

**To:**

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

**From:**

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

**Dear Marissa Da Breo-Latchman,**

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

**Variance Application Information:**

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

**Property Description:**

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

- **Parcel 1:**

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

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

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

○ **Parcel 2:**

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

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

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

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

**Authorized Representative Information:**

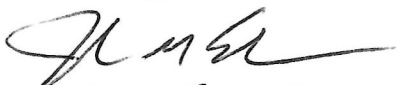
- **Name:** Jeffrey Laughren
- **Business Address:** 1924 NW Federal Hwy Apt 2105 Stuart, FL 34994
- **Email:** jefflaughren@gmail.com
- **Phone:** 772-872-1760

**Property Owner Information:**

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

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

Sincerely,



JOHN SIGLER  
 Authorized Signatory  
 Joho Properties, LLC

Date: 8/23/24



**Notarization:**

State of WASHINGTON  
 County of Pacific

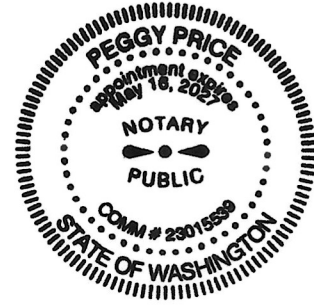
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, 2024, by JOHN SIGLER, who is personally known to me or has produced Florida Drivers License as identification.

#S246-473-64-301-0



**Notary Public**

My commission expires: 5/16/2027



**Seal:**

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