings: See #1 and #2. For development subject to the Citywide Design Standards, the City requires colors on buildings to be in compliance with the approved colors when a Site Plan application is reviewed.*

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.

   - *Staff Findings: See #1 and #2. For development subject to the Citywide Design Standards, the City requires colors on buildings to be in compliance with the approved colors when a Site Plan application is reviewed.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

   - *Staff Findings: See #1, #2, and # 3. The applicant could choose other colors or reduce the amount of Honorable Blue or Direct Green.*

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.

   - *Staff Findings: See #1, 2, and 3. The proposed building colors are not similar to other colors on surrounding buildings.*

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

   - *Staff Findings: Acknowledged.*

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:

- Motion to approve
- Motion to approve with conditions

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

- Motion to deny

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

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

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

DESCRIPTION OF REQUESTED VARIANCE AND APPLICABLE CONDITIONS/CIRCUMSTANCES JUSTIFYING THE REQUEST

We request a variance in respect to Chapter 10 of the Citywide Design Standards for the exterior elevations. The Design Standards call for an allowable percentage of color from each of the front and side building elevations. Colors from the Citywide Design Standards vary in percentage allowed by the colors used.

Over the past 24 years our Client has built and operate over 20 clinics in south and central Florida offering Pediatric, Adult and Wellness serving the communities where they are located. Through the years they have established a corporate identity which is recognized by their patients. Part of this identity is color. Their color schemes allow for quick recognition of their facilities where ever you may be in the area.

The colors used as part of SOMA Medical Center's identity are as follows:

Sherwin Williams #6924 (Green)
Sherwin Williams #6811 (Blue)

In the Citywide Design Standards, these colors are used mainly as accent colors per façade (5% for the green and 2% for the blue) respectively. Our proposal as submitted is as follows:

Front Façade:
SW #6924 (Green) for 3.52% or 1.48% under the Design Standard.
SW #6811 (Blue) for 40.59% or 38.59% over the Design Standard.
The blue color is being proposed only in the front façade.

Side Façades:
SW #6924 (Green) for 15.61% or 10.61% over the Design Standard.
Not blue color in the side and rear facades

Please note that along the same side of the street there are strip centers which already have accent colors which go above the percentage limits set by the Citywide Design Standards. Although these existing examples may have been accepted under a previous approval, the precedent in the area was set with no visual detriment to the area.

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;

This is an existing building, which after the renovations will improve the appearance not only to the building but also the neighborhood.

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

Yes, the improvements to this building are the result from actions by the applicant.

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

Being that the property is zoned CG and not residential, and in addition there is an established precedent along the same street. We feel that granting this variance will not confer any special privilege.

(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;

Allowing the applicant to re-enforce their corporate identity is important to any business. Being new to the community it is important that the applicant be recognized and identified as the quality service they bring to Port St. Lucie.

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

The applicant's design complies with all the 5 Architectural Elements from Chapter 10 of the Citywide Design Standards.
These items in addition to the new landscaping and general improved appearance of the property comply with the request by Planning and Zoning. The only item pending is the color of the building.

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

The applicant's design complies with all the 5 Architectural Elements from Chapter 10 of the Citywide Design Standards. The building

(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.

Yes, we will fully comply with any additional conditions and safeguards

Signature of Applicant	Hand Print Name	Date
	Ana I. Colon	6-30-2022

ELEVATIONS



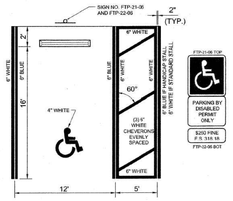
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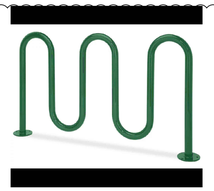


Exhibit 3. Rendering , side Façade. The darker shade of green, "Direct Green" (SW 6924) covers 15.61% of the side façade. The maximum allowed is 2%.

NOTES:

1. HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX.
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 14180 OF FEDERAL STANDARDS 595a.
4. FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-2106 SIGN.
5. FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY. REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OD 14.
6. FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

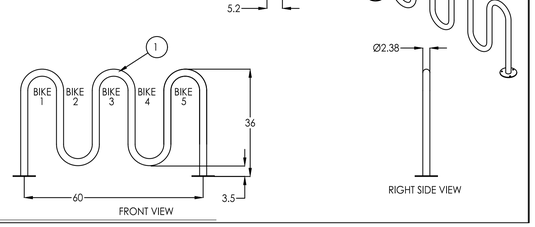




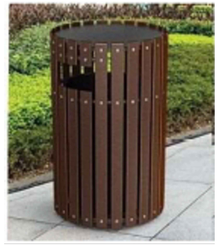
P.O. Box 22326 Lincoln, NE 68542		PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
		INCH TOLERANCES U.O.S.	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.
TITLE: ECHO BIKE RACK	PRODUCT NO.: EC2-09-SM	FRACTION– ±1/16" ANG––––– ±1°	

*Available in powder coat and DuraCoat finishes

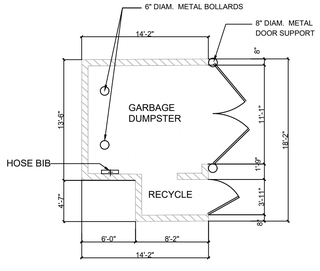
MATERIALS LIST
(1) Tubing - Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate - Ø 7 1/2" x 1/4" Thick Steel Plate with Three Ø 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



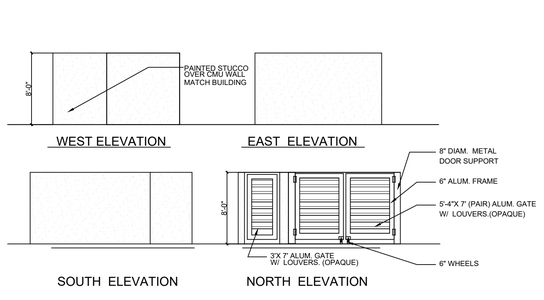
BIKE RACK DETAIL

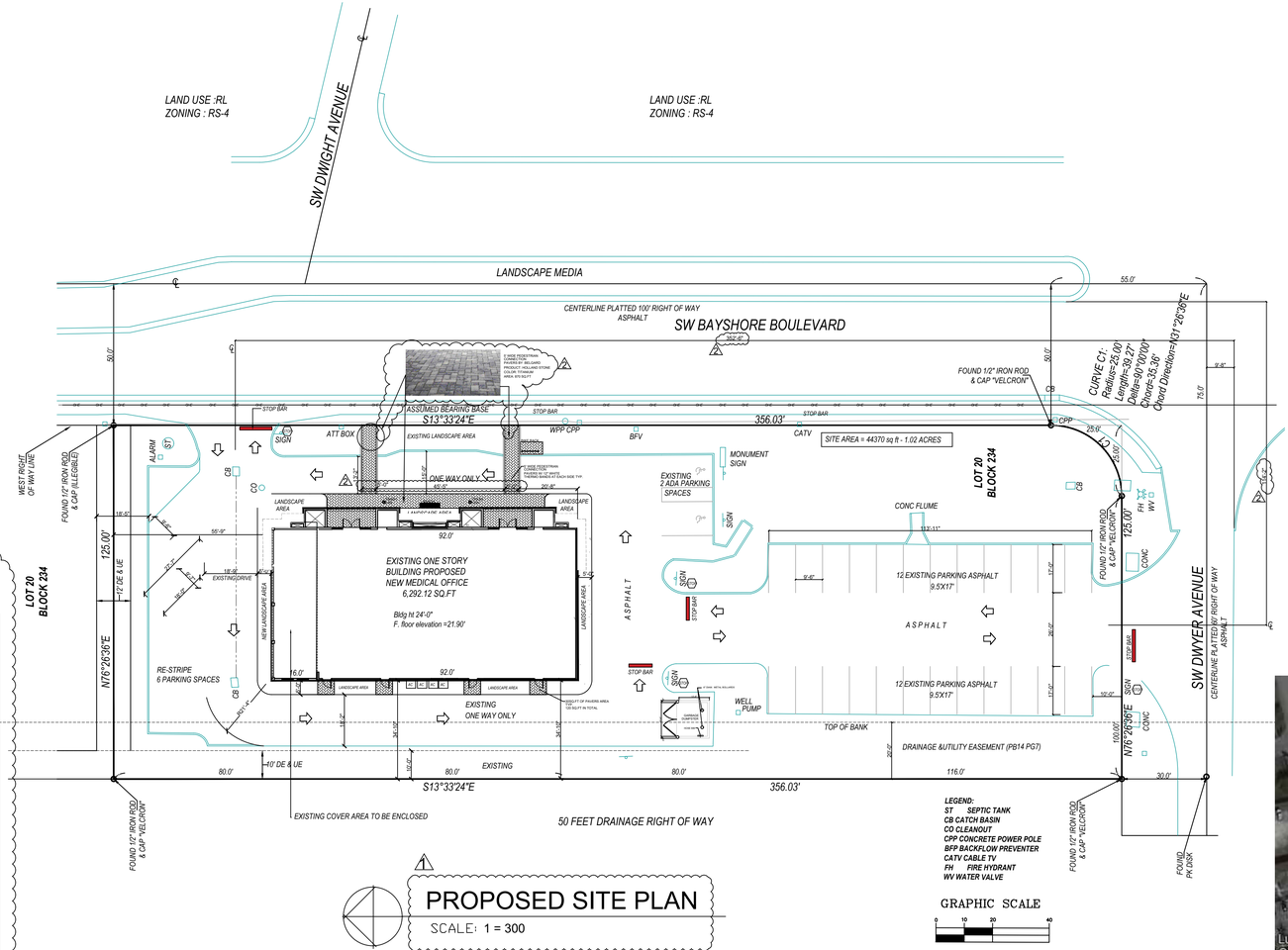


PROPOSED TRASH CAN



DETAIL A
DUMPSTER FLOOR PLAN





1 PROPOSED SITE PLAN
SCALE: 1 = 300

LEGAL DESCRIPTION:

LOTS 16,17,18 & 19, BLOCK 234, PORT ST. LUCIE SECTION TWENTY EIGHT, AS RECORDED IN PLAT BOOK 14 PAGE 7, (7 "A" THROUGH "C").
PUBLIC RECORD OF ST LUCIECOUNTY, FLORIDA.

TABULAR DATA:

PROPERTY ADDRESS:	1170 S.W. BAYSHORE BOULEVARD PORT ST. LUCIE. FLORIDA
PROJECT NAME:	SOMA MEDICAL CENTER P.A. ADULTS & PA #4 PEDIATRICS
OWNER:	SOMA INVESTORS LLC.
LOCATION: AVENUE	1170 BAYSHORE BOULEVARD & DWYER
LAND USE:	(C.G.) GENERAL COMMERCIAL
ZONING:	(C.G.) GENERAL COMMERCIAL
UTILITIES	
ELECTRIC:	FLORIDA POWER & LIGHT
WATER:	PSL USD
SEWER:	PSL USD

AREA TABULATION	S.F.	%	A.C.
TOTAL AREA:	44305.32	100%	1.01
PROPOSED BUILDING:	6,292.12	14.20%	0.14
TOTAL IMPERVIOUS:	21352.14	48.19%	0.49
TOTAL PERVIOUS:	16661.06	37.60%	0.38

PARKING CALCULATIONS:

REQUIRED 1/200 SQ.FT. = 31 SPACES
PROVIDED : 32 SPACES INCLUDING 2 HANDICAP SPACES.



NORTH
LOCATION MAP

Revisions:
1 5-18-22 P&Z COMMENTS
2 6-2-22 P&Z COMMENTS

SOMA MEDICAL CENTER
PA ADULTS & PA #4 PEDIATRICS
1170 SW BAYSHORE BOULEVARD
PORT ST LUCIE, FL 34983

SOMA MEDICAL CENTER, P.A.

team architecture incorporated
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

RA #8840
FERNANDO R. PRIETO, RA

Design By: AC
Revised By: FRP
Draw By: GS
Date: DECEMBER, 2021

Sheet Number
1 SP-1

P96-004

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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: acolom@teamarchitecture .us

PROPERTY OWNER:

Name: Soma Investors (Jacqueline Nunez CEO)

Address: 3255 Forest Hill Blvd , SUITE 103. Palm Springs FL, 33461

Telephone No. 561-685-0970

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

Name: Ana I Colom (Team Architecture Inc.)

Address: 2328 10TH Avenue North Suite 200 Lake Worth Beach , FL, 33461

Telephone No. 561- 855-2688 Email acolom@teamarchitecture.us

SUBJECT PROPERTY:

Legal Description: Port Saint Lucie Section 28 blk 234 Lots 16,17,18 & 19 (map 34/31n)

Parcel I.D. Number: 3420-635-0474-00-2

Address: 1170 SW Bayshore blvd, Port Saint Lucie Fl, 34983

Current Zoning Classification C.G

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

See attached Description

Signature of Applicant

Ana I. Colom.
Hand Print Name

6.30.2022
Date

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

03/02/20

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4930635 OR BOOK 4693 PAGE 2340, Recorded 09/29/2021 02:13:03 PM Doc Tax: $6230.00

Document Prepared by and Return to
Timothy H. Olenn, Esq.
Alliant Title and Escrow
1900 Glades Road, Suite #245
Boca Raton, FL 33431

21-6364NBSOMA
Property Appraisers Parcel ID#
3420-635-0474-000-2
Consideration Amount: $890,000.00

Special Warranty Deed

THIS SPECIAL WARRANTY DEED executed on the 13 day of September, 2021 shown below, by **4DAWGS LLC, a Florida limited liability company**, whose address is 502 SW Ray Ave., Port St. Lucie, FL 34983, first party, to **SOMA Investors, LLC, a Florida limited liability company**, whose address is 1170 SW Bayshore Blvd, Port St Lucie, FL 34983, second party:

> (Wherever used herein the terms "grantor" and grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of St Lucie, Florida, viz:

LOTS 16, 17, 18 & 19, BLOCK 234, PORT ST. LUCIE SECTION TWENTY EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 7, 7A THROUGH 7C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under Grantors; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2020.

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

Signed, sealed and delivered in the presence of:

Witness 1 Signature

Rosa Barajas

Witness 1 Print Name

Witness 2 Signature

Witness 2 Print Name

4 DAWGS, LLC, a Florida Limited Liability Company

Marc A. Baumgard

By: Marc A. Baumgard
Its: Manager

State of: Florida

County of: St. Lucie

The foregoing instrument was acknowledged before me Rosa Barajas, a Notary Public in and for St. Lucie County, Florida by means of ☑ physical presence or ☐ online notarization this 13 day of Sept., 2021, by Marc A. Baumgard, Manager of 4DAWGS LLC, a Florida limited liability company, who [ ] is/are personally known to me or [X] has/have each produced X driver's licenses as identification. FL Driver License physical presence

Notary Public Rosa Barajas Notary Public

My Commission Expires: 8-17-2023

ROSA BARAJAS
Notary Public - State of Florida
Commission # GG 341985
My Comm. Expires Aug 17, 2023
Bonded through National Notary Assn.

SOMA INVESTORS
SOMA MEDICAL OFFICE
Variance
Project: P22-201

Planning and Zoning Board Meeting

Holly F. Price, AICP, Senior Planner

August 2, 2022 Meeting

CityofPSL.com

REQUESTED VARIANCE

- Request: Approval of a variance to the Citywide Design Standards, Appendix A. Approved Colors Table, to allow proposed building colors to exceed the maximum percentage allowed by the Citywide Design Standards.

- The Citywide Design Standards allows "Honorable Blue" (SW6811) to be used for up to 5% of a building façade and allows "Direct Green" (SW6924) to be used for up to 2% of a building façade.

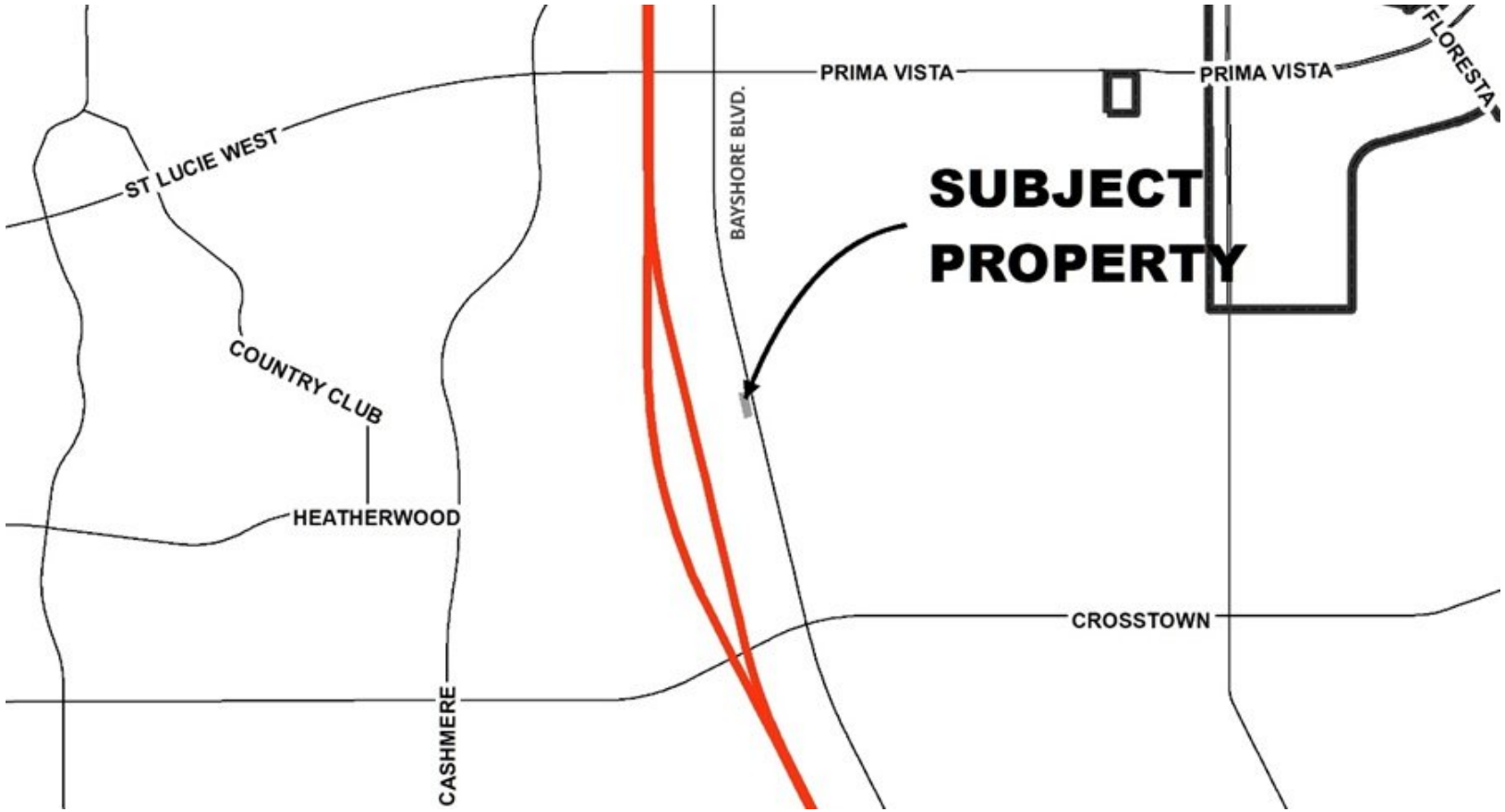
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- The applicant is requesting a variance of 35.59% for the "Honorable Blue" on the front façade and a variance of 13.61% for the "Direct Green" on the two side facades.

- The Citywide Design Standards allows for "design relief", or an administrative variance, by staff. However, the percentage of proposed color exceeds the percentage allowed by design relief.

CityofPSL.com

LOCATION MAP



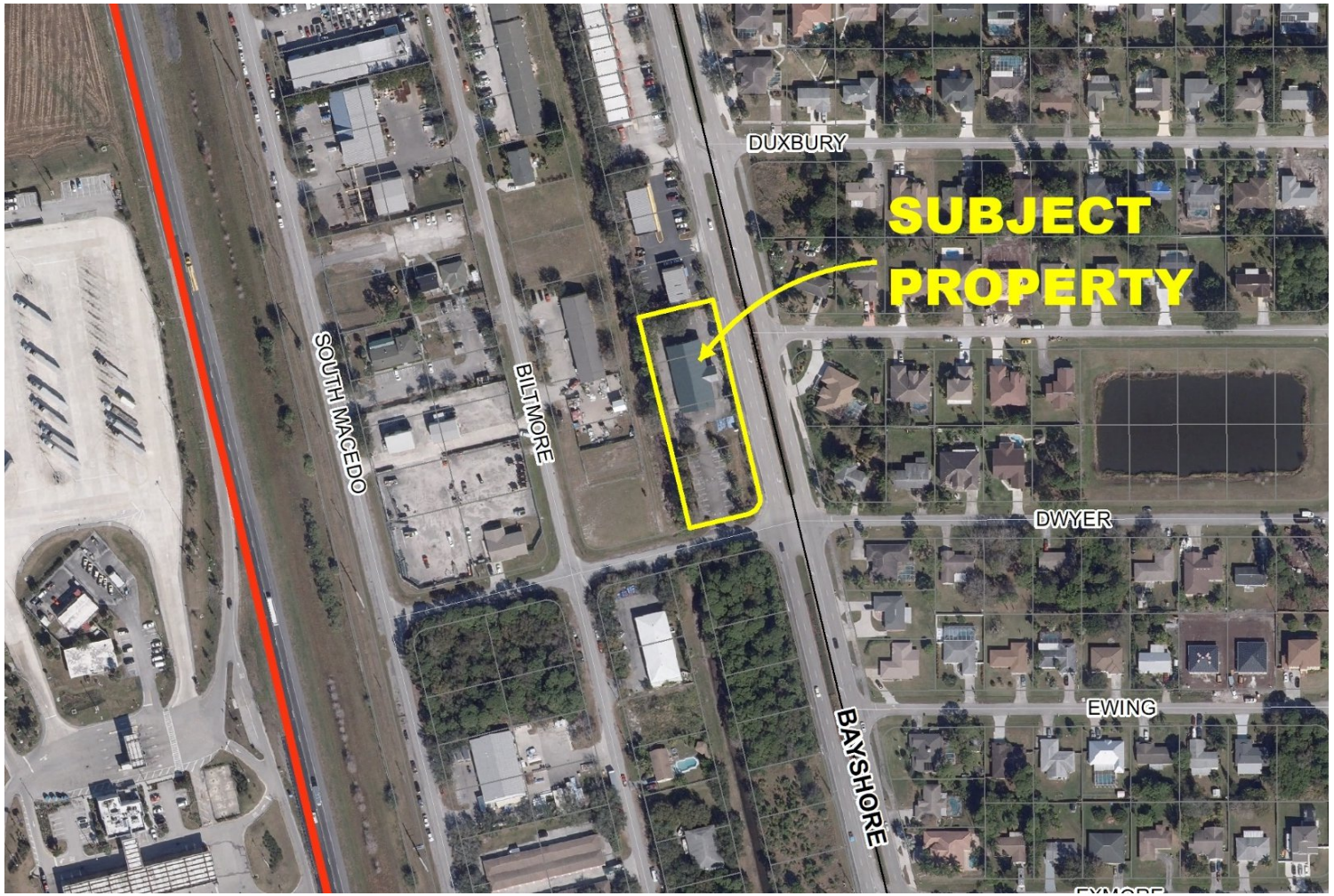
CityofPSL.com

BACKGROUND INFORMATION

- Agent: Ana Colum, Team Architecture, Inc.
- Owner/Applicant: Soma Investors, LLC
- Location: West side of Bayshore Boulevard, north of Dwyer Avenue, and south of Duxbury Avenue
- Property Size: 1.022 acres
- Neighbor Comments: None
- Future Land Use: CG (General Commercial)
- Zoning: CG (General Commercial)

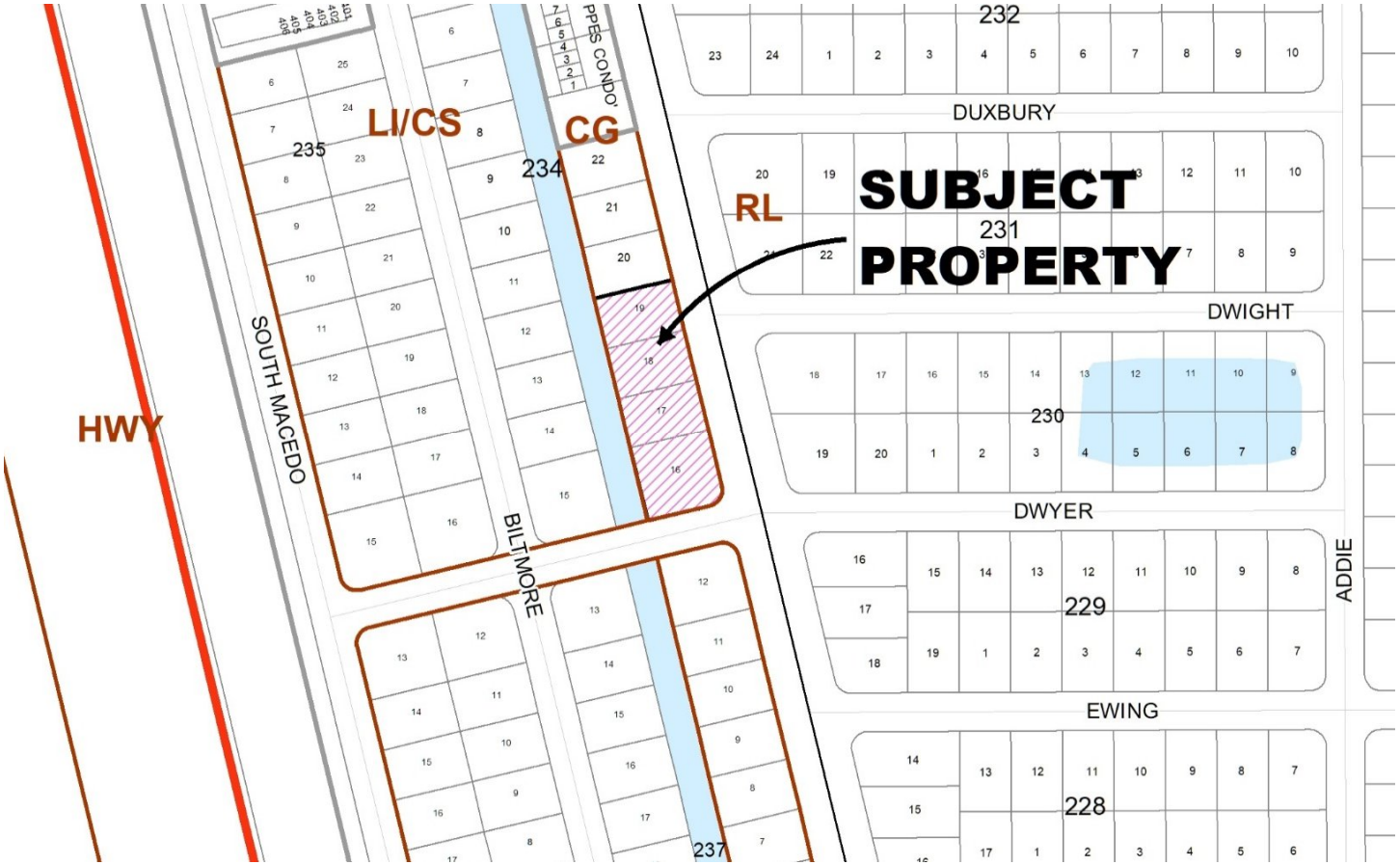
CityofPSL.com

AERIAL MAP



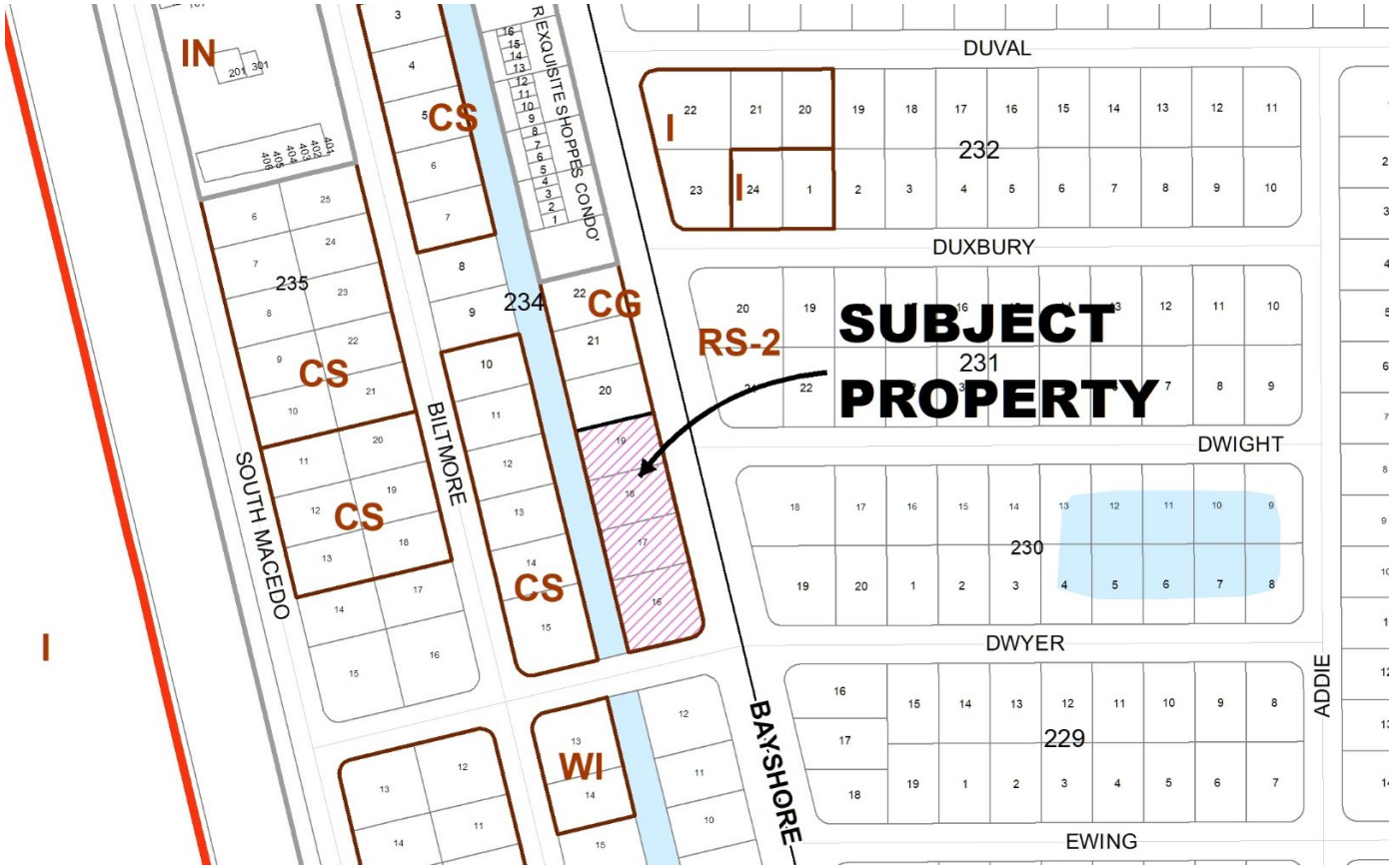
CityofPSL.com

FUTURE LAND USE MAP

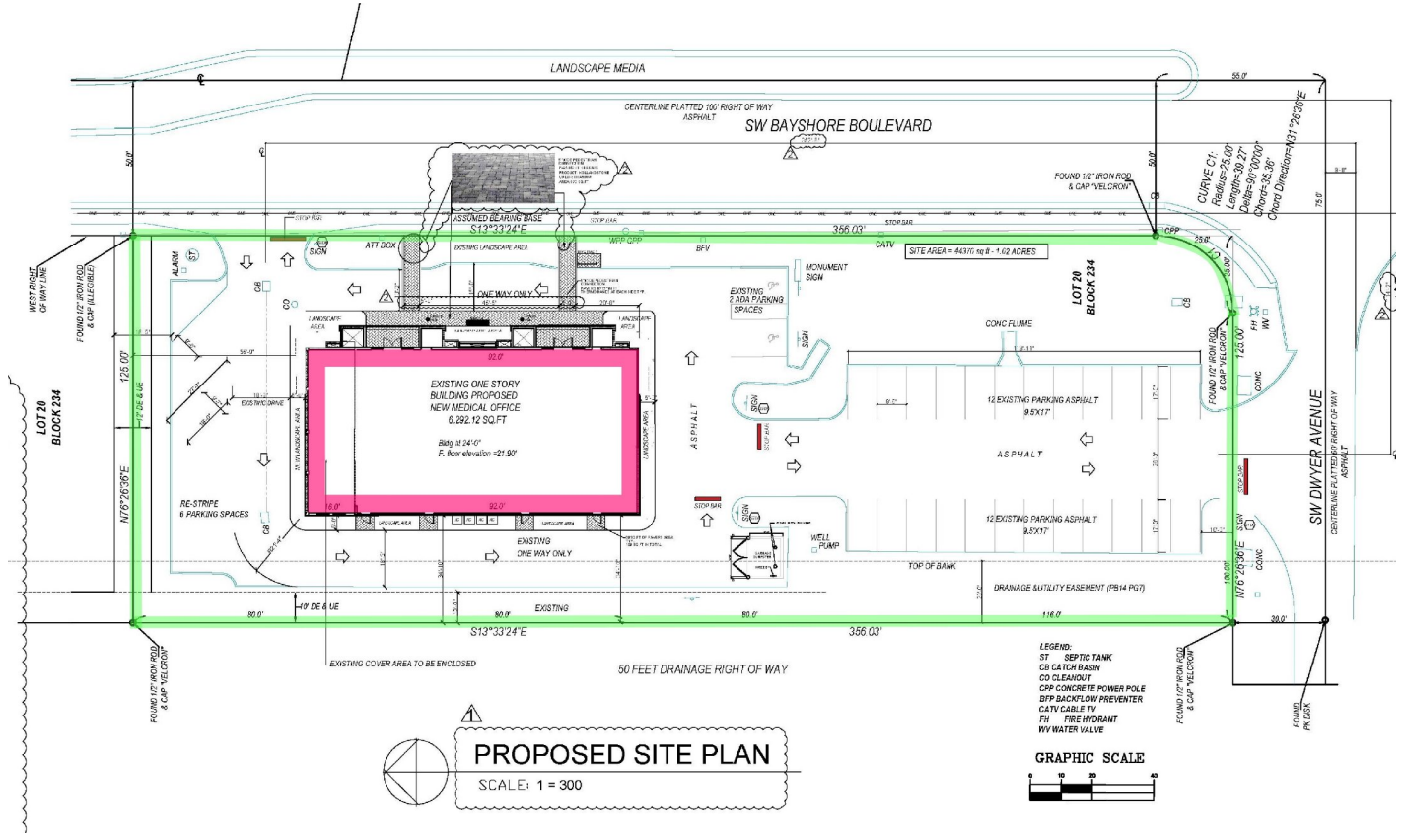


CityofPSL.com

ZONING MAP


IN
CS
CS
CS
CS
CG
WI
I
I
RS-2
SUBJECT PROPERTY
EXQUISITE SHOPPES CONDO
SOUTH MACEDO
BILTMORE
BAYSHORE
ADDIE
DUVAL
DUXBURY
DWIGHT
DWYER
EWING
232
231
230
229
235
234

PROPOSED SITE PLAN



CityofPSL.com

PROPOSED ELEVATIONS

Front (East)



CityofPSL.com

PROPOSED ELEVATIONS

Sides (North and South the same)



CityofPSL.com

FINDINGS

- In 2021, the City expanded the number of colors permitted in the Citywide Design Standards. While the proposed colors are permitted, they are limited in terms of the percentage that may be used on buildings.
- The Citywide Design Standards promotes light and medium shades of pastel and neutral colors.
- The color limitations on the “Honorable Blue” (SW6811) and “Direct Green” (SW6924) apply to all development located in the city subject to the Citywide Design Standards.
- Brand colors are permitted for signs. However, the design standards do not address brand colors for buildings.
- The applicant could choose other colors or reduce the amount of Honorable Blue or Direct Green.
- There are no special conditions or circumstances that exist for this building.
- The Citywide Design Standards have had color requirements for buildings since 1997.

CityofPSL.com

HP1

QUESTIONS OR COMMENTS?

How does the Planning and Zoning Board wish to address the applicant's request to use "Honorable Blue" on 40.59% of the front façade and to use "Direct Green" on 15.61% on each of the side façades. The applicant is requesting a variance of 35.59% for the "Honorable Blue" on the front façade and a variance of 13.61% for the "Direct Green" on the two side facades.

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

CityofPSL.com

HP1 Holly Price, 1/24/2020

Agenda Summary

2022-646

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.o

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-214 City of Port St. Lucie - Southern Grove - Rezoning

Location: The property is generally located on the west side SW Village Parkway, immediately south of the E/W 2 road right-of-way and north of Marshall Parkway.

Legal Description: A portion of Parcel 25B, Southern Grove Plat No. 13

This is a request to rezone approximately 27.49 acres of land from St. Lucie County AG-5 - Agricultural and 2.40 acres of land from City of Port St. Lucie MPUD to City of Port St. Lucie General Use Zoning (GU).

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: This is a city-initiated application to rezone 27.49 acres of city owned land from the zoning designation of St. Lucie County Agricultural-5 (SLC AG-5, one dwelling unit per five acres) and 2.40 acres of city owned land from the zoning designation of City of Port St. Lucie MPUD (Master Planned Unit Development) to the City of Port St. Lucie General Use Zoning District (GU). The subject property is a portion of Southern Grove Plat No. 13, Parcel 25B. There are three separate zoning designations on the subject property as a result of previous applications. This application will rezone the property to GU (General Use) zoning.

Presentation Information: Staff may provide a short presentation.

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

Alternate Recommendation:

1. Move that the Board recommend denial.

Background: Southern Grove Plat No. 13, Parcel 25B, is a 47.52 acre, more or less, city owned parcel that is located in the Southern Grove DRI. The parcel was deeded to the City of Port St. Lucie by the Tradition Land Company in 2018. The subject property is designated as a future school site and a future park site on Map H, the master development plan for the Southern Grove DRI (Res. 21-R136). Public schools and parks are permitted under the General Use Zoning category.

Issues/Analysis: This application will rezone the portions of the property zoned for agricultural use and MPUD (29.89 acres, more or less) to General Use so that the entire parcel is zoned General Use. Once the property is rezoned, the applicant will need to submit an application for subdivision plat approval to create the school and park parcels. The City has received an application for the proposed park site for a project known as Stars and Stripes Park (P22-195). The application is pending the approval of the rezoning application and the submittal

of a subdivision plat application to create the park parcel.

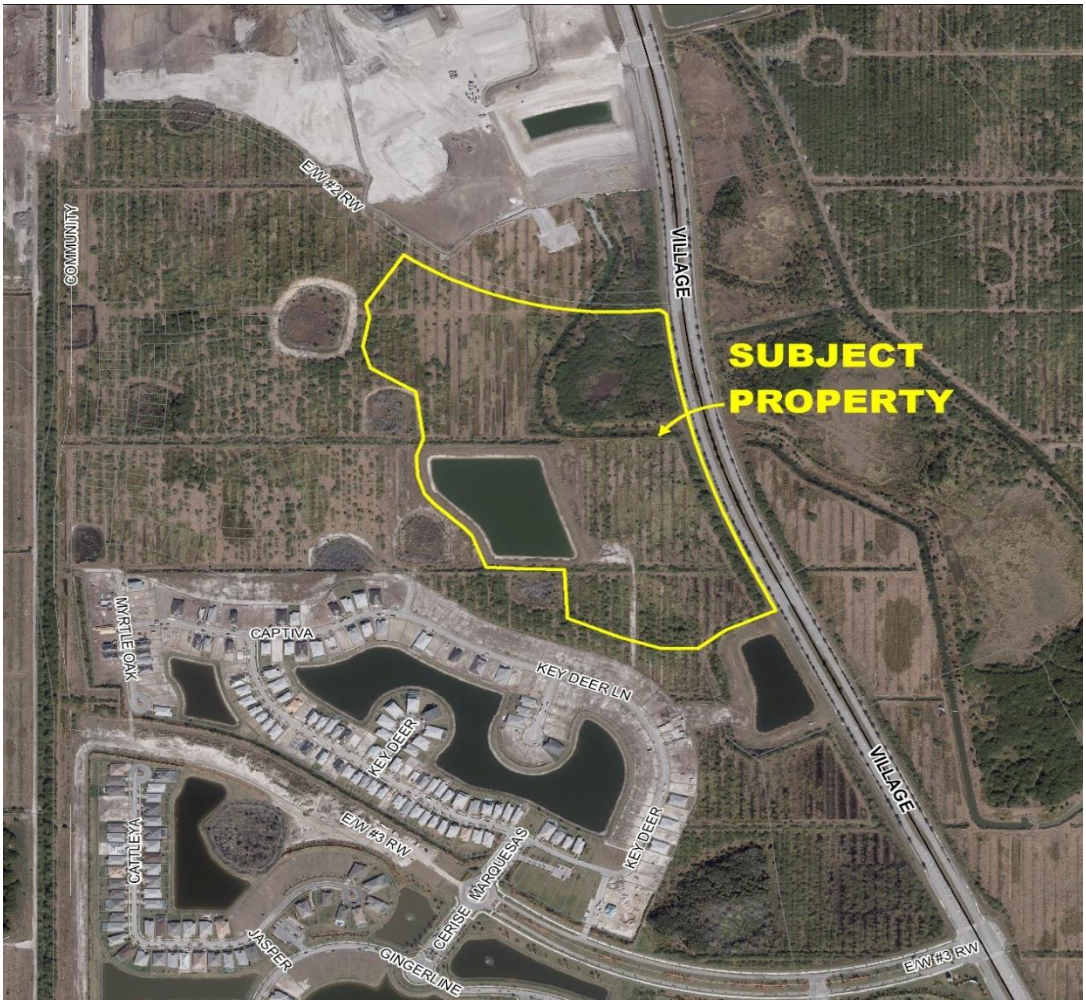
Special Consideration: N/A

Location of Project: The property is generally located on the west side SW Village Parkway, immediately south of the E/W 2 road right-of-way and north of Marshall Parkway.

Attachments:

1. Staff Report
2. Exhibits 1 through 3
3. Application
4. Warranty Deed
5. Staff Presentation

City of Port St. Lucie – Southern Grove
Rezoning Application
P22-214



Project Location Map

SUMMARY

Applicant's Request:	Rezoning of approximately 30 acres of land from the zoning designations of SLC AG-5 and City of Port St. Lucie MPUD (Master Planned Unit Development) to City of Port St. Lucie General Use (GU)
Applicant and Property Owner:	City of Port St. Lucie
Location:	The property is located on the west side SW Village Parkway, immediately south of the E/W 2 road right-of-way and north of Marshall Parkway.
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

This is a city-initiated application to rezone 27.49 acres of city owned land from the zoning designation of St. Lucie County Agricultural-5 (SLC AG-5, one dwelling unit per five acres) and 2.40 acres of city owned land from the zoning designation of City of Port St. Lucie MPUD (Master Planned Unit Development) to the City of Port St. Lucie General Use Zoning District (GU). The subject property is a portion of Southern Grove Plat No. 13, Parcel 25B. Southern Grove Plat No. 13, Parcel 25B is a 47.52 acre, more or less, city owned parcel that is located in the Southern Grove DRI. The parcel was deeded to the City of Port St. Lucie by the Tradition Land Company in 2018. The subject property is designated as a future school site and future park site on Map H, the master development plan for the Southern Grove DRI (Res. 21-R136). The future land use is NCD (New Community Development) District. There are three separate zoning designations on the subject property as a result of previous applications as show below:

1. Approximately 27.49 acres is zoned SLC AG-5
2. 2.40 acres is zoned MPUD for the Tradition Lagoon MPUD (expired project that was never constructed)
3. 17.63 acres is zoned GU

This application will rezone the portions of the property zoned for agricultural use and MPUD (29.89 acres, more or less) to General Use so that the entire parcel is zoned General Use. As depicted on Map H, the designated uses for the 47 acres are a twenty (20) acre school site and a twenty-seven (27) acre park site. Public schools and parks are permitted under the General Use Zoning category. Once the property is rezoned, an application for subdivision plat approval will be needed to create the school and park parcels. The City has received an application for the proposed park site for a project known as Stars and Stripes Park (P22-195). The application is pending the approval of the rezoning application and the submittal of a subdivision plat application to create the park parcel.

To assist the Planning and Zoning Board in the review of this application, the following exhibits are attached to the staff report:

1. Exhibit “1” depicts the current zoning for the property
2. Exhibit “2” depicts the proposed zoning for the property
3. Exhibit “3” is the master development plan for the Southern Grove DRI (Map H)

Public Notice Requirements

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

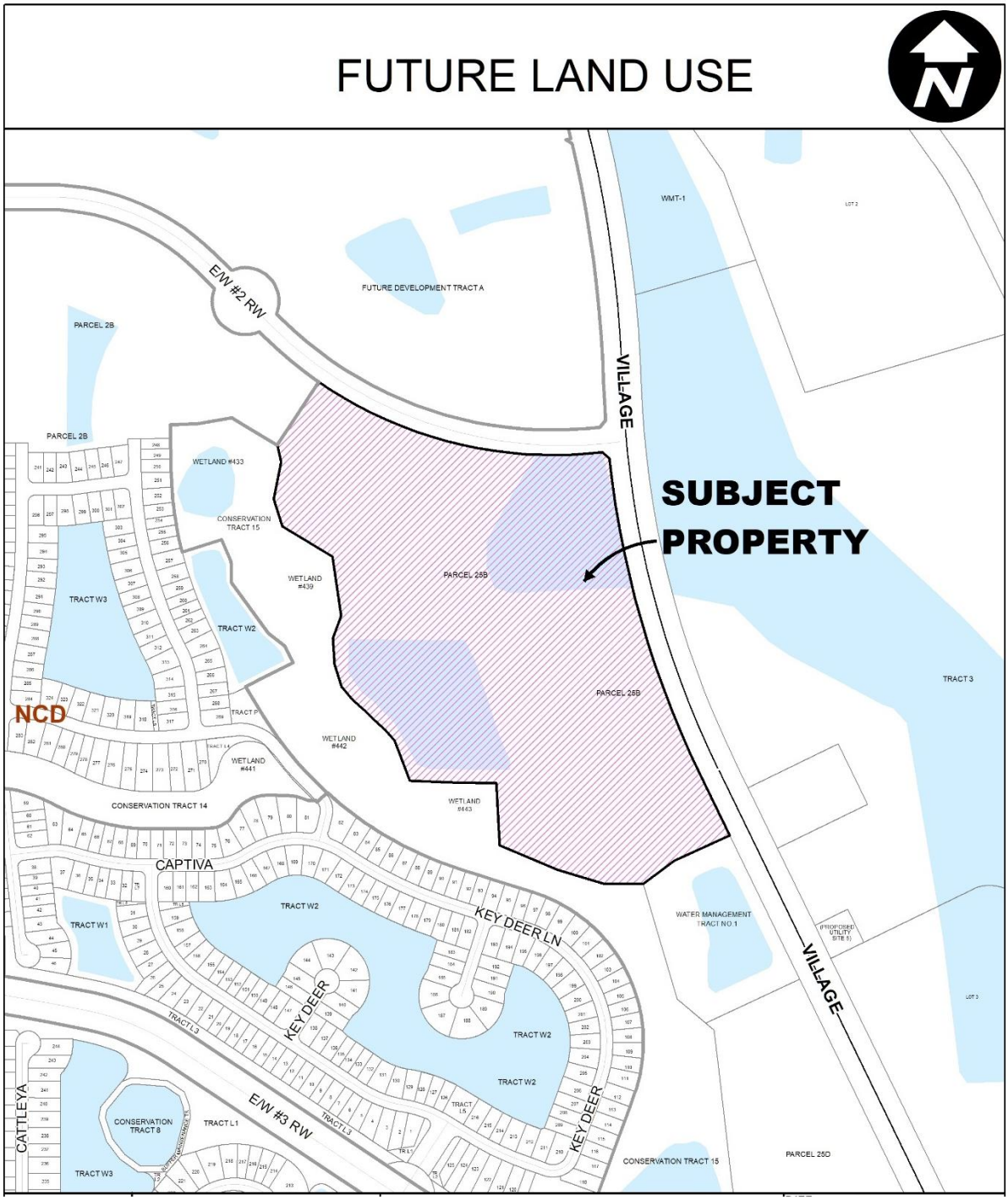
Location and Site Information

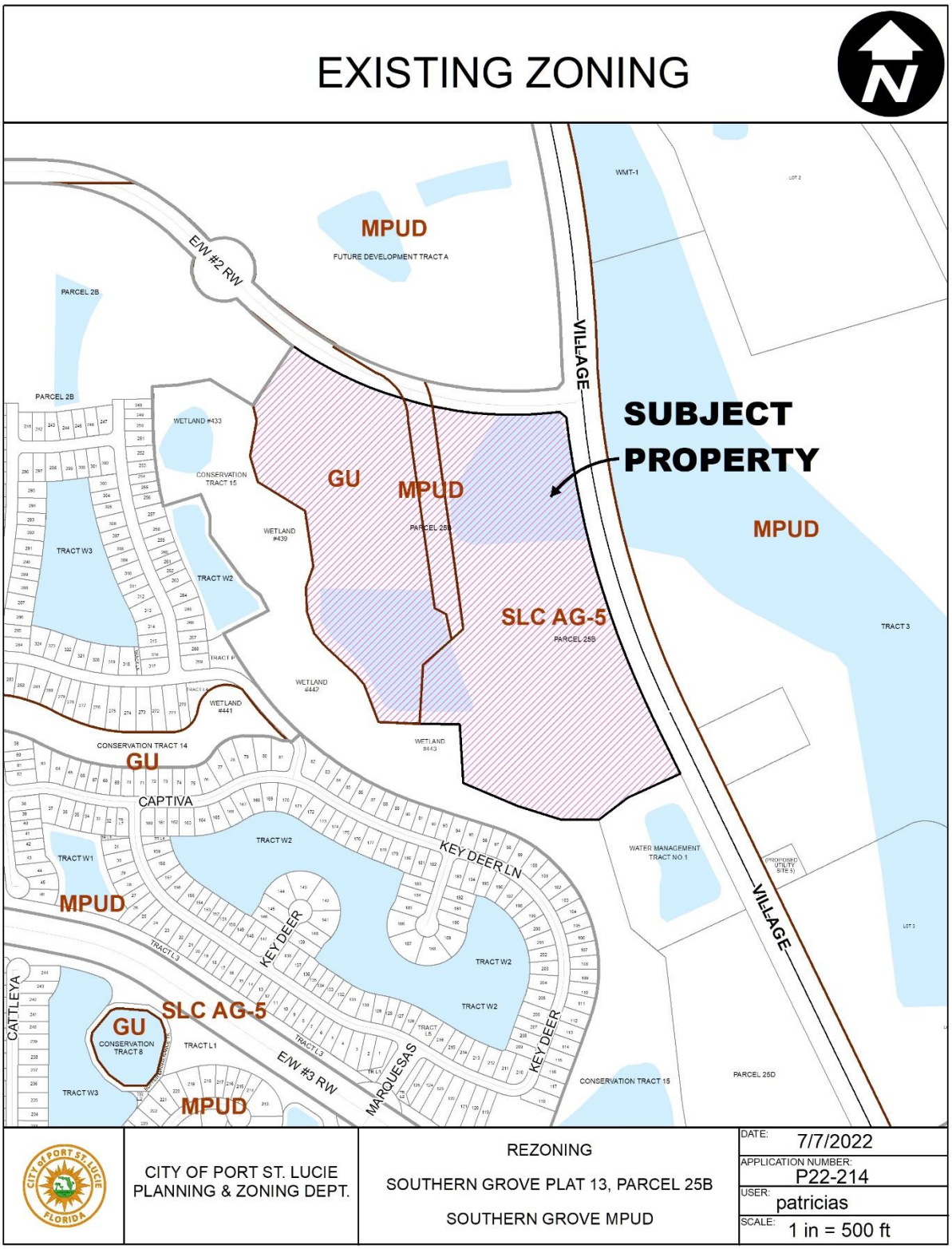
Parcel Numbers:	4322-600-0021-000-6
Property Size:	Approximately 29.89 acres
Legal Description:	A portion of Parcel 25B, Southern Grove Plat No. 13
Future Land Use:	New Community Development District (NCD)
Existing Zoning:	27.49 acres of SLC Agriculture 1 unit per 5 acres (AG-5) and 2.40 acres of City of Port St. Lucie MPUD
Existing Use:	Vacant land
Requested Zoning:	29.89 acres of General Use (GU)
Proposed Use:	Propose school and park site in the Southern Grove DRI

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Telaro Residential Subdivision
South	NCD	SLC AG-5	Water Management Tract and Conservation Land
East	NCD	MPUD	Vacant land in Tradition Commerce Park MPUD
West	NCD	SLC AG-5 and MPUD	Conservation Land and west of the conservation land is the Heron Preserve residential subdivision

NCD – New Community Development District
MPUD – Master Planned Unit Development
SLC AG-5 – St. Lucie County Agriculture (1 dwelling unit per 5 acres)


FUTURE LAND USE
N
WMT-1
LOT 2
E/W #2 RW
FUTURE DEVELOPMENT TRACT A
PARCEL 2B
VILLAGE
SUBJECT PROPERTY
PARCEL 2B
WETLAND #433
CONSERVATION TRACT 15
WETLAND #439
PARCEL 25B
TRACT W3
TRACT W2
TRACT 3
NCD
TRACT P
PARCEL 25B
WETLAND #442
WETLAND #441
CONSERVATION TRACT 14
WETLAND #443
CAPTIVA
TRACT W2
KEY DEER LN
TRACT W1
WATER MANAGEMENT TRACT NO.1
(PROPOSED UTILITY SITE 5)
VILLAGE
KEY DEER
TRACT L3
TRACT W2
TRACT W2
CATTLE YA
CONSERVATION TRACT 8
TRACT L1
E/W #3 RW
TRACT L3
TRACT L5
KEY DEER
CONSERVATION TRACT 15
PARCEL 25D
TRACT W3
LOT 3


EXISTING ZONING
MPUD
FUTURE DEVELOPMENT TRACT A
E/W #2 RW
PARCEL 2B
VILLAGE
SUBJECT PROPERTY
GU
MPUD
PARCEL 25A
SLC AG-5
PARCEL 25B
MPUD
WETLAND #433
CONSERVATION TRACT 15
WETLAND #439
TRACT W3
TRACT W2
WETLAND #442
WETLAND #441
WETLAND #443
CONSERVATION TRACT 14
GU
CAPTIVA
TRACT W1
MPUD
KEY DEER LN
KEY DEER
TRACT L3
CATTLEYA
SLC AG-5
GU
CONSERVATION TRACT 8
TRACT L1
E/W #3 RW
MARQUESAS
MPUD
WATER MANAGEMENT TRACT NO.1
CONSERVATION TRACT 15
PARCEL 25D
TRACT 3
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.
REZONING
SOUTHERN GROVE PLAT 13, PARCEL 25B
SOUTHERN GROVE MPUD
DATE: 7/7/2022
APPLICATION NUMBER: P22-214
USER: patricias
SCALE: 1 in = 500 ft

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 and Policy 1.2.6.1 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. Policy 1.2.6.1 pertains to the rezoning of property under the NCD Future Land Use Classification.

Policy 1.1.4.13: The following conversion chart is established to illustrate compatible land use and zoning categories:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
NCD (New Community Development)	MPUD (Master Planned Unit Development) GU (General Use) OSC (Open Space Conservation)

Policy 1.2.6.1: The City shall allow development of part or all of the NCD District, or any sub-district, as a Master Planned Unit Development (MPUD) zoning category and will require the preparation, submission and approval of a Conceptual Master Plan and MPUD Regulation book prior to the initiation of construction within the NCD District, or any sub-districts, or portion thereof. Map H, as approved and appended to a DRI Development Order, may serve as the Conceptual Master Plan. The MPUD Regulation Book shall contain planning and design principles and standards that shall govern development within the MPUD. Where the MPUD Regulation Book conflicts with City Land Development Regulations, the MPUD Regulation book shall prevail. The City shall also allow parcels within the NCD District to be zoned General Use (GU), and Open Space Conservation (OSC) where appropriate.

ZONING REVIEW

Applicant's Justification Statement: The subject property has 27.49 acres zoned SLC Ag-5 (St. Lucie County Agriculture, one dwelling unit per 5 acres), 2.40 acres zoned MPUD and 17.63 acres zoned General Use zoning. This application will rezone the agricultural and MPUD acreage to General Use so that the entire parcel has General Use (GU) zoning. The GU zoning will allow the property to be developed as a school and park site.

Staff Analysis: The General Use Zoning Designation (GU) is compatible with the property's NCD future land use classification. Publicly owned or operated building or use and park or playground, or other public recreation are permitted uses in a GU zoning district.

RELATED PROJECTS

P22-195 – Stars and Stripes Park Site Plan

STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby recommends approval.

Planning and Zoning Board Action Options:

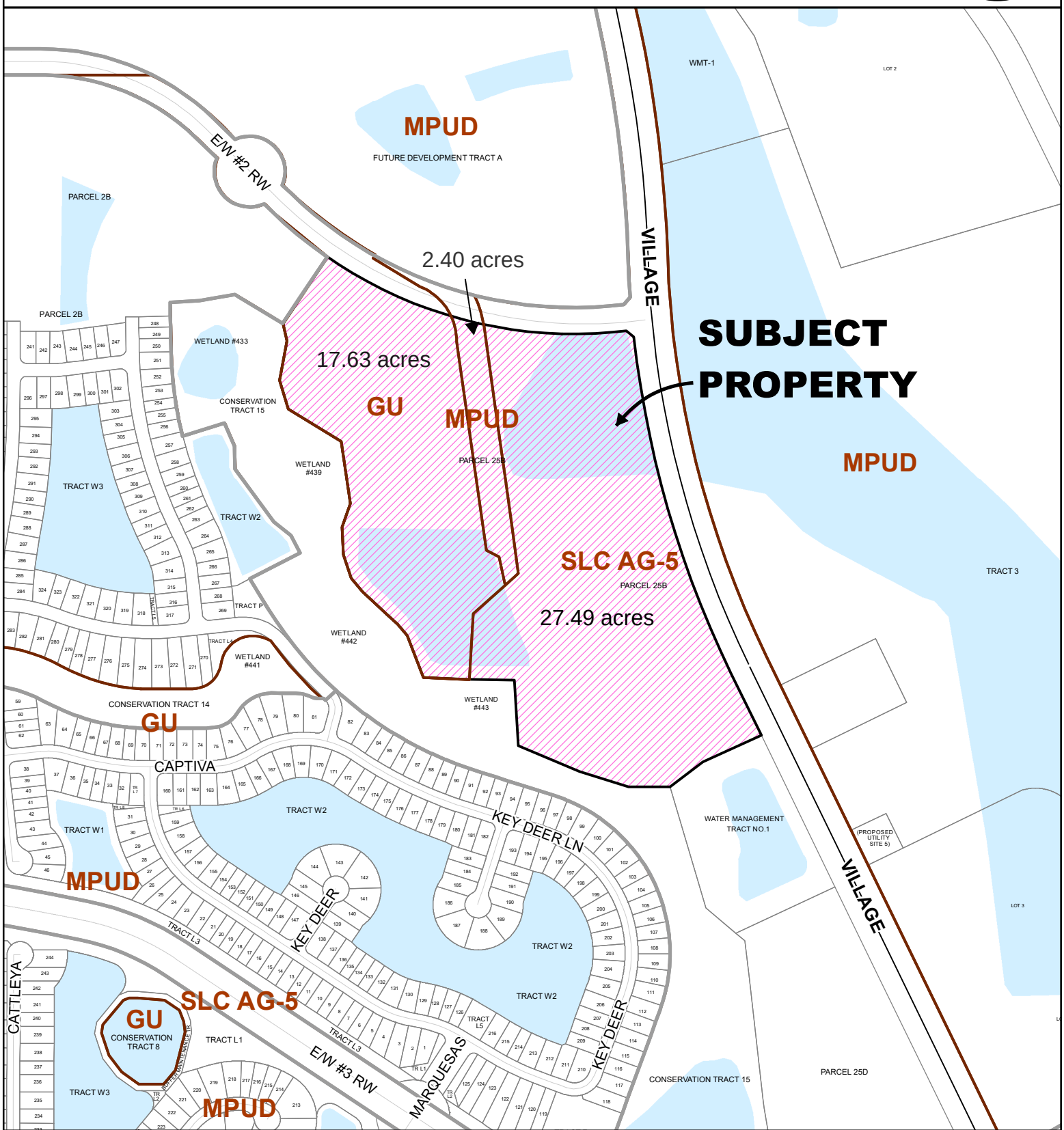
- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

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

Exhibits 1 through 3

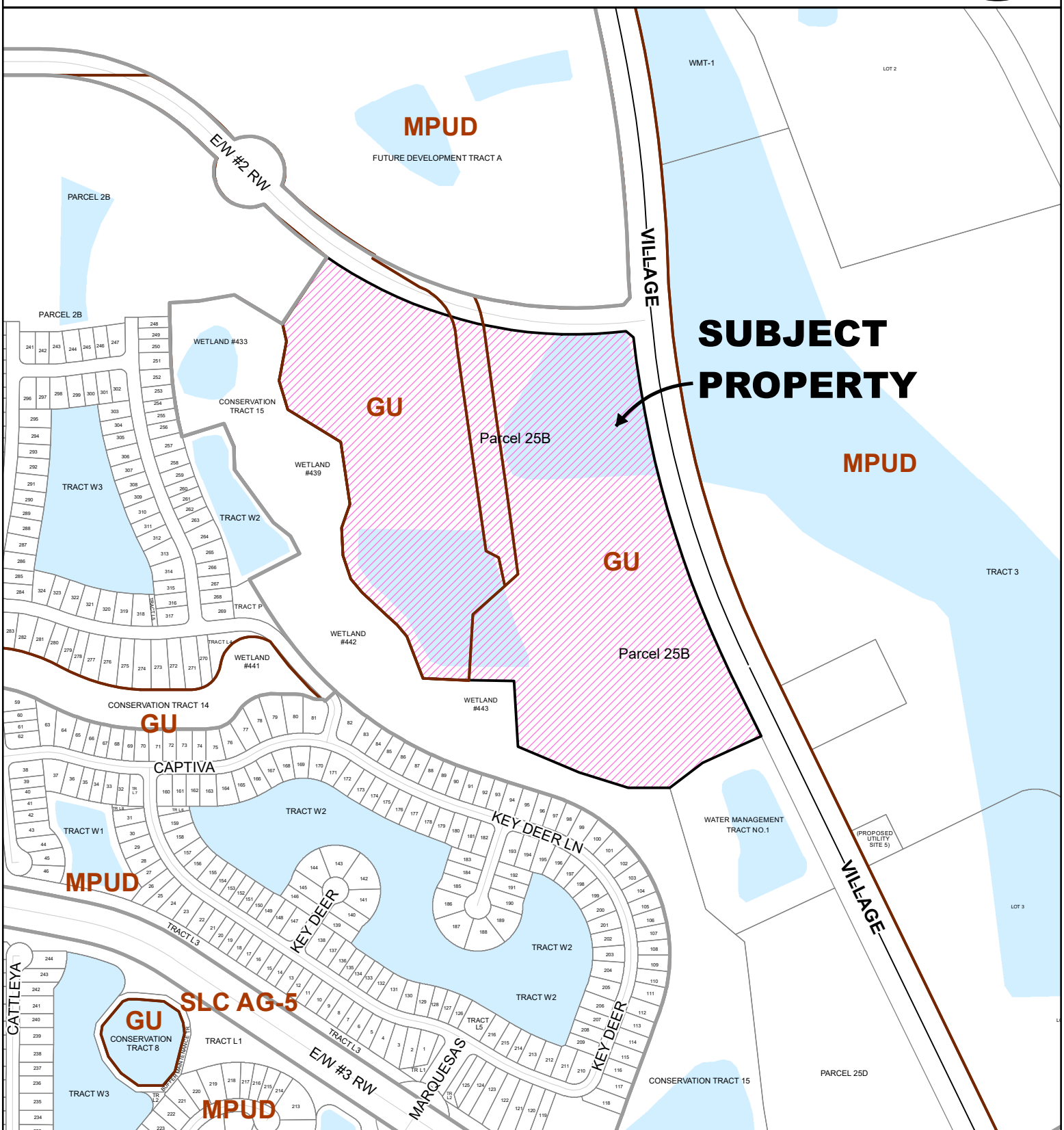
Exhibit "1"

EXISTING ZONING



CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	REZONING SOUTHERN GROVE PLAT 13, PARCEL 25B SOUTHERN GROVE MPUD	DATE: 7/7/2022 APPLICATION NUMBER: P22-214 USER: patricias SCALE: 1 in = 500 ft	573

Exhibit 2
PROPOSED ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING

SOUTHERN GROVE PLAT 13, PARCEL 25B

SOUTHERN GROVE MPUD

DATE: 7/7/2022

APPLICATION NUMBER: P22-214

USER: patricias

SCALE: 1 in = 500 ft

Exhibit "3"
SG DRI Map H

EXHIBIT "B" TO EXHIBIT "1"

SOUTHERN GROVE

SOUTHERN GROVE Development Phasing							
Phases	Residential (DUs)	Retail (sq. ft.)	Office (sq. ft.)	Research & Development (sq. ft.)	Industrial (sq. ft.)	Hotel (rooms)	Hospital (beds)
1 (2006-2027)	3,415	180,000	400,000	300,000	450,000	250	180
2 (2027-2032)	4,259	796,480	250,000	200,000	3,250,000	310	120
3 (2032-2037)		258,500	50,000	50,000	1,380,116	80	-
4 (2037-2042)		596,485	709,903	651,557	3,664,884	411	-
Total	7,674	1,831,465	1,409,903	1,201,557	8,745,000	1,051	300

SOUTHERN GROVE Conservation Areas			
ID		Wetland (ac)	Upland Buffer / Upland (ac)
CA2	W420	0.304	0.200
CA3	W421	3.453	0.610
CA4	W422	1.071	0.520
CA6	W436	0.860	0.450
CA7	W444	0.577	0.400
CA8	W433	1.542	
CA9	W439	0.698	
	~~W440~~	~~0.380~~	
	~~W441~~	~~0.570~~	
CA10	W442	1.101	
CA11	W443	0.588	
CA12	W447	1.845	0.640
CA13	Live Oak Hammock		5.120
CA14	W452	4.857	
CA15	W455	0.763	
CA16	W463	6.000	
CA17	W475	2.246	0.750
CA18	W456	1.557	
CA19	W462	3.863	
CA20	W466	1.021	0.450
CA21	W467	0.715	0.360
CA22	W461	6.789	
CA23	W468	3.368	
CA24	W469	2.083	
	W470	0.670	
CA25	W458	0.419	0.350
CA26	W471	5.052	
CA28	W481	41.302	3.680
CA32	W483	3.965	1.320
	W457	0.829	0.400
	W465	3.096	
Total		100.634	15.250

DRI CRA MAP LEGEND:

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL BUSINESS CENTER
- PROPOSED RIGHTS-OF-WAY 1/
- UTILITY EASEMENT
- STORMWATER MANAGMENT 1/
- ACTIVE PARK 1/
- SCHOOL 1/
- ARCHEOLOGICAL SITE 2/
- CONSERVATION AREA (W-#)
  - MITIGATION
  - UPLAND
  - WETLAND
- FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH
  (REQUIRED ON BOTH SIDES OF ARTERIALS)
  (REQUIRED ON BOTH SIDES OF COLLECTORS)
  (REQUIRED ON ONE SIDE OF E/W #2)
- MULTI-PURPOSE PATH
  (May be outside ROW)

NOTES:

1/ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PED/BIKE/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
3/ ARCHEOLOGICAL SITE. -OTTER SITE (8SL1717)

CRA PLAN LEGEND:

- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
- PARK & RIDE

SUPPORTIVE POLICIES AND NOTES:

1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.

FUTURE GREENWAYS/TRAILS AS SHOWN ON THE ST. LUCIE COUNTY BICYCLE, PEDESTRIAN, GREENWAYS AND TRAILS MASTER PLAN (BY OTHERS)

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100 - Fax (772)223-0220

Mattamy Palm Beach, LLC
Owner

E&W Consultants, Inc.
Environmental

Lucido & Associates
Planning

MacKenzie Engineering & Planning, Inc.
Traffic

LA#: 19-200

Map H
Master Development Plan

EXISTING: September 14, 2021

REZONING APPLICATION

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: BKean@cityofpsl.com

PROPERTY OWNER:

Name: City of Port St. Lucie

Address: 121 SW Port St Lucie Boulevard Port St Lucie Fl 34994

Telephone No.: _____ Email_____

AGENT OF OWNER (if any)

Name: Russ Blackburn, City Manager

Address: 121 SW Port St Lucie Boulevard Port St Lucie Fl 34994

Telephone No.: 772-871-5163 Email CMO@cityofpsl.com

PROPERTY INFORMATION

Legal Description: (Include Plat Book and Page) Parcel 25B, Southern Grove Plat No. 13

Parcel I.D. Number: 4322-600-0021-000-6

Current Zoning: St Lucie County AG-5

Proposed Zoning: City of Port St Lucie General Use Zoning District (GU)

Future Land Use Designation: NCD Acreage of Property: 47.515 ac

Reason for Rezoning Request: Property still has county zoning and has to be rezoned to City designation that is compatible with City future land use classification.

*Signature of Owner | Hand Print Name: Jesus Manrique | Date: 4/12/2022.

***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.

P22-214 City of PSL-Southern Grove-Plat No. 13, Parcel 25B

TYPE	STATUS	BUILDING TYPE
R	P&Z MEETING SCHEDULED	

ASSIGNED TO

Bridget Kean

ADDRESS

N/A

SECTION	BLOCK	LOT
Pl 13	SouthernGrove	Par. 25B

LEGAL DESCRIPTION

Southern Grove Parcel 25B, Plat 13

SITE LOCATION

Southern Grove

PARCEL #

4322-600-0021-000-6

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		SLCAG5	GU

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
47.515		

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Rezone property from SLC AG-5 to City of Port St. Lucie General Use (GU) zoning district.

Primary Contact Email

bkean@cityofpsl.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Bridget	Kean

Business Name

ADDRESS

121 SW Port St. Lucie Boulevard

CITY	STATE	ZIP
Port St. Lucie	FL	34984

EMAIL	PHONE
bkean@cityofpsl.com	7728736489

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
N/A	N/A

ADDRESS

121 SW Port St. Lucie Boulevard

CITY	STATE	ZIP
Port St. Lucie	FL	34984

EMAIL **PHONE**

bkean@cityofpsl.com	7728736489

PROJECT ARCHITECT/ENGINEER

FIRST NAME	**LAST NAME**

Business Name

ADDRESS

CITY	**STATE**	**ZIP**

EMAIL	**PHONE**

PROPERTY OWNER

Business Name
City of Port St Lucie

ADDRESS
121 SW Port St. Lucie Blvd.

CITY	**STATE**	**ZIP**
Port St. Lucie	FL	34984

EMAIL	**PHONE**
bkean@cityofpsl.com	(772) 873-6489

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, July 7, 2022

Parcel Report



Parcel

PARCELNO: 4322-600-0021-000-6
Property ID: 181632
Owner1: Port St Lucie City of
SiteAddress: TBD

Owner

Owner1: Port St Lucie City of
Owner2:
Owner3:
MailingAddress: 121 SW Port St Lucie BLVD Port St Lucie, FL 34984-5042

Overview

PrimaryLandUse: 8900 - Mncpal Prop
DistrictGroup: 9341 - Port Saint Lucie
Subdivision: Southern Grove Plat No 13
Just/Market Value: $1,556,400
FinishedArea:
Acres: 47.515
TotalArea: 2,069,753

Legal Description

LegalDescription: SOUTHERN GROVE PLAT NO. 13 (PB 74-10) PARCEL 25B (47.515 AC - 2,069,753 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	$1,556,400	$0	$1,556,400	$0	$1,556,400	$1,556,400	$0	$0	$0
2020	$1,702,300	$0	$1,702,300	$0	$1,685,200	$1,685,200	$0	$17,100	$0
2019	$1,532,000	$0	$1,532,000	$0	$1,532,000	$1,532,000	$0	$0	$0
2018	$1,532,045	$0	$1,532,045	$0	$13,065	$0	$13,065	$0	$1,518,980

Tax Links

SLC Tax Collector's Office taxes for this parcel
Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Southern Grove CDD	2020	5,528.46	5,528.46
PSL Stormwater in Southern Grove	2019	136.6	22,948.8
Southern Grove Bond	2019	0	0

Exemptions

Description	Tax Year	Grant Year	Amount
City of Port St Lucie	2021	2019	$1,556,400

Land Lines

Line Number	Units	Unit Type
1	47.515	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
09/21/2018	$0	0318	SP	Port St Lucie Governmental Finance Corp	4184-1700	Clerk of Courts
06/21/2018	$100	0318	SP	Tradition Florida LLC	4150-2692	Clerk of Courts

Photos



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4484197 OR BOOK 4184 PAGE 1700, Recorded 09/26/2018 10:29:45 AM

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Gail D. Serota, Esq.
Weiss Serota Helfman Cole & Bierman, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134
Telephone: 305 854 0800

Parcel ID Numbers 4322-600-0021-000-6 and 4322-600-0027-000-8

This instrument is a conveyance from a Florida not-for-profit corporation to a governmental entity for no consideration and therefore only minimum documentary stamps are due.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed on Sept 21 August , 2018, by **PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION**, a Florida not-for-profit corporation, ("**Grantor**"), whose post office address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, to the **CITY OF PORT ST. LUCIE,** a Florida municipal corporation ("**Grantee**"), whose post office address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984.

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the successors and assigns of corporations, partnerships, joint ventures, public bodies and quasi-public bodies.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property located in St. Lucie County, Florida, and more particularly described as follows:

See EXHIBIT A attached hereto and made a part hereof

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

SUBJECT TO:

1. All easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided that this instrument shall not reimpose same; and

2. Existing applicable governmental building and zoning ordinances and other governmental regulations.

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

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

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers or representatives thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered In the presence of:

Signature: _____

Print name: Jennyfer Ladouceur

Signature: _____

Print name: Betty Bollinger

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

By: _____
Gregory J. Oravec, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on ~~August~~ Sept 21, 2018 by Gregory J. Oravec, as President of Port St. Lucie Governmental Finance Corporation, a Florida not-for-profit corporation, on behalf of the corporation. He [ ] is personally known to me or [ ] has produced a Florida driver's license as identification.

[SEAL]

_____
Notary Public, State of Florida

JENNYFER LADOUCEUR
Notary Public - State of Florida
Commission # GG 075037
My Comm. Expires Feb 20, 2021
Bonded through National Notary Assn.

EXHIBIT A

Legal Description of the Property

Parcel ID: 4322-600-0021-000-6 (PARCEL 25B):

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.

AND

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.

City of Port St. Lucie
Rezoning Application
P22-214

Planning & Zoning Board Hearing

August 2, 2022

Bridget Kean, AICP

Senior Planner

Request:

- A City initiated application to rezone approximately 29.89 acres of land from the zoning designations of SLC AG-5 and City of Port St. Lucie MPUD (Master Planned Unit Development) to City of Port St. Lucie General Use (GU)
- The subject property is a 47.52 acre city owned parcel that is located in the Southern Grove DRI.
- The parcel was deeded to the City of Port St. Lucie by the Tradition Land Company in 2018.
- The subject property is designated as a future school site and future park site on Map H, the master development plan for the Southern Grove DRI.

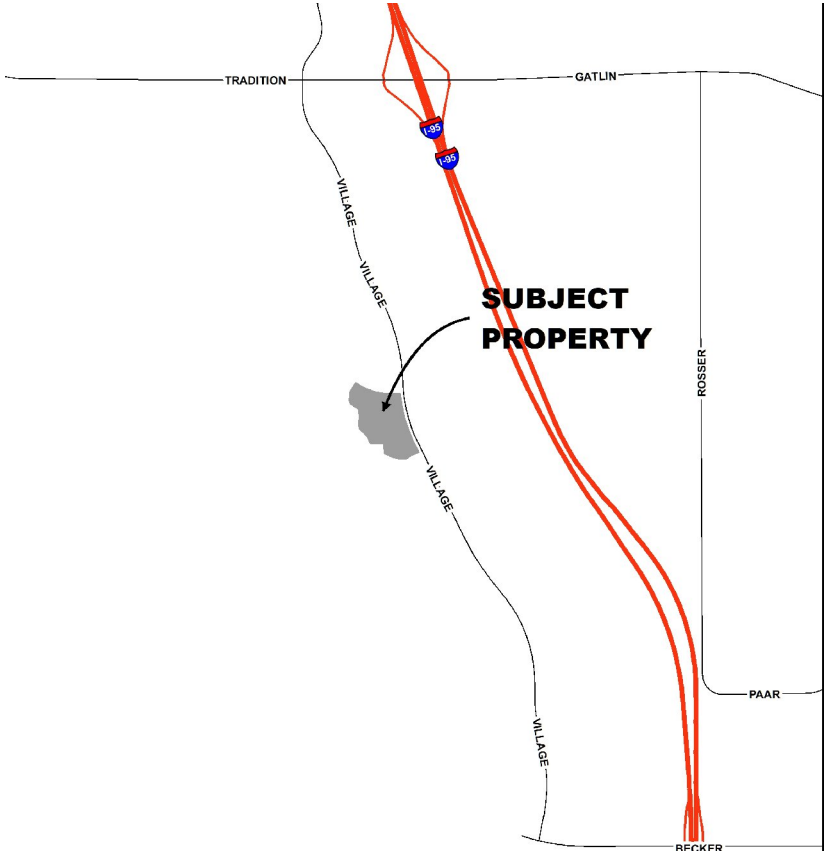
General Information:

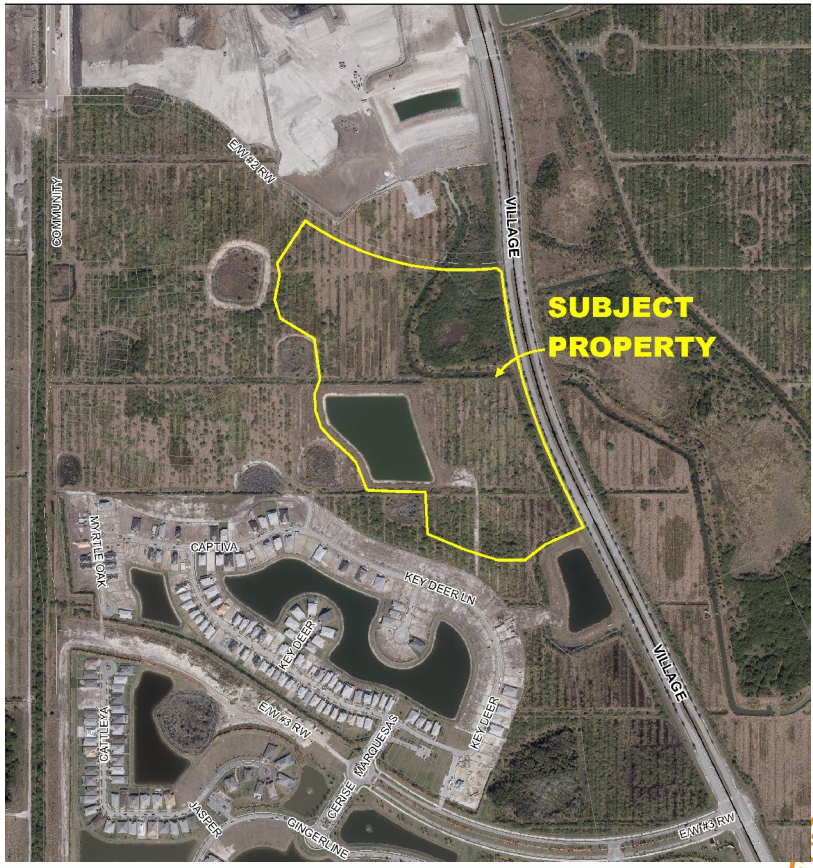
Owner and Applicant – City of Port St. Lucie

Location – The west side of SW Village Parkway, immediately south of the E/W 2 road right-of-way and north of Marshall Parkway

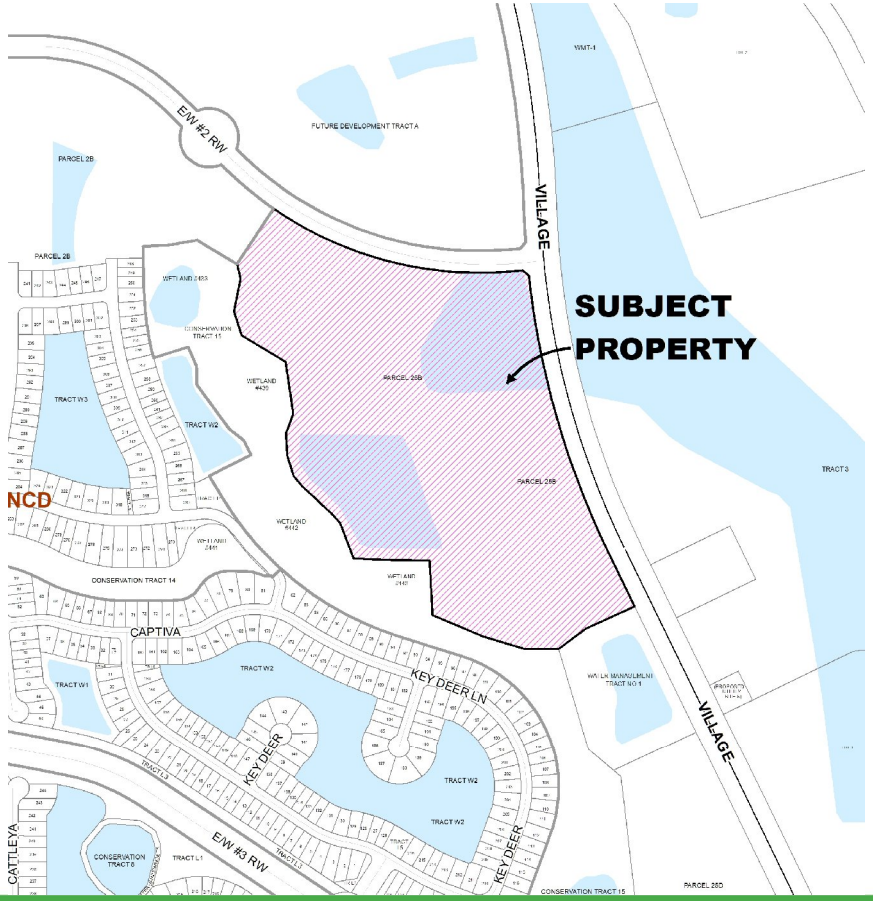
Existing Use – Vacant land

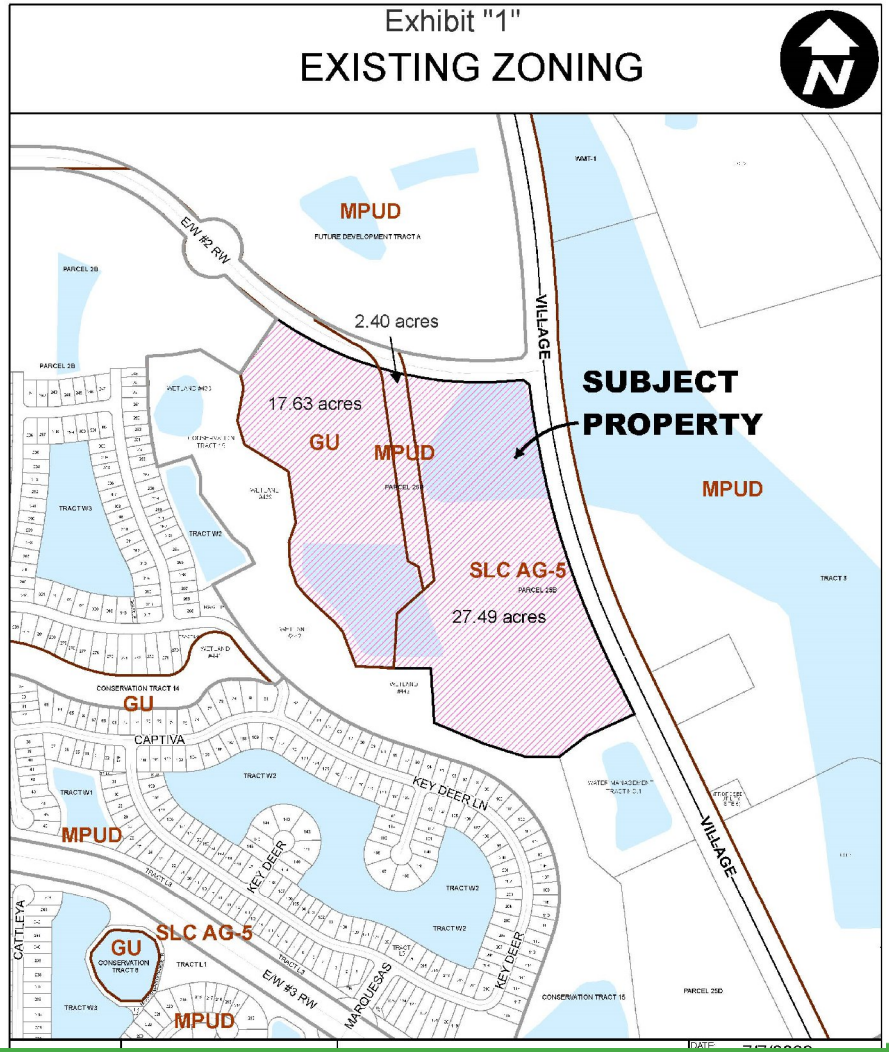
Location Maps





Future Land Use




Exhibit "1"
EXISTING ZONING
MPUD
FUTURE DEVELOPMENT TRACT A
E/W #2 RW
2.40 acres
VILLAGE
SUBJECT
PROPERTY
17.63 acres
GU
MPUD
MPUD
SLC AG-5
27.49 acres
GU
CAPTIVA
KEY DEER LN
MPUD
KEY DEER
CATTLEYA
GU
SLC AG-5
E/W #3 RW
MARQUESAS
KEY DEER
MPUD
VILLAGE

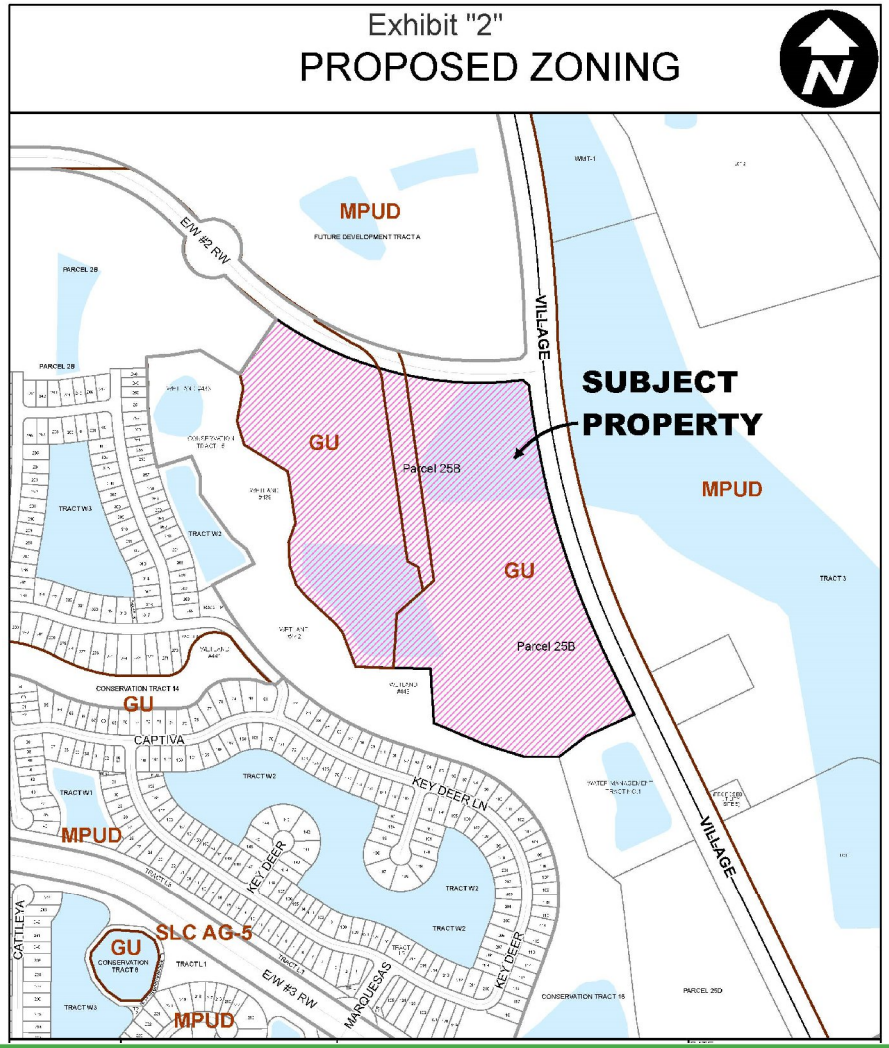
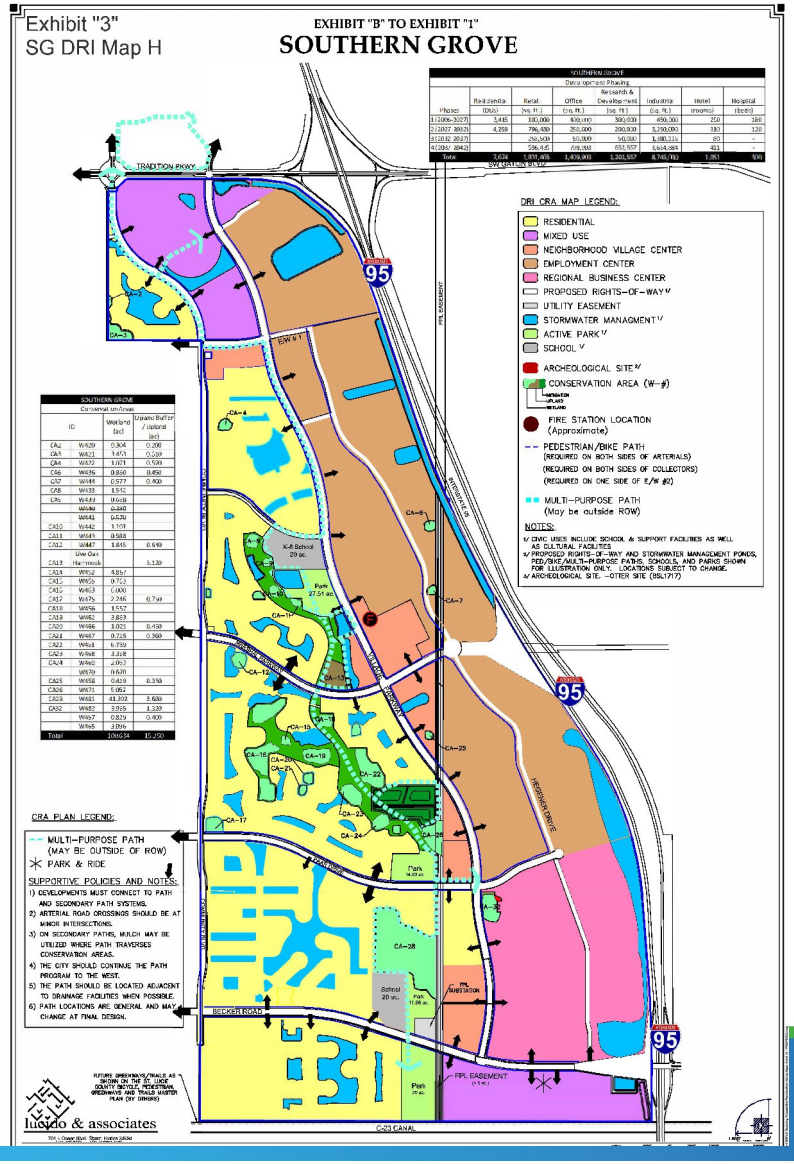

Exhibit "2"
PROPOSED ZONING
MPUD
FUTURE DEVELOPMENT TRACT A
E/W #2 R/W
VILLAGE
SUBJECT
PROPERTY
GU
Parcel 25B
MPUD
GU
Parcel 25B
CONSERVATION TRACT 14
GU
CAPTIVA
TRACT W2
KEY DEER LN
TRACT W1
MPUD
KEY DEER
TRACT W2
TRACT W2
SLC AG-5
CATTLEYA
GU
CONSERVATION TRACT 9
TRACT L1
E/W #3 R/W
MARQUESAS
KEY DEER
TRACT W3
MPUD
CONSERVATION TRACT 15
PARCEL 25D
VILLAGE

Exhibit "3"
SG DRI Map H



CityofPSL.com

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Telaro Subdivision
South	NCD	SLC AG-5	Water Management Tract
East	NCD	MPUD	Vacant
West	NCD	SLC AG-5 and MPUD	Conservation Land and west of the conservation land is the Heron Preserve residential subdivision

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification	Compatible Zoning District
NCD (New Community Development) District	MPUD (Master Planned Unit Development), GU (General Use), OSC (Open Space Conservation)

Justification

- The proposed rezoning is consistent with the City's comprehensive plan and required in order for the property to be developed as school and park site.
- Publicly owned or operated building or use and park or playground, or other public recreation are permitted uses in a GU zoning district.

Planning & Zoning Staff Recommendation

- The Planning & Zoning Department staff recommends approval of the rezoning request.

Agenda Summary

2022-664

Agenda Date: 8/2/2022 **Agenda Item No.:** 8.p

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-179 Tabernacle of Praise for All Nations - Landscape Modification

Location: South of Rowley Way and north of Community Blvd.

Legal Description: Parcel 35, Tradition Plat No. 25

This is a request to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12 (F) of the Landscape and Land Clearing Code.

Submitted By: Bianca Lee, Planner I, Planning & Zoning

Executive Summary: The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the north side of the site. The applicant proposes the use of landscaping in lieu of the wall requirement.

Presentation Information: A presentation will be provided.

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

Background: See attached staff report.

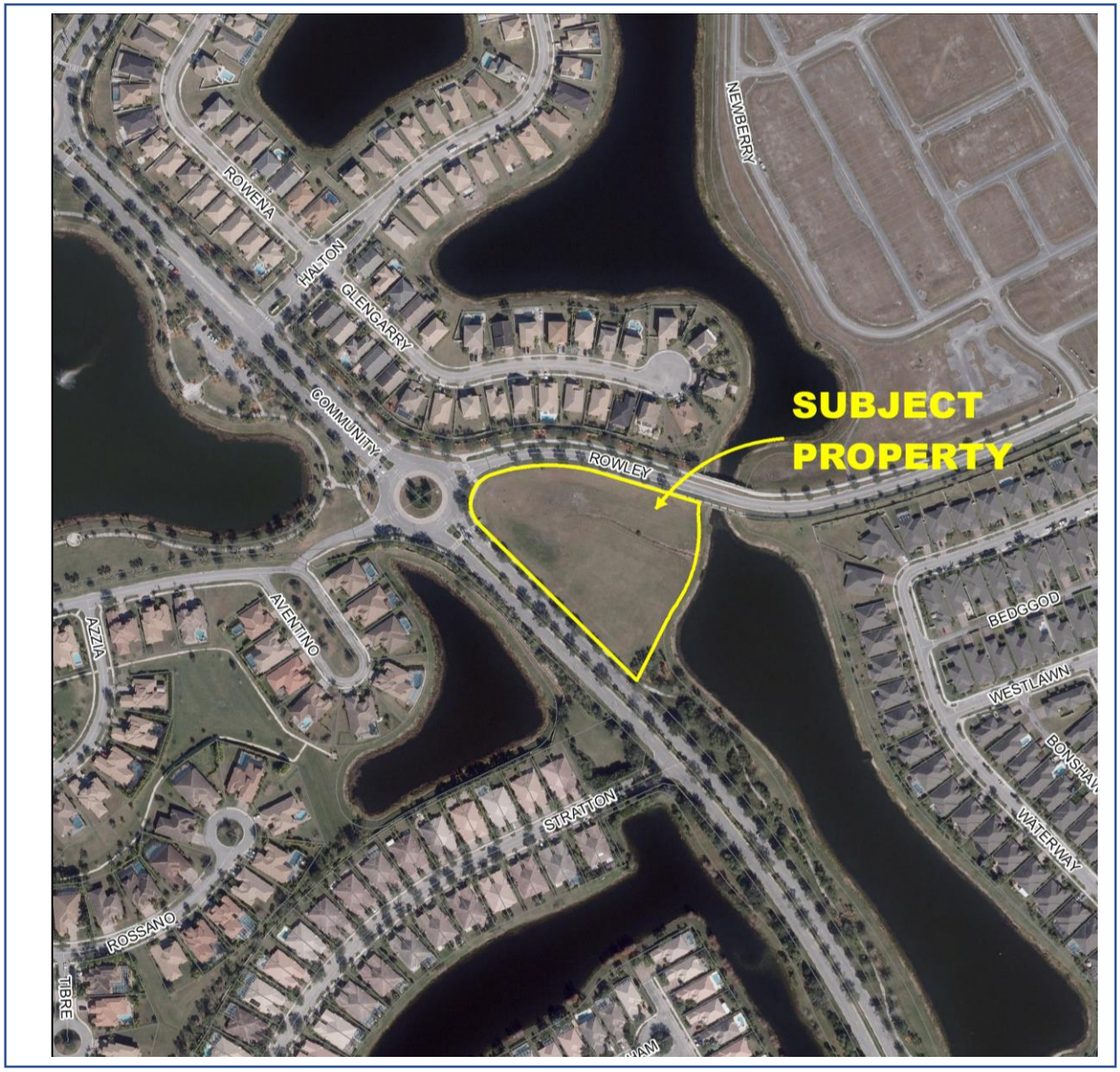
Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: South of Rowley Way and north of Community Blvd.

Attachments: 1. Staff report 2. Applicant response to criteria 3. Landscape plan 4. Warranty deed 5. Staff presentation

Tabernacle of Praise for All Nations
Landscape Modification
Project Number: P22-179



Project Aerial Map

SUMMARY

Applicant's Request:	To substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12 (F) of the Landscape and Land Clearing Code.
Agent:	George Botner
Applicant/Property Owner:	Tabernacle of Praise for All Nations
Location:	South of Rowley Way and north of Community Blvd.
Application Type: (Identify if quasi-judicial)	Landscape Modification, Quasi-Judicial
Project Planner:	Bianca Lee

Project Description

The applicant is requesting to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12(F) of the Landscape and Land Clearing Code. The proposed development abuts residential property along the north side, on Rowley Way. A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code. The subject property, approximately 3.43 acres in size, currently has a major site plan (P21-249) under review, to construct a church and daycare. The property is located south of Rowley Way and north of Community Blvd.

Related Projects

P21-249, Tabernacle of Praise major site plan. The Site Plan Review Committee recommended approval of the landscape plan on May 11, 2022.

Review Criteria

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

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in section 154.12(B)-(E) shall be utilized for such hearings. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing.

Public Notice Requirements (Section 158.298 (B))

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

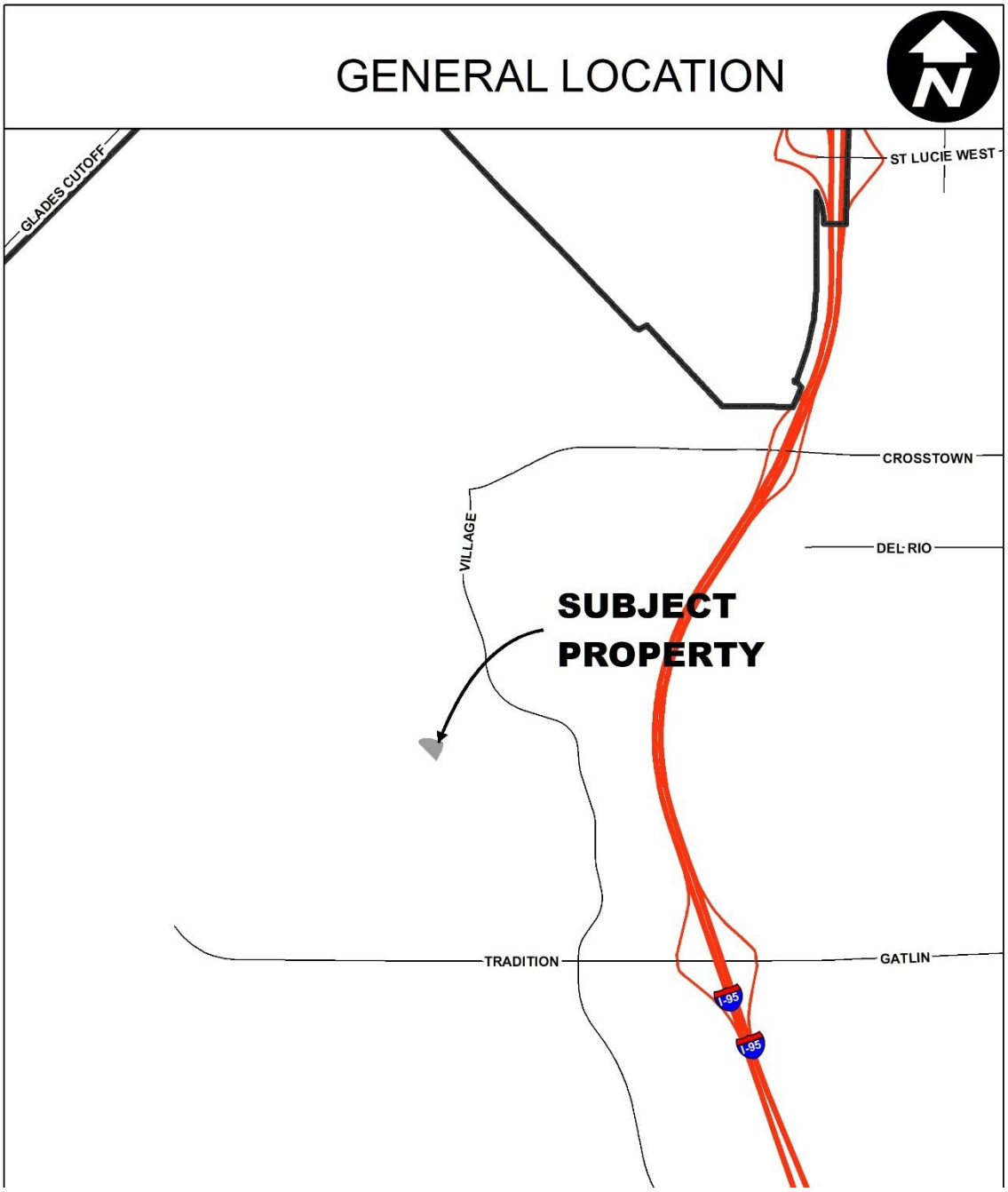
Location and Site Information

Parcel Number:	4309-508-0009-000-2
Property Size:	3.43 AC/ 149,542 SF
Legal Description:	Tradition Plat No. 25 (PB 50-39) Parcel 35
Address:	SW Aventino DR
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant

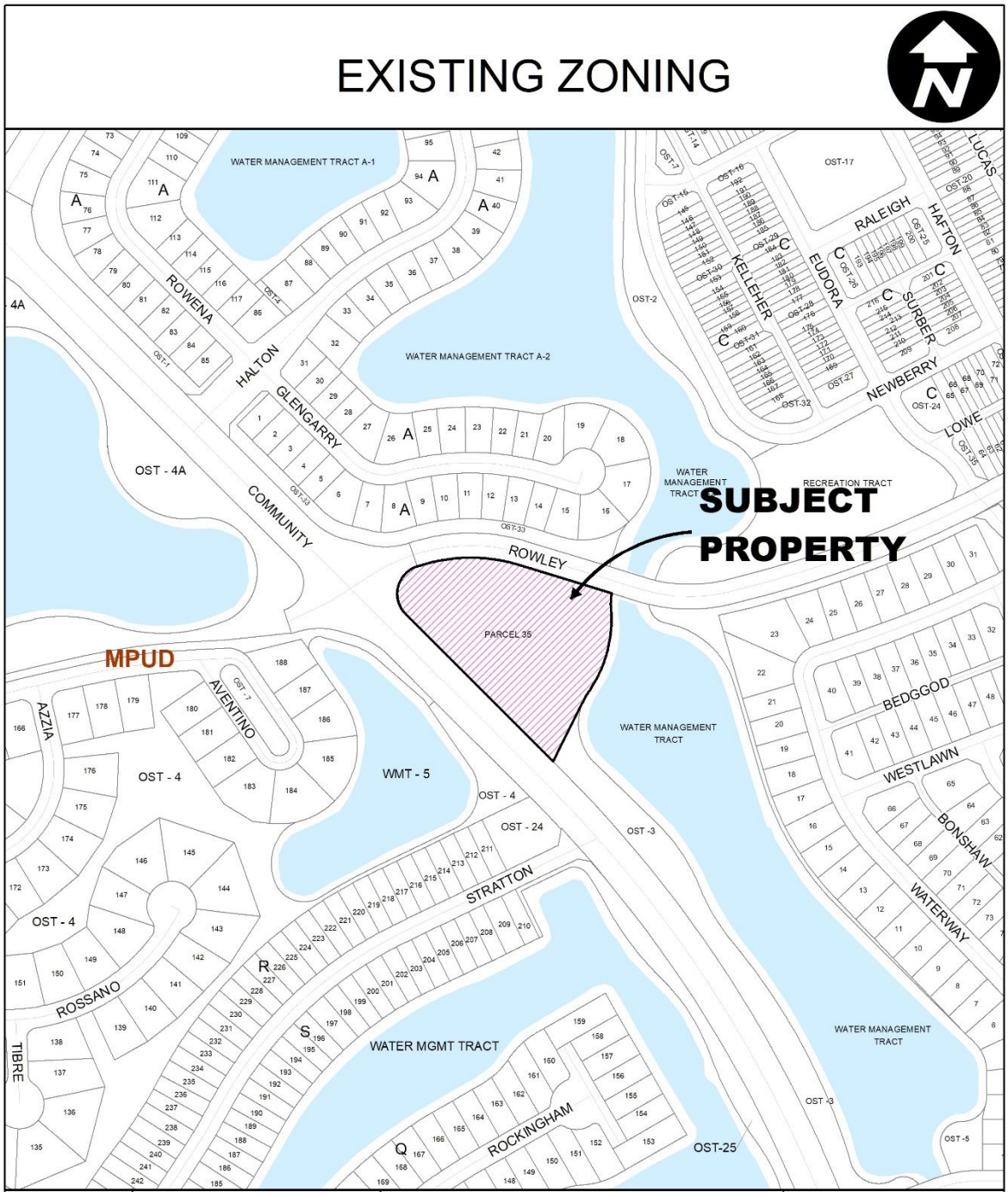
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Residential
South	NCD	MPUD	Water Management
East	NCD	MPUD	Water Management
West	NCD	MPUD	Water Management

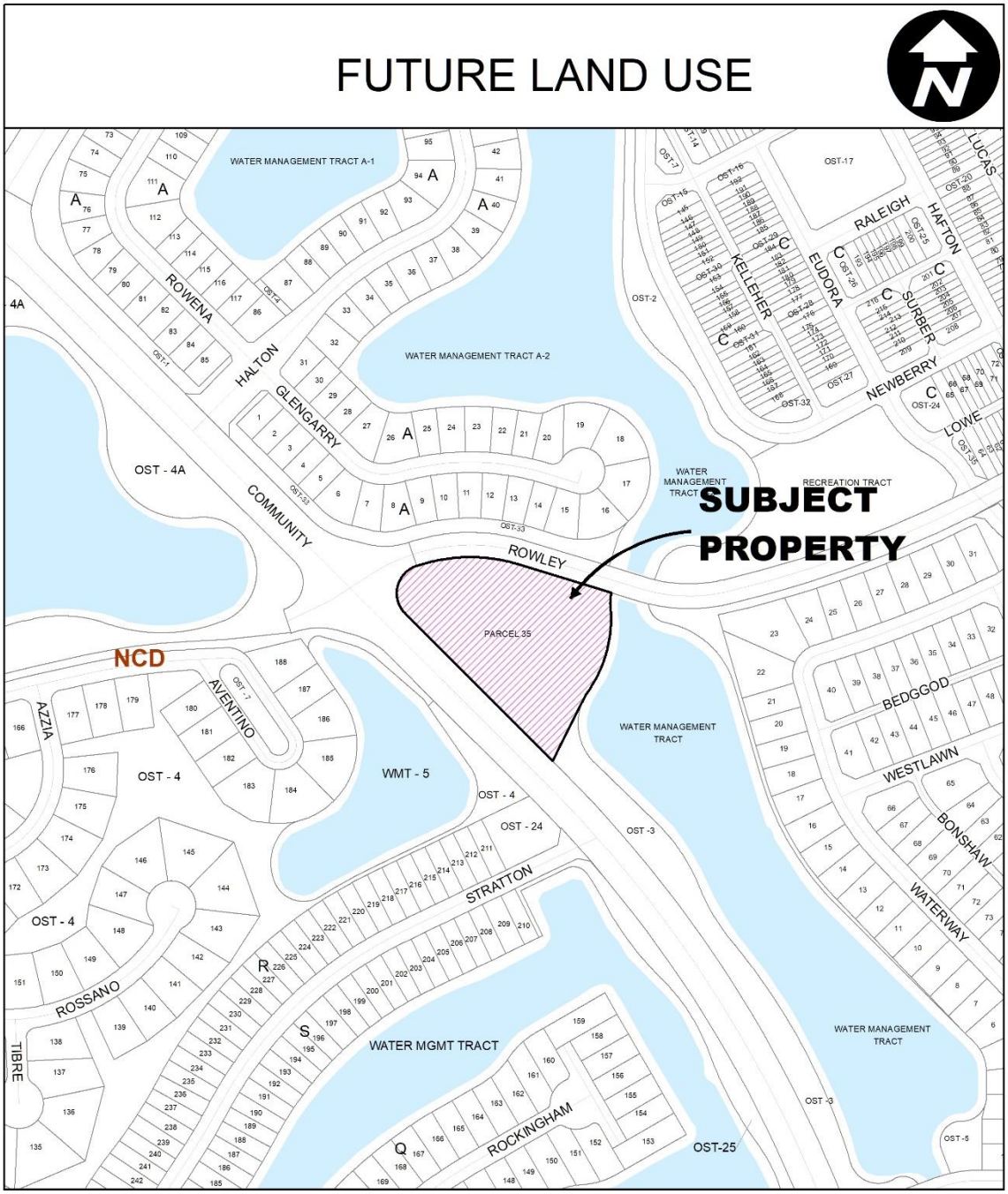
RL-Low Density Residential, and RS-2- Single-Family Residential



Location Map


EXISTING ZONING
N
WATER MANAGEMENT TRACT A-1
WATER MANAGEMENT TRACT A-2
OST-17
RALEIGH
HAFTON
LUCAS
KELLEHER
EUDORA
SURBER
NEWBERRY
LOWE
OST-2
ROWENA
HALTON
GLENGARRY
COMMUNITY
OST - 4A
WATER MANAGEMENT TRACT
RECREATION TRACT
SUBJECT PROPERTY
ROWLEY
PARCEL 35
MPUD
AVENTINO
AZZIA
OST - 4
WMT - 5
OST - 24
OST -3
STRATTON
ROSSANO
TIBRE
WATER MGMT TRACT
ROCKINGHAM
OST-25
BEDGGOD
WESTLAWN
BONSHAW
WATERWAY
OST -5

Zoning Map



Project Land Use Map

IMPACTS AND FINDINGS

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

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

1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.

    - *Staff Findings: The total area dedicated to a buffer will be equal to what the code imposes.*

2) Outside activities and hours of operation for the proposed use(s).

    - *Staff Findings: Outdoor play areas for children who attend the church daycare. The hours of operation will be during regular business hours.*

3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.

    - *Staff Findings: The northern property line of the church site is separated from the nearest residential homes by the Rowley Way road right-of-way and a landscaped buffer area with an architectural wall along Rowley Way within the residential development. The distance of separation is approximately 85 feet. There are also street trees located on both sides of Rowley Way.*

4) Other factors that may be important to a decision.

    - *Staff Findings: The applicant is proposing to plant the required trees and hedges within a 15- foot- wide landscape buffer along the northern property line. The hedges will be planted at 4 feet in height and allowed to grow to 6 feet in height. Staff emphasizes the importance of maintaining the appropriate site landscaping to screen the project from neighboring uses. Hedges shall be maintained at 6 feet and trees and plant materials planted and irrigated.*

PLANNING AND ZONING BOARD ACTION OPTIONS

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

- Motion to approve
- Motion to approve with conditions

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

- Motion to deny

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

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

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

June 27, 2022

VARIANCE APPLICATION
Tabernacle of Praise
Tradition/Port St. Lucie, Fl

Sec. 154.12. - Exemption or modification to landscape buffer wall requirement.

1. The total area dedicated to a buffer will be greater than what the code would impose without the modification.

   RESPONSE: The area of the buffer is the same as required by code but the quantity of plant material is greater since a double row of canopy trees will be provided along with hedge row. In addition, an architectural wall is already in place along the adjacent property thus negating the need for yet an additional wall on subject property.

2. Outside activities and hours of operation for the proposed use(s).

   RESPONSE: A portion of the subject property will be used occasionally as a play field for a childerns day care. The remainder of the site is a conventional parking area with all code required landscaping and perimeter buffers. The primary use is a one-story church building.

3. Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.

   RESPONSE: The subject property's single building is separated by 100 feet of landscaped open space plus the Rowley Way roadway of 80 feet from the adjacent property to be buffered. Additionally, the adjacent property also has a 30 foot buffer which includes the aforementioned architectural wall and substantial landscape buffering.

4. Other factors that may be important to a decision.

   RESPONSE: Please see the applicant's variance application which includes responses to the seven (7) criteria required for a variance. The following are additional factors. This variance is requested for relief from PSL landscape code requirements for a wall in the landscape buffer strip (154.03 © 3.d.2.a) proposed for the north side property line along SW Rowley Way for a new chruch and daycare center on 3.46 acres in Tradition, Fl. (See PSL Project # P21-249)

   At present an existing wall is already located along Rowley Way on the north side of the street which provides the necessary buffer from our site across the street. Additionally, of the eight (8) homes located in this area, five (5) have walls along their property line backing up to SW Rowley Way providing additional buffering. See the attached photos showing this existing buffering.

   Our project is providing a 15' landscape buffer area along with 14' Ht. street trees and a continuous shrub row and other landscape materials which will provide an opaque buffer without the need for an additional wall to the one already provided on the other side of the street.

   We further assert additional conditions making the installation of a wall on our site unnecessary and ill advised as follows:

A.) ***Surveillance.*** *We have a day-care and church operation which requires use of the principles of CPTED (Crime Prevention Through Environmental Design), particularly the passive surveillance need for protection of site users. A wall will make this surveillance and protection capability minimized.*

B.) ***Cost.*** *The cost of an architectural wall is substantial and poses a hardship on funding capabilities of our not-for-profit operation providing the spiritual and child care missions of the church. We are already paying significant funds for substantial landscape buffering as previously noted.*

C.) ***Aesthetics.*** *A wall in addition to the one present on the opposite side of the street would create a "tunnel" affect as one travels down SW Rowley Way. Our proposed landscape will assist in softening this potential affect and will provide more pleasant views of the streetscape in this area as well as the handsome architecture we are providing.*

D.) ***Maintenance.*** *A wall requires additional maintenance costs for upkeep and repairs over time. It also makes maintenance of the landscape both behind and in front of the wall more difficult due to diminished accessibility of these landscape areas. This results in yet another financial burden unnecessary to the operation of our facility.*

E.) ***Inclusion vs. Exclusion.*** *It is our mission to be a responsible member of the Tradition community where we desire to be accessible. The unnecessary wall provides an actual and perceived barrier to views and access by the community at large.*

F.) ***Minimal Protection.*** *Another wall in this area will result in minimal to no additional protection from our site use as may be experienced by the 8 residents which back up to SW Rowley Way. They are already adequately protected by their existing wall(s) and significant landscape buffering.*

G.) ***No Harmful Views.*** *Out property use will not provide harmful or objectionable views; on the contrary, our architecture and landscape is intended to be a beautiful addition to the community which will be impeded if a wall is provided.*
We expect to become a welcomed and desirable "Landmark" in the community.

For the above reasons, we submit that we would be unnecessarily burdened with no benefit to the community at large or our adjacent neighbors.

TABERNACLE OF PRAISE

TRADITION, PORT SAINT LUCIE, FL.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	N*	WW*	SIZE/SPECIFICATIONS
TREES						
DH	11	Ilex cassine	Dahoon Holly	X	X	12' Ht., 2 ½" DBH., 65 Gal.
LA	15	Quercus laurafolia	Laurel Oak	X	X	14' Ht., 4" DBH., B&B
LO	20	Quercus virginiana	Live Oak	X	X	12' Ht., 2 ½" DBH., 65 Gal.
MA	4	Magnolia grandiflora	Magnolia 'Little Gem'	X	X	12' Ht., 2 ½" DBH., 65 Gal.
PT	17	Simarouba glauca	Paradise Tree	X	X	12' Ht., 2 ½" DBH., 65 Gal.
TA	8	Tabebuia pallida	Pink Tabebuia			12' Ht., 2 ½" DBH., 65 Gal.
TL	8	Ligustrum japonicum	Tree Ligustrum			8' Ht., 1 ½" DBH., 30 Gal.
YH	8	Ilex vomitoria	Yaupon Holly	X	X	14' Ht., 4" DBH., B&B
PALMS						
FP	10	Wodyetia bifurcata	Foxtail Palm			8' Ht. Grey Wood, Matched
RP	17	Roystonea regia	Royal Palm	X		10' Ht., Grey Wood, Matched
SP	14	Sabal palmetto	Sabal Palm	X	X	10'-14' Ht., Smooth Trunk
SHRUBS						
BH	120	Bougainvillea 'Helen Johnson'	Dwarf Majenta Bougain.	X		3 Gal., 18" Ht.
CO	363	Chrysobalanus icaco	Cocoplum 'Red Tip'	X	X	3 Gal., 24" Ht.
CL	167	Clusia guttifera 'Dwarf'	Dwarf Clusia	X	X	3 Gal., 24" Ht.
FA	137	Tripsacum dactyloides	Dwarf Fakahatchee Grass	X	X	7 Gal., 32" Ht.
FB	432	Hamelia pantens, Dwarf	Firebush, Dwarf	X	X	3 Gal., 24" Ht.
IN	160	Ixora 'Nora Grant'	Nora Grant Ixora		X	3 Gal., 24" Ht.
MY	200	Rapanea punctata	Myrsine	X	X	3 Gal., 24" Ht.
TH	3	Hibiscus spp.	Tree Hibiscus 'Anderson Crape'			25 Gal., 8' Ht. OA
WV	66	Viburnum obovatum	Walter's Viburnum	X	X	3 Gal., 24" Ht.
GROUNDCOVERS						
AZ	312	Ophiopogon intermedius	Aztec Grass			1 Gal. Full
JU	475	Juniperus horizontalis wiltonii	Blue Rug Juniper		X	1 Gal.
LA	180	Lantana montevidensis	Trailing Lantana, Purple			1 Gal. Full
LM	828	Liriope Muscari 'Emerald Goddess'	Liriope Emerald Goddess			1 Gal.
PJ	549	Juniperus squamata expansa	Parson's Juniper		X	1 Gal.
LAWN GRASS						
SA	per plan	Stenothphrum secundatum	St. Augustine 'Floritam'			Solid sod

NOTE: * N = Florida Native; WW = Water Wise Drought tolerant

PLANTING SPECIFICATIONS

1. All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded cypress, eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
8. Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
9. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be reparied at no additional cost to the Owner.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holde will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 aat 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Anu discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
17. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.

SPECIAL PLANTING TREES & SHRUBS

Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture off Peat humus and natural soil around the base and side ofball, and work each layer to settle backfill and dliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remaining backfill. Water again after placing final layer of backfill and before installing mulch.
NOTE: Contractor is to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification noted above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specifications to be used.

PORT ST. LUCIE PLANTING AREA REQUIREMENTS

I. **ADJACENT R/W & PROPERTIES**
Quantity Requirements:
10' Landscape strip, One tree per 30 Lin. Ft., Shrubs 2' O.C.
AREA:

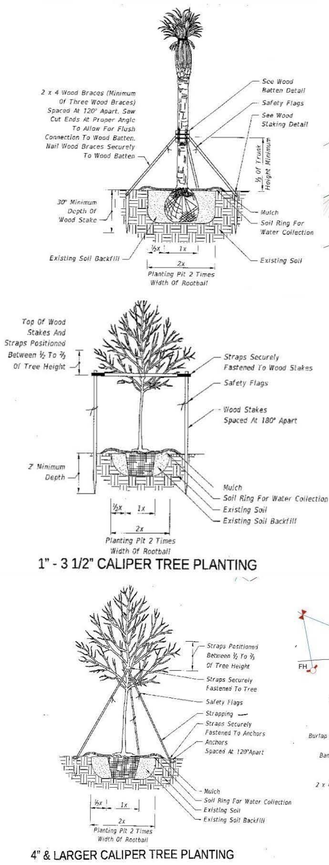
East Side: 483' Required: 16 Trees, 207 Shrubs
Provided: 21 Trees, 229 Shrubs
South Side: 430' Required: 15 Trees, 215 Shrubs
Provided: 16 Trees, 248 Shrubs
West Side: 550' Required: 18 Trees, 275 Shrubs
Provided: 20 Trees, 217 Shrubs + 265 Groundcovers

II. **BUILDING FACADE**
Quantity Requirements:
5' Landscape strip, One tree per 30 Lin. Ft., Shrubs 2' O.C.
Perimeter: 539 Lin. Ft. less 14' openings = 525 Lin. Ft.
Plant Requirements: 18 Trees, 263 Shrubs
Plants Provided: 21 Trees, 1,375 Shrubs + Groundcovers

III. **VEHICULAR USE AREAS (VUA)**
Quantity Requirements:
10' Landscape strip at perimeter, One tree per 30 Lin. Ft., Shrubs 2' O.C.
Perimeter: 1,025 Total Lin. Ft.
Plant Requirements: 34 Trees, 513 Shrubs
Plants Provided: 50 Trees, 1,889 Shrubs + Groundcovers

PSLUSD Landscape Policy Statement

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



GENERAL PLANTING NOTES

1. All dimensions 6" and less are exaggerated for illustrative purposes only.

2. Plant containers shall be removed prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.

3. The uppermost root on all trees shall be covered by no more than 1" of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1" – 2" above finish grade and set plumb to the horizon. If planting pit is too deep, remove the tree and firmly pack additional soil in the bottom of the planting pit to raise the rootball. After positioning the tree in the planting pit slice through rootballs with 3 or 4 vertical slices (top to bottom) equally distributed around the tree.

4. Backfill shall be loosened existing soil. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Landscape Architect prior to planting.

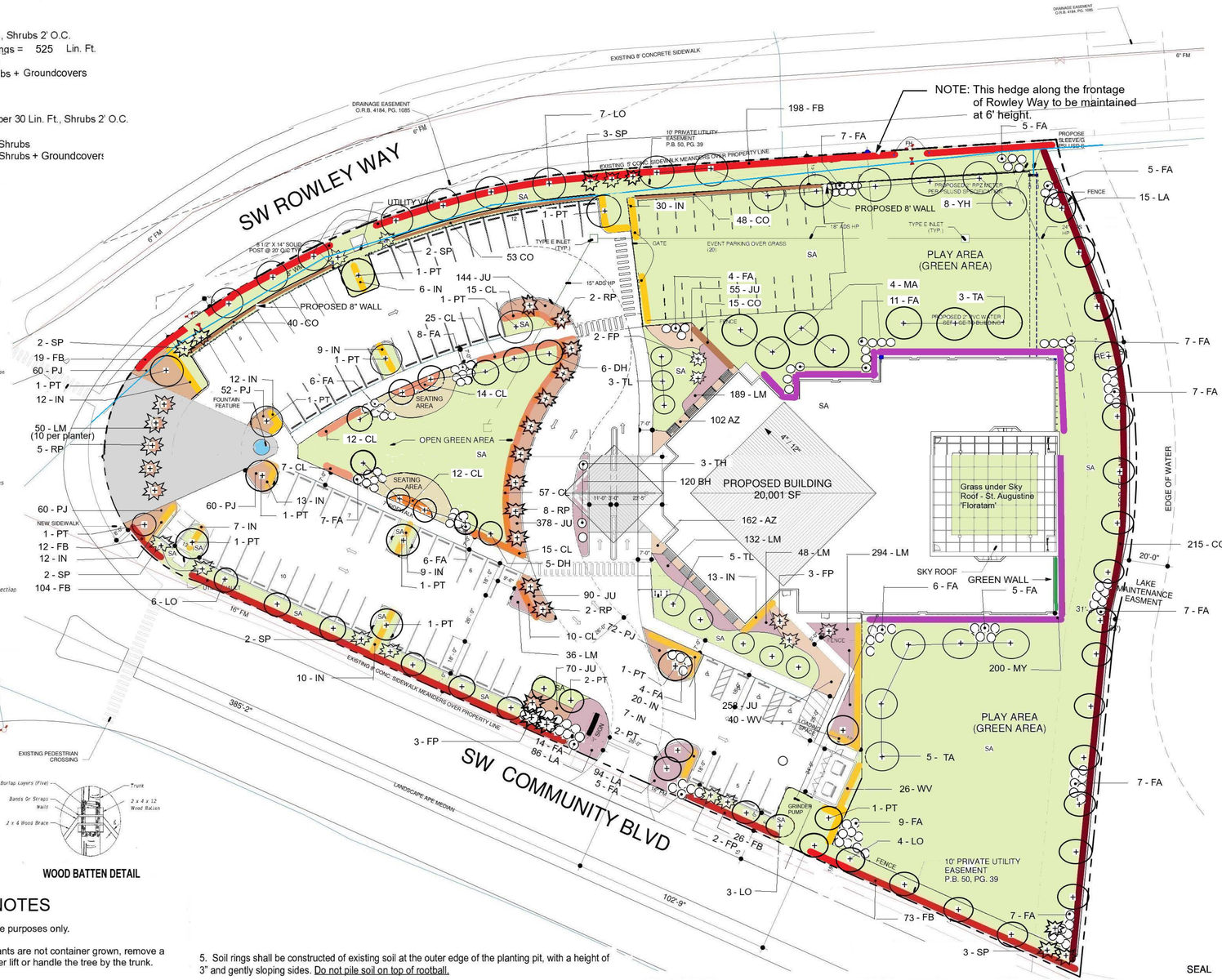
5. Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.

6. Mulch shall be a 3" deep layer placed to the edge of the trunk flare, around the base of shrub, or solidly around groundcover. Never pile mulch against the plant trunk. Allow air to meet trunk of all plants.

7. Straps shall be a minimum 1" wide nylon or polypropylene. All wood stakes or anchors shall be located beyond the edge of soil ring and located below finished grade, unless otherwise specified. Remove above ground guying systems at the end of the establishment period.

JUNE 8, 2022

PLANTING PLAN



GRAPHIC SCALE IN FEET
0' 10' 20' 40' 80
SCALE: 1" = 30'

PREPARED BY: FL REG. # 0000422

GEORGE BOTNER, PLA, AICP
LANDSCAPE ARCHITECTURE & PLANNING
4320 S E Cove Lake Circle, Suite # 104
Stuart, FL 34997 botnerg@aol.com
(954) 798-7158 (Cell) (772) 221-9558

CITY OF PSL P21-249
PSLUSD File 5420

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4693680 OR BOOK 4403 PAGE 1257, Recorded 04/01/2020 11:08:02 AM

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4693201 OR BOOK 4402 PAGE 2796, Recorded 03/31/2020 11:29:32 AM Doc
Tax: $3500.00

Commitment Number: FL2002466

After Recording, Send To:

Tabernacle of Praise, Inc.
2745 Meadowood Drive
Weston, FL 33332

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
4309-508-0009-000-2

SPECIAL/LIMITED WARRANTY DEED

Mission Investment Fund of the Evangelical Lutheran Church in America, Inc., a Minnesota non-profit corporation, hereinafter grantor, of _0 SW Aventino Drive Port St. Lucie, FL 34987, for $ Five Hundred Thousand Dollars (_$500,000.00_) in consideration paid, grants with covenants as set out below to [redacted] **Tabernacle of Praise for All Nations, Inc., a Florida non-profit corporation**, hereinafter grantees, whose tax mailing address is **2745 Meadowood Drive, Weston, FL 33332**, the following real property:

Parcel 35, Tradition Plat No. 25, according to the plat thereof, as recorded in Plat Book 50, Page(s) 39, of the Public Records of St. Lucie County, Florida.
Property Address is: 0 SW Aventino Drive, Port St. Lucie, FL 34987

GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.

Prior instrument reference: _____

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record: All legal highways, Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 behalf of the grantees forever.

Executed by the undersigned on March 25, 2020:

Mission Investment Fund of the Evangelical Lutheran Church in America, Inc., a Minnesota non-profit corporation

By _____, **Amelia Dawkins**

Its Vice President of Lending

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

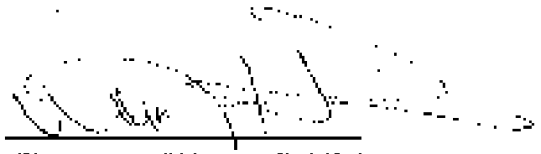
Witness (signature on above line)	Printed Name
	April Porter
Witness (signature on above line)	Printed Name
	Devin Burg

STATE OF [illegible]
COUNTY OF [illegible]

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this [illegible] day of [illegible], 2020, by **Mission Investment Fund of the Evangelical Lutheran Church in America, Inc., a Minnesota nonprofit corporation.**

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced.



(Signature of Notary Public)

_____

(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: [illegible]

Affix Notary SEAL

"OFFICIAL SEAL"
WORNA J HAYWOOD
Notary Public, State of Illinois
My Commission Expires 7/31/2022

Online Notary: ☐ (Check Box if Acknowledged by Online Notarization)

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Tabernacle of Praise for All Nations
SW Aventino DR
Landscape Modification
Project: P22-179

Planning and Zoning Board Meeting

Bianca Lee, Planner I

August 2, 2022, Meeting

CityofPSL.com

PROJECT SUMMARY

- The site is approximately 3.43 acres in size, a related project for a major site plan (P21-249) is under review for the construction of a church and daycare.
- The proposed development abuts residential property along the north side, on Rowley Way.
- A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code.

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APPLICANT AND OWNER

George Botner is acting as agent for the property owner, Tabernacle of Praise for All Nations Inc.

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MODIFICATION REQUEST

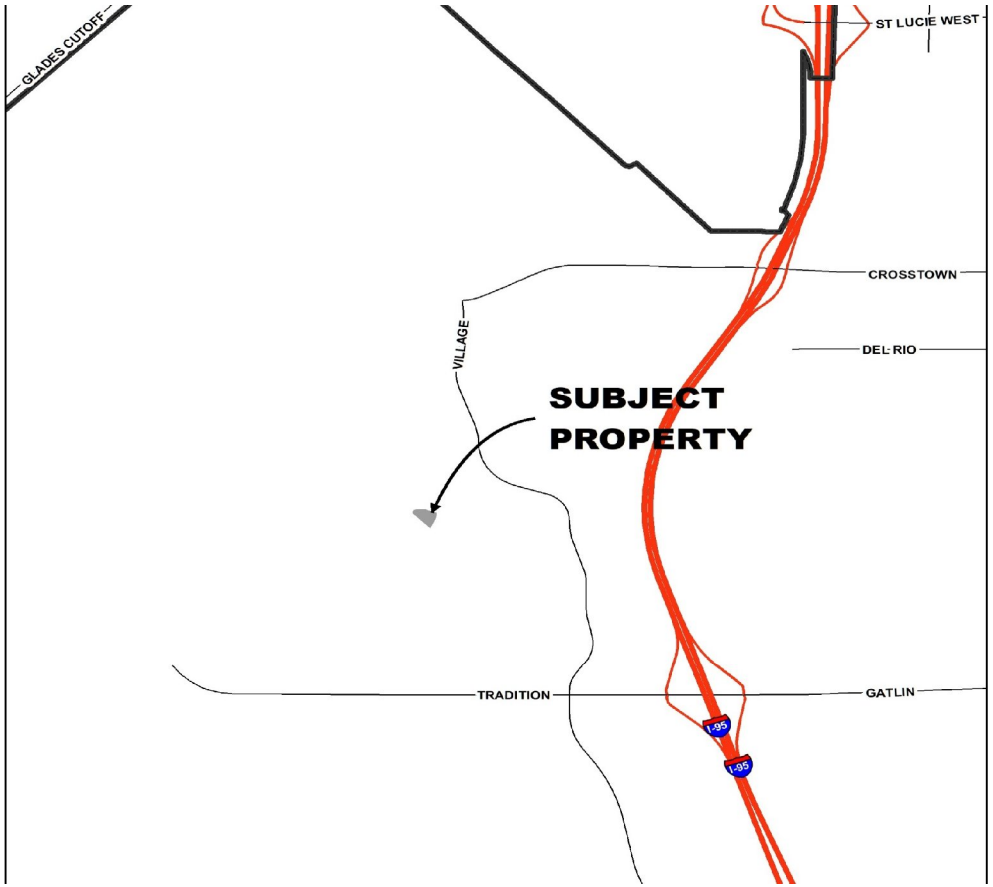
- A waiver to the architectural buffer wall requirement to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12(F) of the Landscape and Land Clearing Code.

- The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the north side of the site. The applicant proposes the use of landscaping in lieu of the architectural wall.

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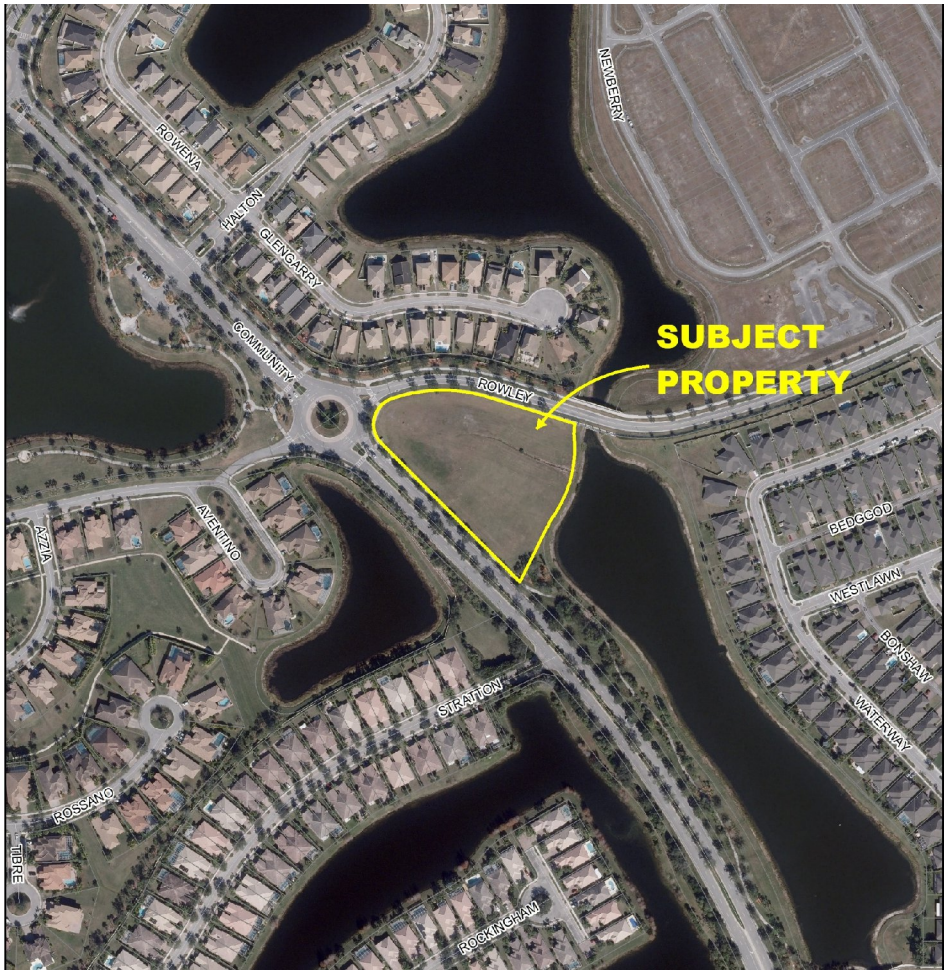
LOCATION

- The property is located south of Rowley Way and north of Community Blvd.

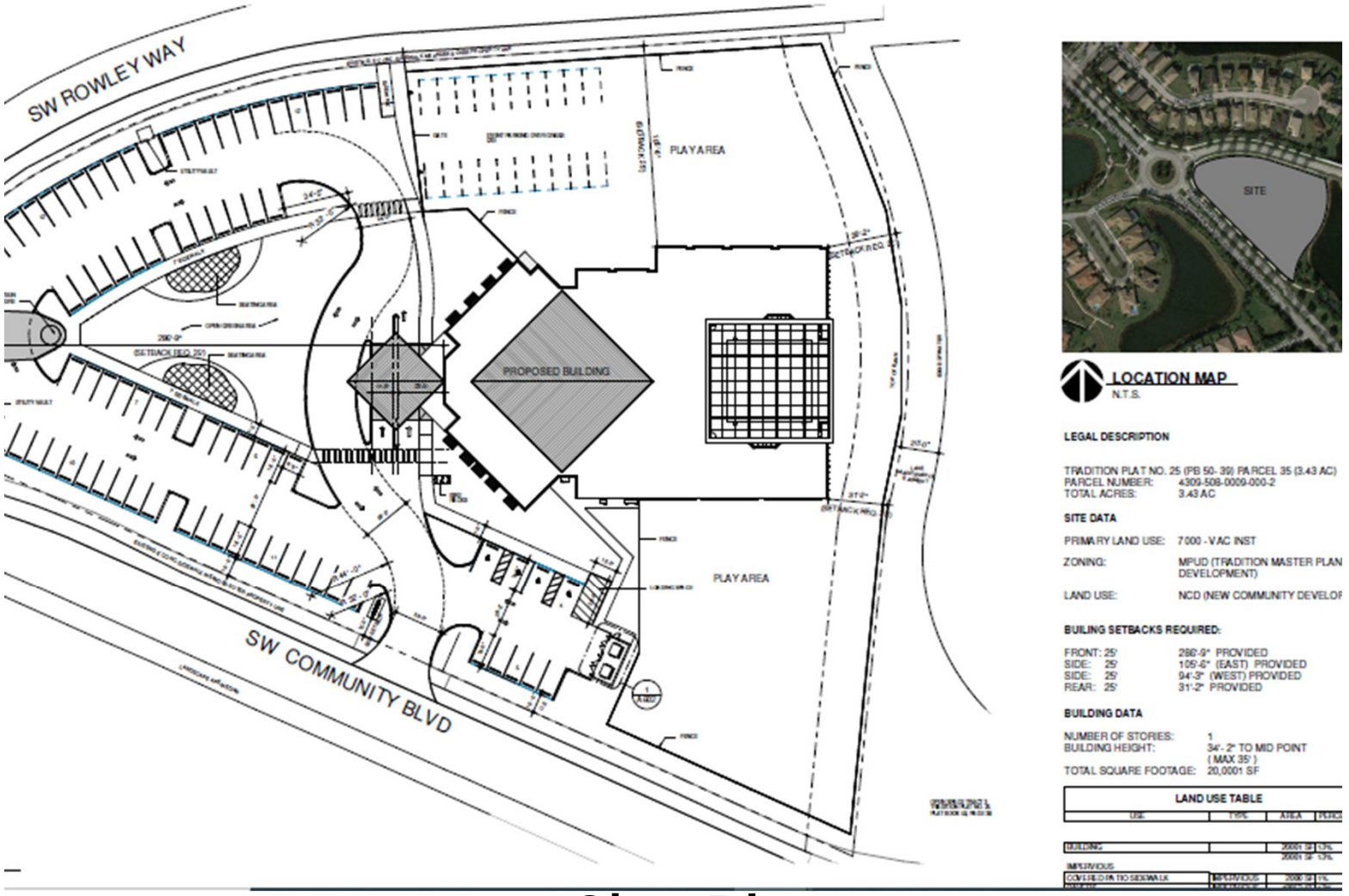


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AERIAL MAP



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SW ROWLEY WAY
PLAY AREA
PROPOSED BUILDING
PLAY AREA
SW COMMUNITY BLVD
SITE
LOCATION MAP
N.T.S.
LEGAL DESCRIPTION
TRADITION PLAT NO. 25 (PB 50- 39) PARCEL 35 (3.43 AC)
PARCEL NUMBER: 4309-508-0009-000-2
TOTAL ACRES: 3.43 AC
SITE DATA
PRIMARY LAND USE: 7000 - VAC INST
ZONING: MPUD (TRADITION MASTER PLAN DEVELOPMENT)
LAND USE: NCD (NEW COMMUNITY DEVELOP
BUILING SETBACKS REQUIRED:
FRONT: 25' 280'-9" PROVIDED
SIDE: 25' 105'-6" (EAST) PROVIDED
SIDE: 25' 94'-3" (WEST) PROVIDED
REAR: 25' 31'-2" PROVIDED
BUILDING DATA
NUMBER OF STORIES: 1
BUILDING HEIGHT: 34'- 2" TO MID POINT (MAX 35')
TOTAL SQUARE FOOTAGE: 20,0001 SF
LAND USE TABLE
USE
AREA
BUILDING
20001 SF
IMPERVIOUS

Site Plan

AERIAL SITE VIEW



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STREET VIEW



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LANDSCAPE PLAN



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Site



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QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

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"A City for All Ages"

Agenda Summary

2022-656

Agenda Date: 8/2/2022 **Agenda Item No.:** 9.a

Placement: New Business

Action Requested: Motion / Vote

Review of O.L. Peacock Sr. Park Improvements Proposed Florida Recreation Development Assistance Program (FRDAP) Grant

Submitted By: Sabrina McLeod, Grants & Strategic Initiatives Project Manager

Executive Summary: The City of Port St. Lucie's Parks & Recreation department plans to pursue a Florida Recreation Development Assistance Program grant for improvements at O. L. Peacock Sr. Park. Grant requirements include discussion of the project by the City's Planning & Zoning Board, as the City does not have a designated advisory board responsible for park, recreation or leisure service activities.

Presentation Information: Kelly Boatwright, CPRP, Senior Project Manager, City of Port St. Lucie Parks & Recreation Department will provide a brief presentation.

Staff Recommendation: Move that the Board hear a presentation on the grant, discuss and support the grant application.

Alternate Recommendations:

1. Move that the Board amend the recommendation and hear a presentation on the grant and discuss the grant application.
2. Move that the Board provide direction.

Background: The City of Port St. Lucie is planning to apply to the Florida Department of Environmental Protection for a $200,000 Florida Recreation Development Assistance Program grant to support improvements to O.L. Peacock Sr. Park. A requirement of the grant is for the project is to be discussed at a regularly scheduled meeting of the applicant's advisory board responsible for park, recreation or leisure service activities. The board must be an appointed group of citizens, such as a parks and recreation advisory board, who would normally review projects similar to the proposed grant application. Planning and zoning or similar boards may be used if a parks and recreation advisory board does not exist.
The City of Port St. Lucie does not have an advisory board responsible for parks, recreation of leisure service so the Planning & Zoning Board will serve in this role.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: O.L. Peacock Sr. Park is located at 1950 S.W. Dreyfuss Blvd., Port St. Lucie, FL 34953.

Attachments: N/A

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY MOST CORNER OF VERANO SOUTH - P.U.D.1. - POD G - PLAT NO.1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'44", A DISTANCE OF 6404.78 FEET TO THE POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION OF SAID PUBLIC RECORDS, A DISTANCE OF 719.04 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 1300.00 FEET; THENCE S.89°58'45"E., A DISTANCE OF 1650.00 FEET; THENCE S.00°01'15"W., A DISTANCE OF 1281.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.02°18'26"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'41", A DISTANCE OF 931.21 FEET TO A POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

CONTAINING: 2,139,131 SQUARE FEET OR 49.107 ACRES, MORE OR LESS

LEGEND

L.B.	---	Licensed Business
O.R.B.	---	Official Records Book
P.B.	---	Plat Book
PG(s).	---	Page(s)
P.U.D.	---	Planned Unit Development
R	---	Radius
L	---	Arc Length
D	---	Delta—Central Angle
FPL	---	Florida Power & Light
Sec.—Twp.—Rge.	---	Section—Township—Range
P.S.L.U.S.D.	---	Port St. Lucie Utility Service Department
31 32 / 6 5	---	Section Corner

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT 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.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS—OF—WAY AND EASEMENT OF RECORD.

VERANO SOUTH - POD H - SCHOOL SITE
SKETCH AND DESCRIPTION

REVISIONS

No.	Date	Description	Dwn.
01	02/10/22	Update Boundary, Add Note	DJS

Sheet No. 1 of 3 Sheets

Prepared For: KOLTER HOMES, LLC.

Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE

This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager

Digitally signed by Gary Rager
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=Gary@geopointsurvey.com
Date: 2022.02.11 13:29:04 -05'00'

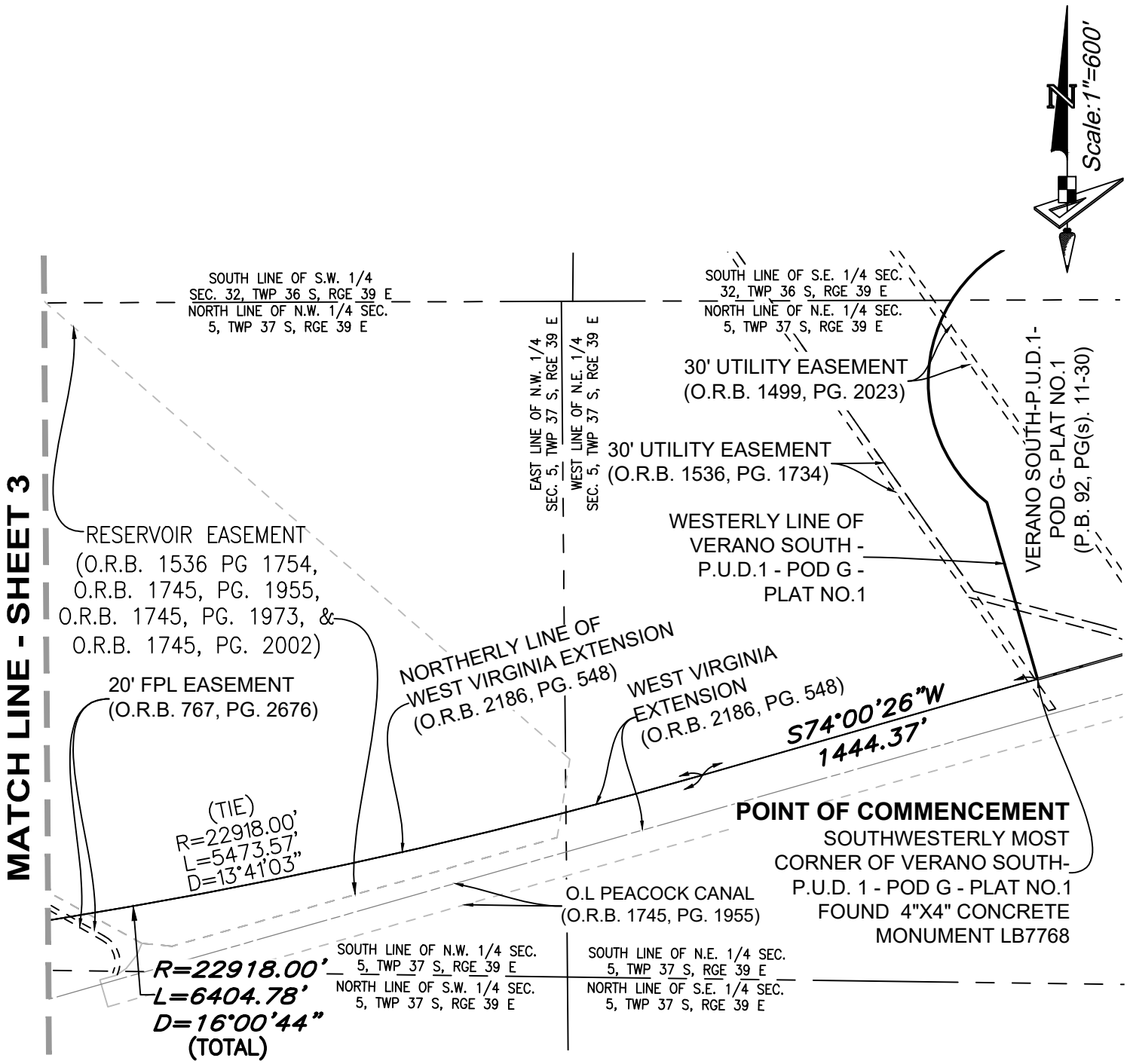
Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn:SAB	Date: 09/15/2021	Data File:	
Check:GAR	P.C.:	Field Book:	
Section: 6 Twp. 37S Rng. 39E		Job #: POD H_SCHOOL_	626

NAME: W:\VERANO\SURVEY\POD H PUD\POD H - REVISED SCHOOL SITE - S&D\REVISED 02-10-22\VERANO_POD H_SCHOOL SITE_REVISED 02-10-22_S&D.DWG PLOTTED BY: GARY RAGER ON: 2/11/2022 1:27 PM LAST SAVED BY: DSCHOLL ON: 2/10/2022 12:10 PM



MATCH LINE - SHEET 3

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT 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.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

VERANO SOUTH - POD H - SCHOOL SITE
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.
01	02/10/22	Update Boundary, Add Note	DJS

Prepared For: KOLTER HOMES, LLC.

Last Date of Field Survey: N/A

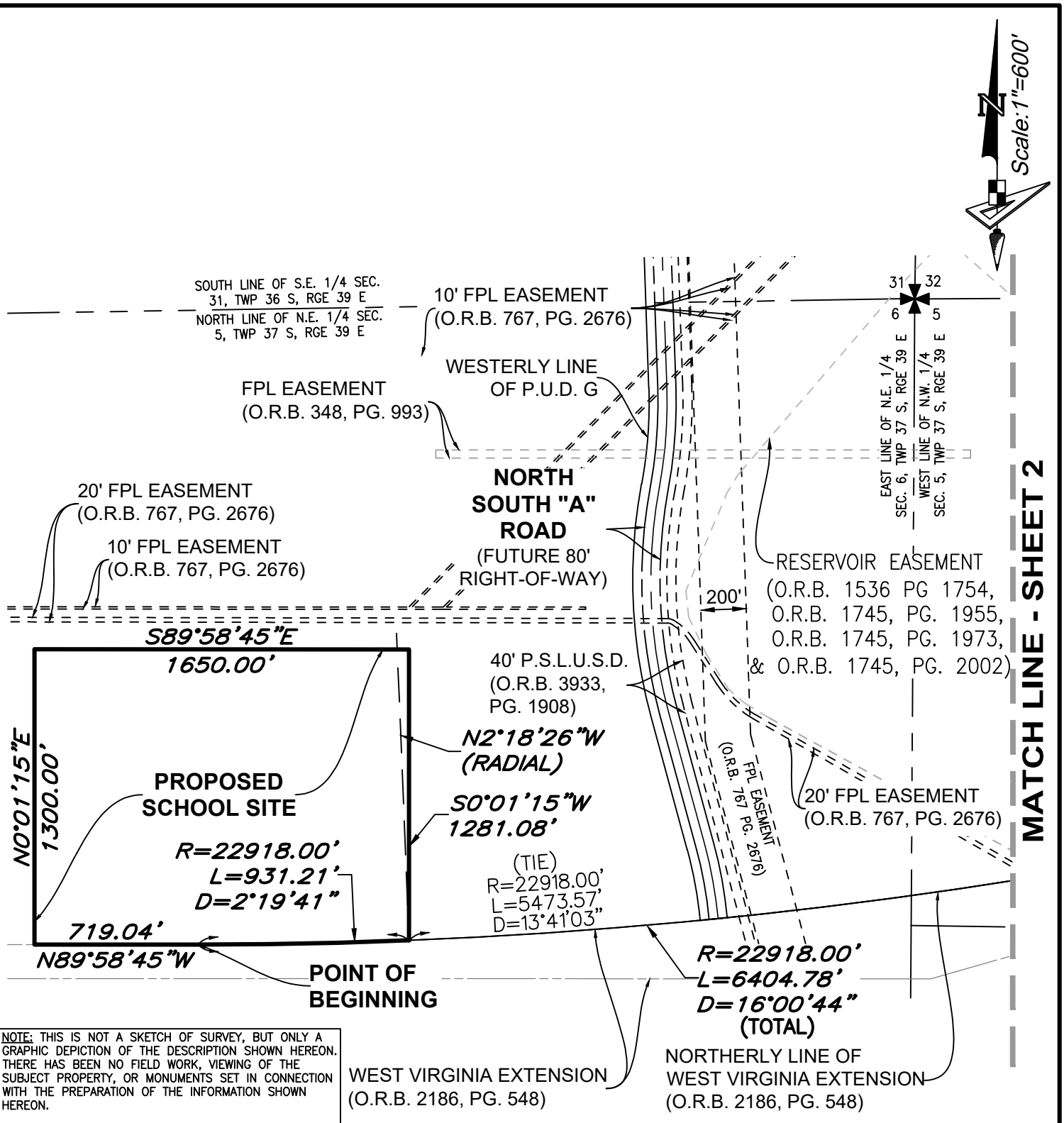
Sheet No. 2 of 3 Sheets

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GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
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Drawn:SAB	Date: 09/15/2021	Data File:	
Check:GAR	P.C.:	Field Book:	
Section: 6 Twp. 37S Rng. 39E		Job #: POD H_SCHOOL_	627

NAME: W:\VERANO\SURVEY\POD H PUD\POD H - REVISED SCHOOL SITE - S&D\REVISED 02-10-22\VERANO_POD H_SCHOOL SITE_REVISED 02-10-22_S&D.DWG PLOTTED BY: GARY RAGER ON: 2/11/2022 1:28 PM LAST SAVED BY: DSCHOLL ON: 2/10/2022 12:10 PM



NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT 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.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

VERANO SOUTH - POD H - SCHOOL SITE
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.
01	02/10/22	Update Boundary, Add Note	DJS

Prepared For: KOLTER HOMES, LLC.

Last Date of Field Survey: N/A

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
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Drawn:SAB	Date: 09/15/2021	Data File:
Check:GAR	P.C.:	Field Book:
Section: 6 Twp. 37S Rng. 39E		Job #: POD H_SCHOOL_

Sheet No. 3 of 3 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

628

NAME: W:\VERANO\SURVEY\POD H PUD\POD H - REVISED SCHOOL SITE - S&D\REVISED 02-10-22\VERANO_POD H_SCHOOL SITE_REVISED 02-10-22_S&D.DWG PLOTTED BY: GARY RAGER ON: 2/11/2022 1:28 PM LAST SAVED BY: DSCHOLL ON: 2/10/2022 12:10 PM