

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**Tuesday, October 3, 2023**

**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 2 Expires 5/28/27*

*Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25*

*Peter Previte, At-Large, Term 1 Expires 7/12/25*

*Roberta Briney, At-Large, Term 1 Expires 7/12/25*

*Eric Reikenis, At-Large, Term 1 Expires 11/1/26*

*Melody Creese, Alternate, Term 1 Expires 11/1/26*

*Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027*

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

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

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

[2023-894](#)

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

**8.a** P22-278 LTC Ranch (West) Residential - Planned Unit  
Development (PUD) Amendment

[2023-782](#)

Location: The property is located south of Midway Road and northwest of Glades Cut Off Road.

Legal Description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC ranch West Phase 2 plat.

This is a request to amend the conceptual plan and zoning regulation document.

**8.b** P23-149 Omega Baptist Church of Pentecost Inc. - Rezoning  
Location: East of Port St. Lucie Boulevard., between SW Aster Rd. & SW Greco Ln.

[2023-898](#)

Legal Description: Port St. Lucie, Sec. 5, Blk. 1662, Lots 9, 10, 11, 15, & 16

This is a request to rezone the property from Institutional to Professional Zoning.

**8.c** P23-156 Sympatico Landscape Buffer Wall - Landscape Modification [2023-897](#)

Location: North of SW Darwin Boulevard and east of SW Port St. Lucie Boulevard

Legal Description: Sympatico Plaza, Lot 4

This is a request to waive the requirement for an architectural buffer wall and substitute landscaping in lieu of a wall on the north and east side of the property per Section 154.12 of the Landscape and Land Clearing Code.

**9. New Business**

**9.a** Planning and Zoning Board Member of the Site Plan Review Committee [2023-792](#)

**9.b** General Board and Committees Operating Procedures [2023-913](#)  
This is an informational item on new operating procedures for Boards and Committees.

**10. Old Business**

**11. Public to be Heard**

**12. Adjourn**

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

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

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



## Agenda Summary

2023-894

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**Agenda Date:** 10/3/2023

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

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Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - September 5, 2023

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

Executive Summary: September 5, 2023 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: September 5, 2023 minutes.



There being no corrections, Vice Chair Wooten moved to approve the minutes. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

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

[2023-232](#)

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

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

This is a request to change the Future Land Use of 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

There being no discussion, Vice Chair Wooten moved to table P22-336 Lulfs Grove – Comprehensive Plan Amendment – Large Scale to a future date to be determined. Mr. Previte seconded the motion which passed unanimously by roll call vote.

**7.b** P23-142 Southern Grove - Comprehensive Plan Amendment - Large Scale

[2023-788](#)

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida  
 This is a request for a large scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, Planner, presented to the Board and stated that this project was to amend figure 1-4 of the Future Land Use Element. She provided a project background and discussed the proposal of the project, stating that the amendment would adjust the alignment of certain roadways between SW Village Parkway and I-95 to accommodate revised development plans in the area. Ms. Kean concluded her presentation by discussing impacts and findings.

Dennis Murphy, Culpepper & Terpening, clarified that the only point where they would be crossing to the west side of the FPL right-of-way was at the extreme northern end of the roadway line. He noted that further details for this project would be presented during a later item.

Chair Beutel opened the Public Hearing and asked if there was any Public to speak on the item. There being none, Chair Beutel closed the Public Hearing. There being no discussion, Vice Chair Wooten moved to recommend approval of P23-142 Southern Grove – Comprehensive Plan Amendment – Large Scale to the City Council. Mr. Previte seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

The Senior Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8a.) through 8l.) and the Deputy City Clerk swore in staff and applicants.

**8.a** P22-278 LTC Ranch (West) Residential - Planned Unit [2023-782](#)

Development (PUD) Amendment

Location: The property is located south of Midway Road and northwest of Glades Cut Off Road.

Legal Description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC ranch West Phase 2 plat.

This is a request to amend the conceptual plan and zoning regulation document.

There being no discussion, Mr. Previte moved to table P22-278 LTC Ranch (West) Residential - Planned Unit Development (PUD) Amendment to the October 3, 2023, Planning & Zoning meeting. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

**8.b** P22-326 St. Lucie Lands Planned Unit Development (PUD) [2023-773](#)

Amendment No. 5

Location: The subject property is generally located on the south side of Becker Road and east of the Florida Turnpike.

Legal Description: St. Lucie Lands PUD, Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A.

This is a request for the approval of the Fifth Amendment to the St. Lucie Lands PUD.

Chair Beutel inquired if there was any ex-parte communication, to which

the Board responded in the negative.

(Clerk's Note: Mr. Spatara arrived at this time.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the project was for an amendment that would include drive-thru as a permitted use, revise the parking requirement for multi-family dwelling units, revise the maximum permitted length of multi-family buildings from 200 ft. to 300 ft., and depicted the land use change from ROI to RGC. She noted that there were multiple property owners involved in this project, but the specific applicant would be St. Lucie Lands Property Owner's Association Inc. She stated that there were various land uses in the PUD and noted that the PUD was consistent with the direction and policies of the Comprehensive Plan.

(Clerk's Note: At this time, Mr. Spatara announced that he had not had ex-parte communications for this item.)

Dennis Murphy, Culpepper & Terpening, represented the applicant and briefly spoke to the Board. Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Previte moved to recommend approval of P22-326 St. Lucie Lands Planned Unit Development (PUD) Amendment No. 5 to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

**8.c** P23-115 AM Developments, LLC - Rezoning

[2023-793](#)

Location: South of Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Legal Description: Becker Commons (PB 62-1), Lots 1, 2, & 3

This is a request to rezone from (Planned Unit Development) PUD to Professional (P).

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the project was to request approval of the rezoning of approximately 5.8 acres from Planned Unit Development (PUD) to Professional (P) as permitted by the City's Zoning Code.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Dan Siemsen, 2GHO, stated that he was the agent for the applicant and that a Major Site Plan application would be submitted after rezoning approval for a 67,200 sq. ft. 2-story medical office building. He provided information on the history and the Becker Road Design Standards.

Mr. Previte inquired about the differences between PUD and Professional regarding why the applicant was requesting this, to which Mr. Siemsen replied that there were mixed use/commercial uses permitted in the PUD and the applicant wanted to remain as a medical office, and that there were other criteria within the PUD that did not make sense for this, so this request was a simpler and more cohesive way to go about it.

Chair Beutel opened the Public Hearing. Resident Wilfredo Torres briefly stated his opposition to this item.

Resident Laura White spoke in opposition of this item, stating that the residents in the area did not want Commercial development. She asked if they could reduce the scope so that the properties could be renamed as residential development.

Resident Albert Llapur spoke in opposition of this item, stating that he did not want to see a 2-story medical building and noted that there were kids in the area as it related to lack of safety.

Resident Mary Foell spoke in opposition to having a Wawa/gas stations built in the area because of the risk of having fuel near residential areas.

Resident Carol Drury spoke in opposition of this item, stating that she objected to having any Commercial building on Becker Rd.

Resident Maria Torres spoke in opposition of this item, stating that they wanted a safe, quiet neighborhood and that this project would increase traffic and pollution.

There being no further public to be heard, Chair Beutel closed the Public Hearing. Mr. Spatara inquired as to how much Commercial was currently in the area, to which Ms. Grubbs pulled up the map on the presentation. Chair Beutel asked Ms. Grubbs to inform of the conversion dates for commercial, to which Ms. Grubbs clarified that the conversion area was established in the 1980s, and Becker Rd was added to the conversion in 2013. She stated that they were grandfathered in, but that if they chose to develop Commercial, they needed to abide by the conversion manual. She

also informed that for Becker Rd, an extensive plan had been drawn out in 2018 for the design of the sites, and that the criteria would be reviewed when they come into Site Plan Review.

Chair Beutel asked Ms. Grubbs to discuss the difference between Limited Commercial Use and Professional, to which Ms. Grubbs stated that Limited Commercial Use was the underlying land use that sets the intensity, and the zoning was Professional which was set at a lower intensity use. She also stated that Becker Rd would eventually become 6-lanes.

Chair Beutel asked Mr. Siemsen to elaborate on the traffic study, to which Mr. Siemsen stated that they were not yet on that level for the Site Plan. Regarding the 6-lanes, Mary Savage-Dunham, Planning & Zoning Director, stated that it was currently 2 lanes, but as development increased, it would be widened to 4, potentially 6 depending on the traffic demand. She noted that Becker Rd was a major arterial road to the County.

Mr. Previte advised residents to look back at previous Council meetings, as well as attend current meetings as they have had numerous Becker Rd discussions, and he noted that a lot of the concerns had already been discussed. Chair Beutel advised that the property owner had the right to develop and rezone, and that the current rezoning offer was better than where it currently was at and where it could be.

Dianne Spriggs, Public Works, clarified that Becker Rd was broken up into pieces so depending on which portion one may be discussing would determine whether it would be 4 lanes or 6 lanes. She stated that according to the Comprehensive Plan Map, it would be 4 lanes east of I-95 and 6 lanes west of I-95.

There being no further discussion, Mr. Previte moved to recommend approval of P23-115 AM Developments, LLC – Rezoning to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

**8.d** P23-118 City of Port St. Lucie - Rezoning

[2023-789](#)

Location: West of Port St. Lucie Boulevard, at the end of SW Glenview Ct.

Legal Description: Port St. Lucie Section 12, Block 3457, Lot 3

This is a request to rezone the property from Institutional to Neighborhood Commercial Zoning.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the project was for approval of the rezoning of approximately 0.96 acres from Institutional (I) to Neighborhood Commercial (CN) to be consistent with the City's Comprehensive Plan, and that the proposed project use was consistent with the CN Zoning District.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice Chair Wooten moved to recommend approval of P23-118 City of Port St. Lucie – Rezoning to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

**8.e** P23-123 Bayshore Commons, LLC - Rezoning

[2023-781](#)

Location: The subject property is located at the southwest corner of SW Dwyer Avenue and SW Bayshore Boulevard.

Legal Description: Lots 9 through 12, Block 237, Port St. Lucie Section 28.

This is a request to rezone 1.01 acres of property from Single Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Cody Sisk, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the project was a request to rezone 1.01 acres of property from the Single Family Residential (RS-2) Zoning District to the General Commercial (CG) Zoning District. Alejandro Toro, EDC, appeared on behalf of the project.

Chair Beutel opened the Public Hearing. Resident David Reed inquired as to what business would be at this location, as well as how they would get into the lot due to the drainage canal. There being no further public to be heard, Chair Beutel closed the Public Hearing. She advised Mr. Reed that the item being heard before the Board was for rezoning only.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P23-123 Bayshore Commons, LLC - Rezoning to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

**8.f** P23-126 Imperium Construction Co., LLC - Rezoning [2023-778](#)

Location: East of SW South Macedo Blvd. and north of Crosstown Pkwy.

Legal Description: Port St. Lucie Section 28, Block 240, Lot 3

This is a request to rezone the property from Single-Family Residential (RS-2) to Service Commercial (CS).

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the project was for a request to rezone 0.23 acres of property from Single-Family Residential (RS-2) to Service Commercial (CS) Zoning District. Mr. Spatara inquired if this would touch the cul-de-sac property, to which Mr. Forman responded in the negative. Applicant George Ruiz appeared before the Board and noted that there was no Residential property around the lot so it would not be a disturbance.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Previte moved to recommend approval of P23-126 Imperium Construction Co., LLC – Rezoning to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

**8.g** P23-127 America Walks - Variance [2023-791](#)

Location: The subject property is located on Becker Road directly south of the intersection of SW Village Parkway and SW Becker Road.

Legal Description: Tract D, Southern Grove Replat Plat No. 30

This is a request to grant a variance of ten (10) feet to the ten (10) foot wide perimeter landscape buffer required by Section 154.03(C)(1)(a) of the Landscaping and Land Clearing Code due to the conflict with existing drainage facilities along the property's western boundary line.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the project was for a variance of 10 ft. for the requirement of the property to provide a minimum 10 ft. wide perimeter landscape buffer along the inside of the western boundary line. She showcased the location

map of the property and stated that access to the drainage ditch was needed, and that it was discovered that there was not enough land to add the landscape buffer. She also stated that they would propose taking the trees that were supposed to be planted in the landscape buffer on the west side and instead planting them on the site, and then planting Cypress trees on the east side. Mr. Spataro asked if this would interfere with the flow of the canal, to which Ms. Kean responded in the negative, stating that this was the reason they would be avoiding the west side.

Charlie Cangianelli, ECS Florida, represented the owners and stated that it was impossible to put planting where they were supposed to go, so they would plant within the development to beautify the lot. Secretary Taylor-Moore inquired as to if the space between the development was the roadway, then the canal, to which Mr. Cangianelli replied that the property line was all the way to the east along with various other items such as the roadway and FPL. Secretary Taylor-Moore asked if it was the roadway next to the development, not the canal, to which both Mr. Previte and Mr. Cangianelli responded that it was the canal that was closest to the development. Chair Beutel inquired as to where the apartments were going to be located, to which Ms. Kean showcased this on the map.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Secretary Taylor-Moore moved to approve P23-127 America Walks – Variance. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

**8.h** P23-128 Nicholas Dwarika - Variance

[2023-787](#)

Location: 3350 SW Vendome St

Legal Description: Port St. Lucie Section 15, Block 1451, Lot 13

This is a request to grant a variance of 13 feet from the rear yard setback requirement to allow for an addition to an existing single-family residence.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the project was to request a variance of 13 ft. from the rear setback requirement to allow for a 12 ft. rear setback where 25 ft. was required, which would provide for an addition to the existing single-family residence.

Applicant Nicholas Dwarika explained that this was to set up living quarters for his mother as they were now the caregivers. Chair Beutel then opened the Public Hearing and resident Laura White had inquired if this had been approved for any other households, stating that it could increase the number of people in Port St. Lucie if other homeowners did this. There being no further public to be heard, Chair Beutel closed the Public Hearing, and Mr. Dwarika clarified that his mother was already a Port St. Lucie resident and that no other people would be moving into the home.

Vice Chair Wooten asked if there would be anything affected in the rear of the home, to which Mr. Forman replied that there was a home, but it would not directly affect them, and that this would not be encroaching in the easement back there. Chair Beutel inquired as to if the surrounding residents had received letters regarding this and if there were any objections, to which Mr. Forman confirmed that they had all received letters and there had been no objections. Mr. Previte stated his objection to the approval and regarding Ms. White’s question, Chair Beutel noted that everything was handled case by case.

Mr. Previte made a motion to deny the variance, and Vice Chair Wooten continued discussion and stated that she had looked at other variances of this type and they had all been denied. She inquired as to if this could be moved as to not encroach on the 13 ft., to which Mr. Dwarika replied that they could make it less than 13 ft. if possible, and that the way the lot was now, if the current patio was added on to the 25 ft., it would make it 35 ft, and to the end of the property line was 40 ft., so it would allow 7 to 8 ft. to build an addition. Mr. Previte stated that they would have enough room to build off the back of house and build the addition to be the entire width of the house if they took out the patio, so a variance would not be needed, to which Mr. Dwarika advised that the intent was to keep a separate entrance to her portion of the home. Chair Beutel agreed with Mr. Previte’s statements, and Ms. Creese asked for further clarification on staff findings for item # 5 on the staff report, to which Mr. Forman replied that it meant that, with the current design, this would be the minimum that this variance would allow for.

There being no further discussion, Mr. Previte moved to deny P23-128 Nicholas Dwarika – Variance. Ms. Creese seconded the motion which passed unanimously by roll call vote.

- 8.i** P23-141 10th Southern Grove DRI - Map H Amendment  
 Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.  
 Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27,

[2023-790](#)

34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida  
 This is a request to modify Map H, the master development plan, and  
 Map H-2, Tradition Trail and multi-use plan.

Chair Beutel inquired if there was any ex-parte communication, to which  
 the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget  
 Kean, Planner, stated that she was sworn in and that the file was  
 submitted to the City Clerk's Office 5 days prior to the meeting and  
 requested that it be entered into the record. She presented to the Board  
 and stated that the project was an application for the 10th amendment to  
 the Southern Grove DRI, which would amend Map H and Map H-2 (the  
 Master Development Plans). It was noted that no changes were proposed  
 to the DRI development order conditions of approval. She gave a history of  
 the proposed project and noted that this would adjust the alignments of  
 certain roadways, as well as other minor changes. She concluded the  
 presentation by showing the impacts and findings. Dennis Murphy,  
 Culpepper & Terpening, represented the applicant.

Chair Beutel opened the Public Hearing. There being no public to be  
 heard, she closed the Public Hearing. There being no discussion, Vice  
 Chair Wooten moved to recommend approval of P23-141 10th Southern  
 Grove DRI - Map H Amendment to the City Council. Mr. Previte seconded  
 the motion which passed unanimously by roll call vote.

9. New Business

**9.a** Planning and Zoning Board Member of the Site Plan Review  
 Committee

[2023-792](#)

Chair Beutel announced that due to the resignation of a Board member, a  
 new Site Plan Review Committee representative would need to be named.

There being no further discussion, Vice Chair Wooten moved to table this  
 item to the October 3, 2023, Planning & Zoning meeting. Mr. Previte  
 seconded the motion, which passed unanimously by roll call vote.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

Resident Laura White reiterated her earlier comments from item 8c, to which  
 Chair Beutel explained that there was a conversion area, and the right was  
 reserved to convert that area from Residential to Commercial. She stated that  
 Becker Rd was included in the conversion in 2013, and she encouraged  
 residents to participate in the meetings. Ms. Savage-Dunham clarified that the

property had already had a PUD Zoning which was for Retail and Commercial, and there was a Major Site Plan approved for 3 buildings that were pushed closer to the Residential uses, so the property was already designed and approved for non-residential use, but it had not been developed. She added that in order to acquire and develop this with the vision of the current Overlay Districts and Conversion Manual, they would need to do a rezoning or apply for another PUD. Mr. Previte advised of the various ways in which residents could receive the agendas and newsletters for meetings so that they could be informed about Becker Rd projects.

12. Adjourn

There being no further business, the meeting adjourned at 7:53 p.m.

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Carol Taylor-Moore, Secretary

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Jasmin De Freese, Deputy City Clerk



## Agenda Summary

2023-782

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**Agenda Date:** 10/3/2023

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

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

### P22-278 LTC Ranch (West) Residential - Planned Unit Development (PUD) Amendment

Location: The property is located south of Midway Road and northwest of Glades Cut Off Road.

Legal Description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC ranch West Phase 2 plat.

This is a request to amend the conceptual plan and zoning regulation document.

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

Executive Summary: Amending the conceptual plan to remove a 3.91-acre wetland. The elimination of the 3.91-acre wetland is to accommodate the design of a proposed golf course community in the southwest area of the PUD. This will result in 225.19 acres of preserved wetlands and 12.52 acres of wetland impacts within the PUD. Wetland mitigation for the additional impacts will be provided through on site enhancement and purchase of offsite mitigation credits in accordance with the South Florida Water Management District permit.

The concept plan currently shows five bus stops along Wylder Parkway. The applicant is proposing to eliminate the two bus stops on the east side of Wylder Parkway since school buses will be entering the residential neighborhoods on that side to pick up and drop off the students. Three bus stops are proposed along the west side within the approximately 2.2-mile length of the roadway to accommodate mass transit and school buses.

The amendment also includes updating the development standards and legal description and adding roadway cross sections for the proposed roadways.

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 at their January 11, 2023 meeting.

Issues/Analysis: See staff report.

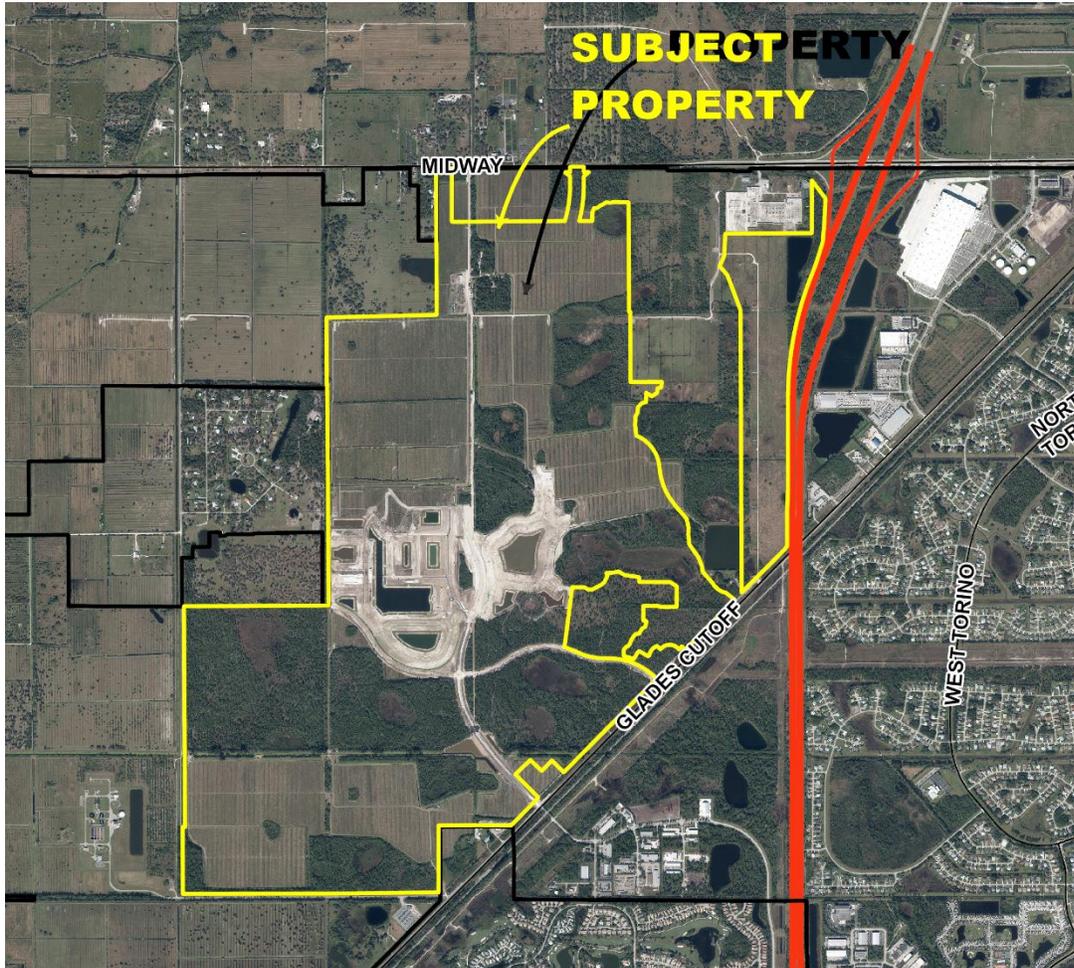
Special Consideration: N/A

Location of Project: The property is located south of Midway Road and northwest of Glades Cut Off Road.

Attachments: 1. Staff Report, 2. PUD Document, 3. Application, 4. Staff Presentation



**LTC Ranch (West) Residential PUD Amendment No. 1  
 PUD (Planned Unit Development) Amendment  
 P22-278**



**Project Location Map**

**SUMMARY**

Applicant's Request:	A request to amend the LTC Ranch (West) Residential PUD zoning regulation document and concept plan.
Applicant:	Lucido & Associates
Property Owner:	Midway Glades Developers, LLC
Location:	The property is located south of Midway Road and northwest of Glades Cut Off Road.
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

**Project Description**

The LTC Ranch Residential project is a large-scale master planned residential community composed of approximately 1,804 acres and consisting of several neighborhoods. Total allowable dwelling units is 4,000 and will be a mix of single-family and multi-family units. No commercial uses are proposed within this PUD development.

The request includes:

- Amending the conceptual plan to remove a 3.91-acre wetland located west of Wylder Parkway and south of the proposed E/W #5 right-of-way and to relocate proposed bus stops on Wylder Parkway.
- Update the development standards to clarify setbacks, building height, parking requirements, multi-family product types, and pedestrian circulation elements.
- Update the legal description.
- Add roadway cross sections for the arterial and local roadways.

A complete list of the proposed changes is included in the attached PUD document and the changes are shown as ~~strike through~~ and underlined.

**Background**

The subject property is associated with the LTC Ranch DRI (Development of Regional Impact). The LTC Ranch DRI Development Order was originally approved by the Board of County Commissioners of St. Lucie County by Resolution No. 97-085. The property was annexed into the City and an amended DRI development order was approved by City of Port St. Lucie Resolution No. 00-R25. The DRI has been amended six times.

The total area of the LTC Ranch DRI property is 2,445 acres; LTC Ranch West and LTC Ranch East. The approved development plan allows for 4,000 residential dwelling units; 725,000 square feet of retail; 1,960,200 square feet of industrial; and 1,508,500 square feet of office. The Master Development Plan (Map H) includes approximately 80 acres for commercial uses; 390 acres for Industrial uses; 1,764 acres for residential; a 52.7-acre school site; a 113- acre public park site; and conservation areas with wetlands and upland.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the application on January 11, 2023.

**Public Notice Requirements**

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

Property Size:	1,804 acres
Legal Description:	All of the residential lots and tracts within said residential area together with Tract “B” of the LTC Ranch Phase 1 plat and Tract “A1” of the LTC Ranch West Phase 2 plat.
Future Land Use:	ROI (Residential, Office, Institutional) and RH (High Density Residential)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant and agricultural

Proposed Use:	Large-scale master planned residential development
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**Location and Site Information**

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG/CH/ROI	SLC Agricultural; SLC Utility	FPL Substation; Agricultural; West Midway Road
South	CS/LI/ROI; U	SLC Agricultural	Vacant
East	CG/CS/CH/LI; U	PUD; Institutional	LTC Ranch East PUD; FPL Easement
West	U; RM; RL	PUD; SLC Agricultural; Utilities	Utilities; Single-family residential; vacant

CG/CH/ROI: Commercial General/ Highway Commercial/ Residential Office Institutional

CS/LI/ROI: Service Commercial/ Light Industrial/ Residential Office Institutional

U: Utility

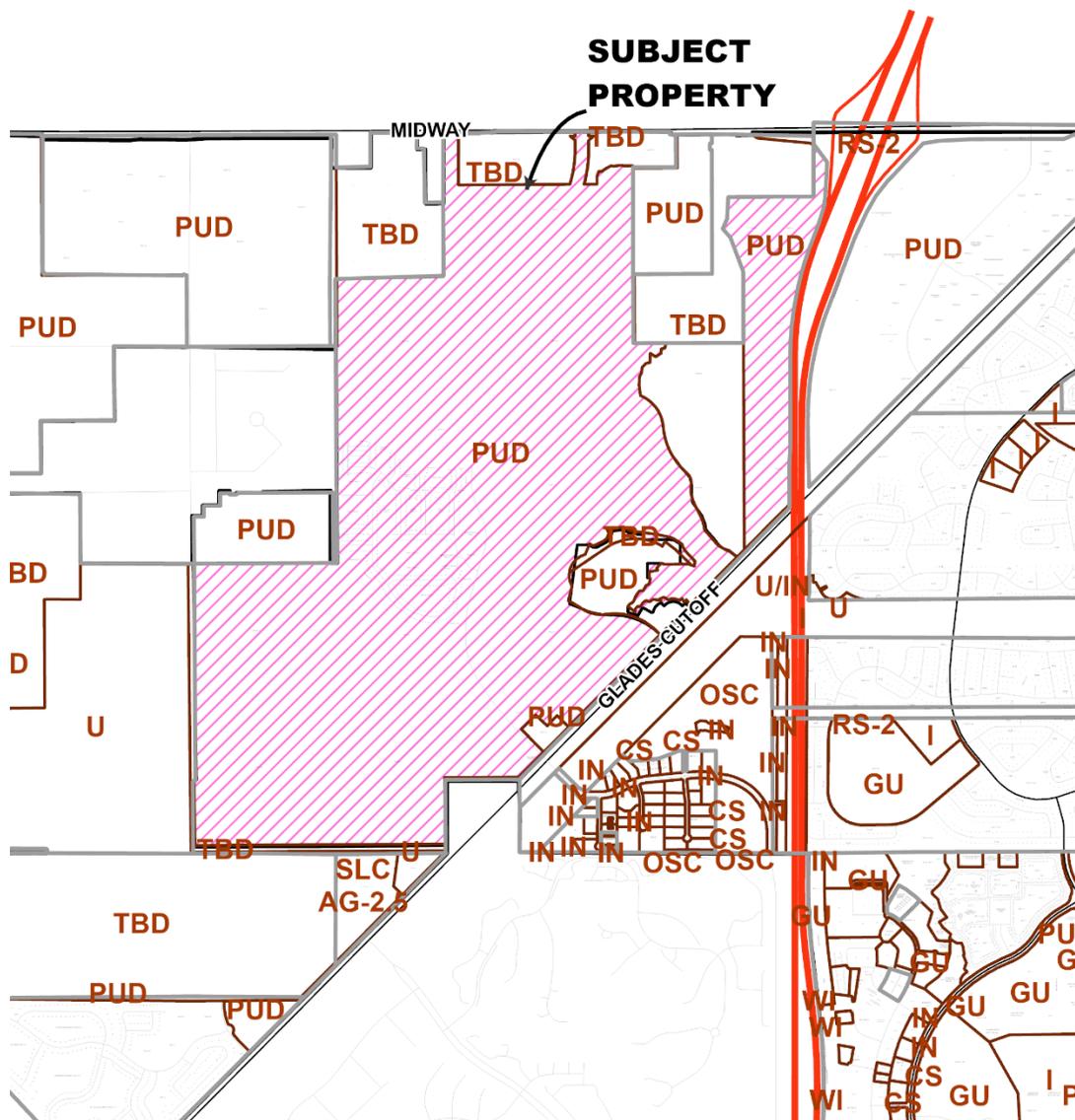
CG/CS/CH/LI: Commercial General/ Service Commercial/Highway Commercial/ Light Industrial

PUD: Planned Unit Development

RM: Medium Density Residential

RL: Low Density Residential





Zoning Map

## IMPACTS AND FINDINGS

### ANALYSIS AND COMPREHENSIVE PLAN REVIEW

The elimination of the 3.91-acre wetland is to accommodate the design of a proposed golf course community in the southwest area of the PUD. This will result in 225.19 acres of preserved wetlands and 12.52 acres of wetland impacts within the PUD. Wetland mitigation for the additional impacts will be provided through on site enhancement and purchase of offsite mitigation credits in accordance with the South Florida Water Management District permit. The proposed change is consistent with Policy 5.2.2.1 of the Conservation and Coastal Management Element, which is to continue to enforce standards for open space, wildlife and habitat preservation in conjunction with residential and commercial development.

The concept plan currently shows five bus stops along Wylder Parkway. The applicant is proposing to eliminate the two bus stops on the east side of Wylder Parkway since school buses will be entering the residential neighborhoods on that side to pick up and drop off the students. Three bus stops are proposed along the west side within the approximately 2.2-mile length of the roadway to accommodate mass transit and school buses. The proposed concept plan is consistent with Policy 2.2.1.4 of the Transportation Element which is to encourage new developments to construct bus stops and other transit amenities.

The addition of the right-of-way sections for the arterial and local roadways. is consistent with Objective 2.2.1 of the Transportation Element, which is to address motorized and non-motorized needs for each new development. The 150- foot- wide Wylder Parkway right-of-way will have a 12- foot- wide multi-purpose path and an 8 -foot- wide sidewalk, along with bicycle lanes and the other 120- foot -wide arterial rights-of-way will have two 8- foot- wide sidewalks and bicycle lanes at a minimum. A 12-foot-wide multi-purpose path, 8-foot sidewalk and bicycle lanes are proposed for the E/W #5 right-of-way. The local roadways will have two 5- foot- wide sidewalks.

#### **RELATED PROJECTS**

P22-298 LTC Ranch West Comprehensive Plan Amendment

P22-279 LTC Ranch DRI Amendment No. 6

#### **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. The Site Plan Review Committee recommended approval at their meeting of January 11, 2023.

#### **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.

**LTC Ranch (West) Residential**  
**Planned Unit Development (PUD)**

REZONING APPLICATION

City Project Number: P20-192  
Ordinance 21-33  
PSLUSD Project No: 11-642-00  
April 12, 2021

Amendment #1: P22-278  
September 14, 2023

Prepared for:

Midway Glades Developers, LLC  
7807 Baymeadows Road E., Suite 205  
Jacksonville, FL 32256

Prepared by:

Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994

## **LIST OF AMENDMENTS**

- Revise Zoning and Land Use Maps
- Clarify pedestrian circulation elements (Exhibit 5)
- Provide language for Multi-Family Horizontal development (Exhibit 6)
- Clarify permitted building height (Exhibit 6)
- Adjust front setback for non-residential uses (Exhibit 6)
- Establish parking rates for residential uses (Exhibit 6)
- Update conceptual development plan to eliminate Wetland 11, provide additional ROW cross sections, and provide traffic management information for the major intersections along Arterial 'A' (Exhibit 8)
- Update multi family typical lot detail (Exhibit 10)
- Update typical residential lot standards chart (Exhibit 11)

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# **PROJECT TEAM**

## **PROPERTY OWNER/APPLICANT**

Midway Glades Developers, LLC  
7807 Baymeadows Road E., Suite 205  
Jacksonville, FL 32256

## **AGENT/LAND PLANNER**

Lucido & Associates  
701 SE Ocean Blvd  
Stuart, FL 34994

## **ENGINEER**

Kimley-Horn  
445 24<sup>th</sup> St, Suite 200  
Vero Beach, FL 32960

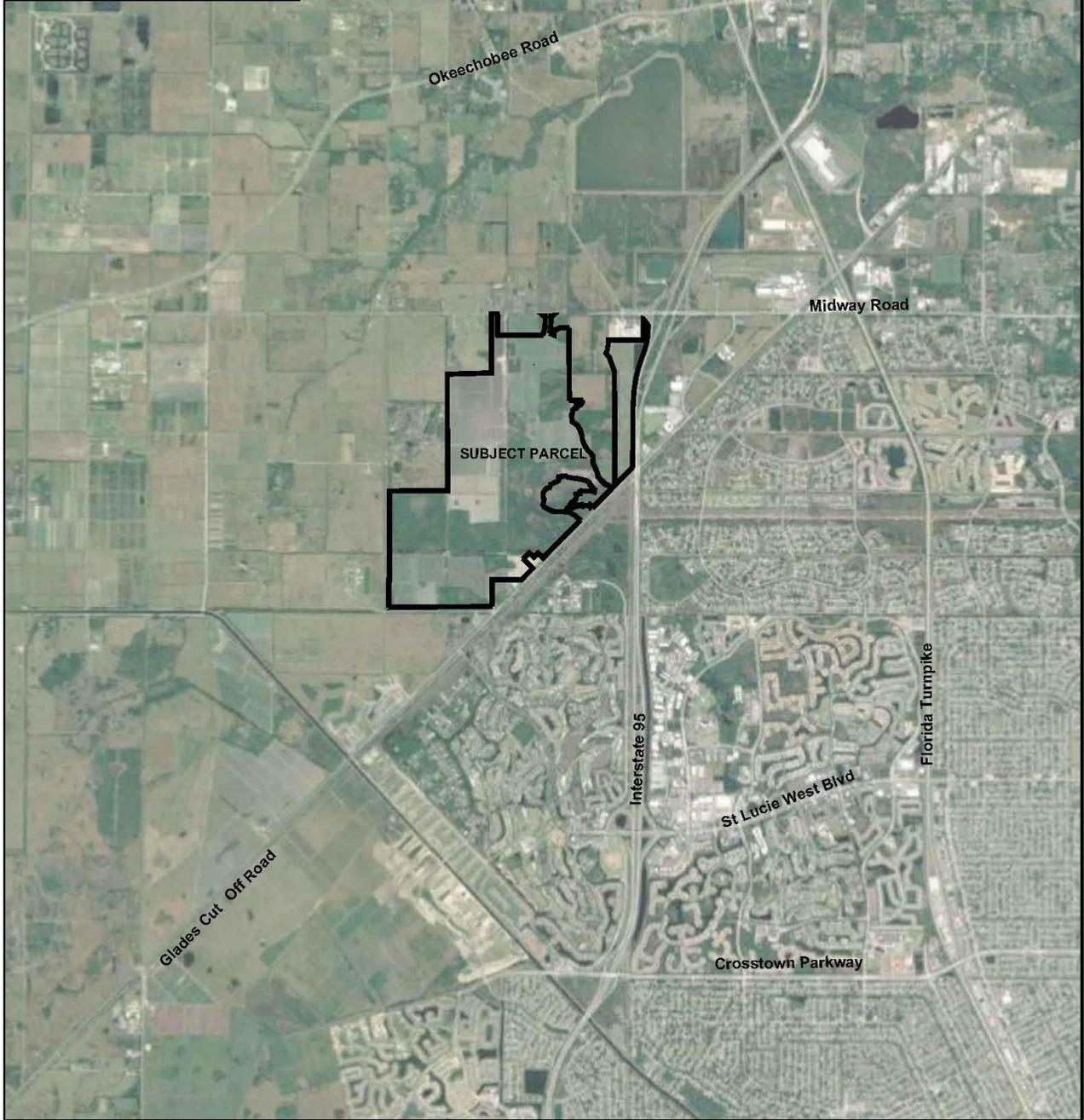
## **SURVEYOR**

Caulfield & Wheeler, Inc.  
410 SE Port St. Lucie Blvd  
Port St. Lucie, FL 34984

## **INTRODUCTION**

The LTC Ranch Residential project is a large-scale master planned residential community composed of approximately 1,804 acres and consisting of several neighborhoods. Total allowable dwelling units is 4,000 and will be a mix of single-family and multi-family units. No commercial uses are proposed within this PUD development. The master plan anticipates a major public roadway (Arterial 'A') bisecting the Project from north to south creating essentially an eastern and western side, each with neighborhoods and related development.

# LOCATION MAP



Computer File  
Project Number 20-535  
Scale: 1" = NTS



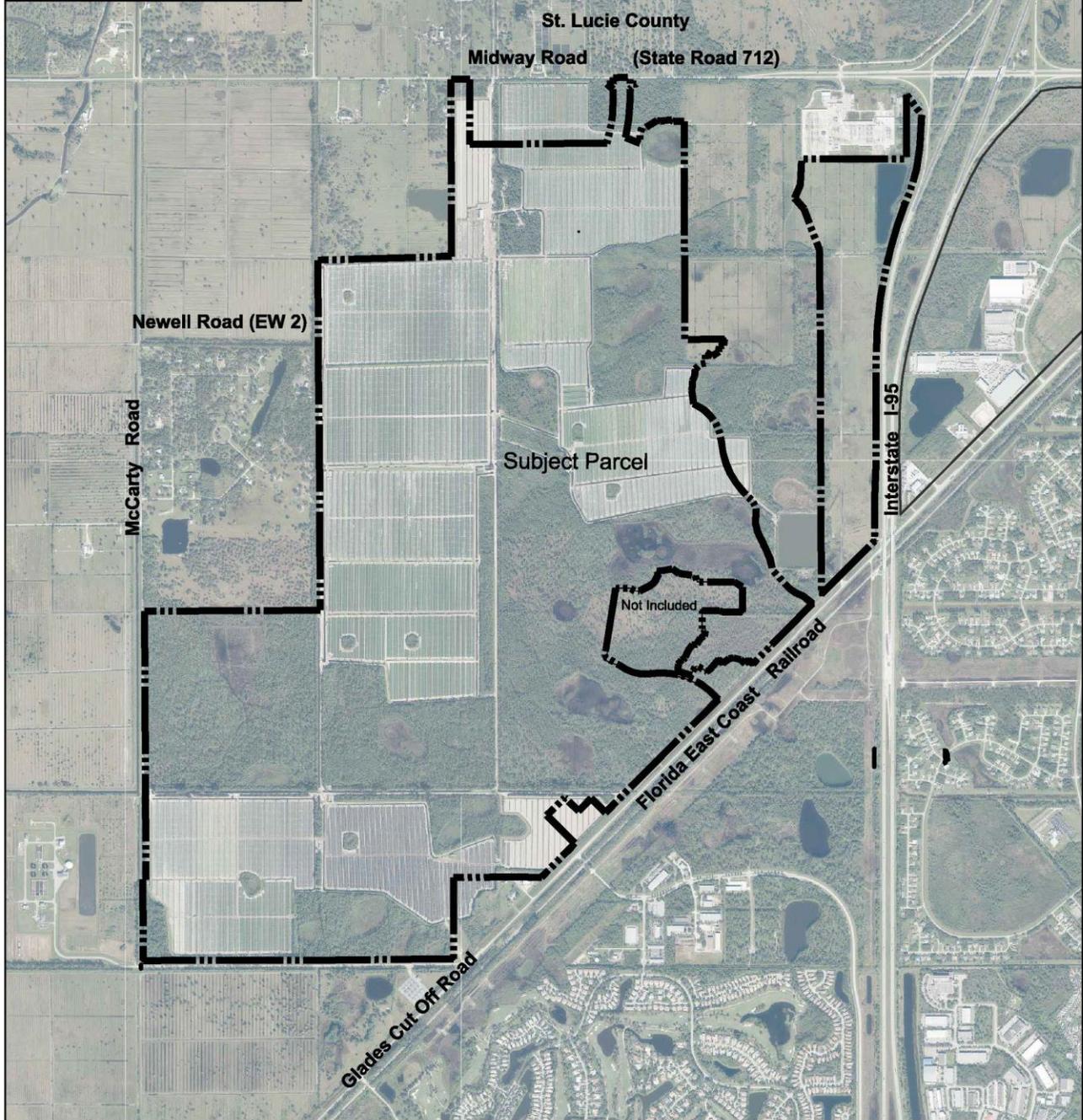
## LTC Ranch Residential - Location Exhibit

Port St. Lucie, Florida

# AERIAL MAP



**lucido & associates**  
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



Computer File  
Project Number 20-535  
Scale: 1" = NTS



## LTC Ranch Residential - Aerial Exhibit

Port St. Lucie, Florida





# **EXHIBIT 1**

## PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 2.
2. LTC Ranch Residential PUD is a proposed community designed to encompass residential and open space opportunities.
3. The Conceptual Plan for LTC Ranch PUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this PUD. Development uses and standards are enclosed in Exhibit 5.
5. Includes the rezoning of approximately 1,804 acres located in the north-west portion of the City of Port St. Lucie. The site is bordered by Midway Road to the north, McCarty Road to the west, Glades Cut Off Road to the south, and Interstate 95 to the east.

**EXHIBIT 2**

**STATEMENT OF UNIFIED CONTROL  
AND BINDING PUD AGREEMENT**

The property as described in the application package, is owned by, and under the unified control of, the undersigned, Midway Glades Developers, LLC, a Delaware limited liability company (“Midway Glades”), pursuant to the Special Warranty Deed recorded in Official Records Book 4455, Page 499, of the public records of St. Lucie County, Florida, a copy of which is attached to this application. Midway Glades shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to PUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21<sup>st</sup> day of February, 2023.

MIDWAY GLADES DEVELOPERS, LLC,  
a Delaware limited liability company

By: [Signature]  
Graydon E. Miars, Vice President

(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of (check one)  physical presence or  online notarization, this 21<sup>st</sup> day of February, 2023, by Graydon E. Miars, as Vice President of MIDWAY GLADES DEVELOPERS, LLC, a Delaware limited liability company. Said person (check one)  is personally known to me,  produced a driver’s license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.

[Affix Notary Seal]



[Signature]  
Print Name: Ellen Johnson  
Notary Public, State of Florida  
Commission No.: 66 323399  
My Commission Expires: 5/28/23

# **EXHIBIT 3**

## WARRANTY DEED

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
FILE # 4736939 OR BOOK 4455 PAGE 499, Recorded 08/03/2020 12:35:39 PM Doc Tax  
\$210000.00

### THIS INSTRUMENT PREPARED BY:

William G. Morris, P.A.  
Law Offices of William G. Morris, P.A.  
247 North Collier Boulevard, Suite 202  
Marco Island, FL 34145  
(239) 642-6020

### AFTER RECORDING RETURN TO:

Donna J. Feldman, Esq.  
FELDMAN & MAHONEY, P.A.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and to be effective as of the 31 day of July, 2020 by **LTC Midway, LLC, a Florida limited liability company**, whose address is 7995 Mahogany Run Lane, Naples, FL 34113 (hereinafter referred to as the "Grantor"), to **Midway Glades Developers, LLC, a Delaware limited liability company**, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, FL 32256 (hereinafter referred to as the "Grantee"):

**That** the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Tax Parcel ID Number: 3302-702-0001-000/8

**Together** with all of the Grantor's interest in and to all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

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

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title to the Property against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2020 and subsequent years, and the easements, restrictions, conditions and other matters of record set forth on Exhibit "B" attached hereto and incorporated herein, but this provision shall not operate to reimpose same.

*[Signature Page Follows.]*

In Witness Whereof, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

GRANTOR:

Pegilee H. Morris  
Signature

PEGILEE H. MORRIS  
Print Name

[Signature]  
Signature

Sarah Schafer  
Print Name

By: LTC Midway, LLC,  
a Florida limited liability company,

By: Associated Real Estate Southwest,  
Inc., a Florida corporation  
Its: Authorized and Sole Member

By: [Signature]  
Joseph D. Boff, President of Associated  
Real Estate Southwest, Inc.

STATE OF FLORIDA            )  
  )SS  
COUNTY OF COLLIER        )

The foregoing instrument was acknowledged before me by mean of ( X ) physical presence or (    ) online notarization, this 30th day of July, 2020 by Joseph D. Boff, President of Associated Real Estate Southwest, Inc., a Florida corporation, the Authorized and Sole Member of LTC Midway, LLC, a Florida limited liability company ( X ) who is personally known to me OR (    ) who produced N/A as identification.



PEGILEE H. MORRIS  
Commission # 66287483  
Expires July 17, 2022  
Bonded thru Budget Notary Services

Pegilee H. Morris  
Notary Signature

PEGILEE H. MORRIS  
Print Notary Name

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: JULY 17, 2022

**EXHIBIT "A"**

**Tract "D", of LTC RANCH WEST, according to the map or plat thereof, as recorded in Plat Book 83, Page(s) 17 through 24, inclusive, of the Public Records of St. Lucie County, Florida.**

**Exhibit "B"**

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Reservations as set forth in Deed from Board of Education of the State of Florida recorded in Deed Book 10, Page 139, of the Public Records of St. Lucie County, Florida.
3. Reservations as set forth in Deed from North St. Lucie River Drainage District recorded in Deed Book 134, Page 214, of the Public Records of St. Lucie County, Florida.
4. Easement in favor of Florida Power & Light Company recorded in Deed Book 234, Page 5, and as affected by instrument recorded in Official Records Book 99, Page 413, both of the Public Records of St. Lucie County, Florida.
5. Easement in favor of Florida Power & Light Company set forth in Right of Way Agreement recorded in Official Records Book 206, Page 1573, and re-recorded in Official Records Book 206, Page 2302, both of the Public Records of St. Lucie County, Florida.
6. Easement in favor of Florida Power & Light Company recorded in Deed Book 254, Page 370, of the Public Records of St. Lucie County, Florida.
7. Right of Way Agreement granted to Florida Power & Light Company recorded in Official Records Book 265, Page 1184, and Right of Way Agreement recorded in Official Records Book 302, Pages 192, 195, and 198, all of the Public Records of St. Lucie County, Florida.
8. Terms and conditions for reservations, easements, limitations and restrictions as set forth in Order of Taking for Parcel 2 and Parcel 2.15 lands to Florida Power & Light Company recorded in Official Records Book 786, Page 101, and Amended Order of Taking recorded in Official Records Book 787, Page 2179, and that certain Judgment recorded in Official Records Book 924, Page 2633, all of the Public Records of St. Lucie County, Florida. (As to Sections 9 and 10, Township 36 South, Range 39 East)
9. Terms, conditions and provisions set forth in Resolution No. 97-085 approving a Development Order for the Development of Regional Impact known as LTC Ranch recorded in Official Records Book 1081, Page 1808; Notice of Adoption of Amended Development Order for the Development of Regional Impact known as LTC Ranch recorded in Official Records Book 1312, Page 27; Notice of Adoption of an Amendment recorded in Official Records Book 2896, Page 473; Notice of Adoption of an Amendment to the Development Order for the LTC Ranch Development of Regional Impact recorded in Official Records Book 4283, Page 1175, all of the Public Records of St. Lucie County, Florida, as assigned by Assignment of Development Rights and Entitlements between Grantor, as Assignor, and Grantee, as Assignee, recorded concurrently herewith.
10. City of Port St. Lucie Ordinance 02-126 recorded in Official Records Book 1629, Page 429, of the Public Records of St. Lucie County, Florida.

11. Terms, conditions and provisions set forth in Annexation Agreement contained in Special Warranty Deed recorded in Official Records Book 1412, Page 1187, of the Public Records of St. Lucie County, Florida.
12. Terms, conditions and provisions set forth in Contribution Agreement between City of Port St. Lucie and LTC Joint Venture recorded in Official Records Book 1863, Page 1819, as affected by Assignment of Developers Rights, Licenses, Approvals and Residual Rights to Centex Homes, a Nevada general partnership recorded in Official Records Book 2565, Page 293, as assigned by unrecorded As Is Assignment and Assumption of Development Rights, dated December 6, 2017 by and between Centex Homes, a Nevada general partnership, as Assignor and LTC Midway, LLC, a Florida limited liability company, as Assignee, as affected by Affidavit recorded in Official Records Book 4389, Page 611, all of the Public Records of St. Lucie County, Florida, and Affidavit, recorded concurrently herewith.
13. Grant of Utility Easement to City of Port St. Lucie, a municipal corporation of the State of Florida recorded in Official Records Book 2408, Page 638, of the Public Records of St. Lucie County, Florida.
14. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LTC Ranch West recorded in Plat Book 83, Pages 17 through 24, of the Public Records of St. Lucie County, Florida.
15. Educational Facilities Impact Fee Credit Agreement between LTC Midway, LLC and The School Board of St. Lucie County, Florida recorded February 3, 2020 in Official Records Book 4377, Page 1852, of the Public Records of St. Lucie County, Florida, as assigned by Assignment and Assumption of Educational Facilities Impact Fee Credit Agreement between Grantor, as Assignor, and Grantee, as Assignee, recorded concurrently herewith.
16. Unrecorded Cattle Grazing Lease Agreement between Centex Homes, a Nevada general partnership, and Lamar Rhoden dated November 2015, as assigned by Assignment and Assumption of Cattle Grazing Lease by and between Centex Homes, a Nevada general partnership, to LTC Midway, LLC, a Florida limited liability company, dated December 6, 2017, as assigned by LTC Midway, LLC, a Florida limited liability company, to Midway Glades Developers, LLC, a Delaware limited liability company, by virtue of an Assignment and Assumption of Leases, dated concurrently herewith.
17. Unrecorded Agricultural Lease between Centex Homes, a Nevada general partnership, and Thomas Produce, Inc., a Florida corporation dated June 1, 2008, as amended by Amendment to Agricultural Lease dated May 31, 2012, as assigned by Assignment and Assumption of Agricultural Lease by and between Centex Homes, a Nevada general partnership, to LTC Midway, LLC, a Florida limited liability company, dated December 6, 2017, as assigned by LTC Midway, LLC, a Florida limited liability company, to Midway Glades Developers, LLC, a Delaware limited liability company, by virtue of an Assignment and Assumption of Leases, dated concurrently herewith.

## **EXHIBIT 4**

### GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

**General Information:** Current agricultural operations and exemptions on the property may continue.

**Area Requirements:** The proposed LTC Ranch Residential PUD property is approximately 1,804 acres meeting the 2 ac minimum requirement to be considered for establishment of a PUD.

**Relation to Major Transportation Facilities:** The LTC Ranch Residential PUD property is located on the west side of I-95, with Midway Road along the northern property boundary and Glades Cut Off Road along the southern boundary. Primary access to the community will be from the northern and southern boundaries. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the PUD.

**Relation to Utilities, Public Facilities and services:** The LTC Ranch Residential PUD property will be served by Port St. Lucie Utility Systems Department for water and wastewater, and Florida Power & Light for electricity.

**Physical Character of the Site:** The property is located within the LTC Residential Ranch Development of Regional Impact (DRI). The PUD property proposes approximately ~~206.96~~ 203 acres of wetlands to be preserved. The site is generally improved pasture and former orange grove.

The agricultural operations and exemptions will cease on those portions of the property upon commencement of construction activities pursuant to policy 1.2.2.14

**Consistency with the City Comprehensive Plan:** The LTC Ranch Residential PUD proposes ROI land use to create a residential community with a variety of residential product types. Policy 1.1.4.2(a) designates Residential, Office, and Institutional (ROI) as a mixed use category to serve development along major corridors as transitional land uses between more intensive commercial areas. Portions of the LTC Ranch project site have been excluded from the rezoning process including dedication parcels for the creation of a 113 ac future park site and a ~~58~~ 52 ac school site.

# **EXHIBIT 5**

## SITE INFORMATION

### (A) Total Acreage:

Land Uses included within this PUD and approximate area:

- ROI	1,615 acres
- Arterial 'A' ROW	44 acres
- FPL Easement	145 acres

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TOTAL	1,804 acres
-------	-------------

See Exhibit 7 for PUD Conceptual Master Plan

### (B) 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 City of Port St. Lucie Code of Ordinances.

A 12' wide multi-use path and an 8' wide sidewalk shall be provided ~~planned~~ within the Arterial 'A' right-of-way, and 8' wide (minimum) sidewalks shall be provided within the East/West #2 and #5 rights-of way on each side of the roadway to further enhance mobility and expansion of connectivity within the City and St. Lucie County.

A ~~trails~~ sidewalk and open space plan shall be provided with each subdivision plat or site plan application and will depict the interconnectivity of the pedestrian network and proposed open/park space areas.

### (C) Density:

Residential Density: (approx. 1,615 ac)                      4,000 du's (maximum at 2.48 du's / ac)

# **EXHIBIT 6**

## DEVELOPMENT USES AND STANDARDS

### SECTION 1: RESIDENTIAL AREA

- (A) Purpose. The purpose of the residential area shall be to locate and establish neighborhoods within the LTC Ranch Residential PUD which are deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment. Gated neighborhoods are permitted provided arterial roads are not gated and they are integrated into the overall community via pedestrian and bicycle connections. The following standards shall be met in designing neighborhoods.
- (B) Permitted Principal Uses and Structures. Neighborhoods within the Residential area may include the following principal uses and structures.
- 1) Single-family dwelling (attached and detached);
  - 2) Paired villa or duplex;
  - 3) Single unit accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;
  - 4) Townhouse dwelling;
  - 5) Multiple-family dwelling (horizontal and vertically attached);
  - 6) Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; Open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);
  - 7) Civic, institutional or cultural facility (including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12<sup>th</sup> grade, congregate living facilities;
  - 8) Temporary sales/construction trailers and model homes located upon the parcel for which sales activities are to be conducted and/or serving several parcels (individual residential neighborhoods/ subdivision plats) within the PUD.
  - 9) Residential amenity uses such as community gardens and other uses associated directly with providing an amenity to the residents within the LTC Ranch Residential PUD providing that these spaces are identified as a use within each residential plat or site concept plan. Operation of such uses shall be governed by the community association.
- (C) Accessory Uses. As set forth within Section 2 hereof.

(D) 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 eleven (11) dwelling units per acre;
- 2) Paired Villa or Duplex dwelling: Four thousand five hundred eighty (4,500) square feet and width of forty-five (45) feet, with a maximum gross project density eleven (11) dwelling units per acre. Villa/Duplex product is considered a combination of two lots with one villa/duplex unit (two dwelling units).
- 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 eleven (11) dwelling units per acre.
- 4) Multiple-family vertically attached dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of eight (8) units per acre and maximum gross project density of eleven (11) dwelling units per acre. Multi-family development shall not exceed a net density of eleven (11) dwelling units per acre.
- 5) Multiple-family horizontal dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum eleven (11) dwelling units per acre.

(E) Maximum Building Coverage.

Single Family and Multi Family: Fifty (50) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

All other uses: Forty (40) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

(F) Minimum Open Space. Thirty-five (35) 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. Thirty-five (35) feet for single family residential, measured to midpoint of roof pitch, ~~provided that steeples and similar architectural embellishments shall have a maximum height of sixty (60) feet.~~ Multi-family residential and all other permitted uses shall not exceed sixty-five (65) feet.

(H) Minimum Living Area.

- 1) Single-family dwelling: One thousand two hundred (1,200) square feet.
- 2) Townhouse, Paired Villa, Duplex, and Multi-family dwellings:
  - a. Studio apartment, five hundred (500) square feet;
  - b. One (1) bedroom, seven hundred (700) square feet;
  - c. Two (2) bedroom, eight hundred (800) square feet;
  - d. Three (3) bedroom, nine hundred (900) square feet.

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 Typical Residential Lot Standards.

1) Single-family dwelling:

Front yard. Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.

Side Yard: Each lot shall have two (2) side yards of five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2) ~~Single-family~~ Paired Villa or Duplex:

Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.

Side Yard: Each ~~lot~~ building shall have two (2) side yards five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

Paired Villa or Duplex construction shall be exempt from the City-wide architectural design standards.

3) Townhouse dwelling:

Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet, a front load garage setback of eighteen (18) feet, and a rear yard with a minimum depth 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.

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 a townhouse or accessory structure related to another group. A side yard may have a zero (0) foot setback; however, 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.

Front Articulation: No more than two (2) contiguous townhouse units shall be built in a row with a common building line and the minimum difference in building line setback to provide variation shall be 5 feet.

4) Multi-family vertically attached dwelling:

Each multi-family development shall have a setback of twenty-five (25) feet from the front yard and road rights-of-way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet. Multi-family product shall have facades that articulate in accordance with the ROI design standards set forth in the City of Port St. Lucie Citywide Design Standards, as amended (refer to Chapter 4, Part D, Citywide Design Standards).

5) Multi-Family Horizontal:

Multi-Family Horizontal development consists of multiple structures located on a single parcel. Each development shall have a setback of twenty-five (25) feet from the front yard and road rights of way, and ten (10) foot from side and rear property lines. When multiple buildings are situated upon a parcel, they shall be separated by a minimum of ten (10) feet.

6) All other permitted, non-residential, or special exception uses:

Setback requirements shall be ~~twenty-five (25)~~ fifteen (15) feet for front yard and from public rights-of-way, and ten (10) feet from side and rear property lines. Special exception uses shall require a minimum setback of twenty-five (25) from all property lines and rights-of-way.

7) Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.

(J) Off-Street Parking and Service Requirements. As set forth in Section 3 hereof.

(K) Site Plan Review. Each neighborhood within the Residential area shall submit a conceptual plan meeting the criteria set forth above and those criteria contained within the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review and approved 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 design standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space. An exhibit indicating building envelopes/setbacks shall be provided with each conceptual plan or subdivision plat submittal. Multi-Family and non-residential developments within the Residential area shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee.

A conceptual plan shall include general street network, dwelling unit types and lot types, number of units, general lot sizes and setbacks, conceptual drainage, pedestrian & bike paths, mass transit accommodations, preservation areas, and open space areas.

(L) Access: Gated subdivisions shall provide a minimum distance of 100' from the gate to the right-of way. There shall also be provided space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of 100' form the gate to the right-of-way.

## SECTION 2: ACCESSORY USES AND 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 setback, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.

### (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 five (5) feet from the rear property line, except where lakes or open space areas are adjacent to the rear property line and setback may be reduced to two (2) 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.
2. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area including dish antennas provided they shall be screened from public view.

### (C) Accessory Uses in Non-Residential Areas:

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 ten (10) feet from the rear property line; except where lakes or open space areas are adjacent to the rear and/or side property line, then the setback may be reduced to two (2) 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.

(D) Home Occupation: A home occupation shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

## 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. The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125) percent of that required by 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.

~~Single family and multi-family~~ Parking requirements shall be consistent with Sec.158.221(C) unless stated otherwise within this section. Request for deviation from ~~multi-family, duplex, or townhome~~ parking requirements may be reviewed and recommended for approval by the Site Plan Review Committee when supplemented by a parking justification calculation at the time of site plan review. Driveways shall be provided meeting the requirements of Section 158.222 and paved with concrete, asphalt, or comparable hard surface including concrete, brick, or stone pavers. The maximum driveway width for a residential unit shall be 26 feet and the minimum driveway width shall be no less than 10 feet. Dwelling units with attached or detached garage spaces may include the garage spaces for purposes of determining parking requirement calculations.

1. Residential (single family, paired villa, duplex, and townhouse on individually platted lots): 2 spaces per dwelling unit
2. Residential (multifamily vertically attached, multifamily horizontal): 1.75 spaces per dwelling unit plus 1 space for every 5 dwelling units
3. Parks and Recreation:
  - a) Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility and as approved by the Site Plan Review Committee.
  - b) Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.
    1. Community Clubhouse/Amenity Center: 1 space per 1,000 sf of gross clubhouse building area provided adequate pedestrian access exists within the area intended to be served by the facility.
    2. Where there is any question regarding the number of off-street parking spaces to be provided, the number shall be determined in coordination with the Site Plan Review Committee.

(C) Parking areas shall be encouraged to be located to the rear or side of the property.

(D) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(E) 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, ADA acceptable, and be at least 5 feet wide.

## SECTION 5: LANDSCAPING

(A) Plant Material:

1. 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.
2. 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.
3. Existing plant material used to meet the intent of this section and 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.

4. No more than eighty (80) percent of the required trees shall be palm tree species.
  5. No less than twenty-five (25) percent of all required trees shall be native species.
  6. Landscaping shall meet the City's requirements for xeriscape.
  7. Mechanical equipment servicing multifamily uses shall be located away from the roadway frontage where possible and include vegetative screening.
- (B) 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, exiting utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from all City 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 less than 6,000 sf shall provide two (2) trees.
  - B. Lots from 6,000 to 7,000 sf shall provide three (3) trees.
  - C. Lots over 7,500 sf shall provide four (4) trees.
- (D) Perimeter landscape requirements:
1. A minimum ten (10) foot wide perimeter buffer strip shall be provided. Development located adjacent to a right-of-way or abutting another property shall provide one tree for each 30 linear feet of right-of-way or abutting property or fractional part thereof. Tree spacing may vary but shall not exceed 50 feet on center. Shrub spacing shall be based upon the growth characteristics of the species and may exceed 24 inches on center.
  2. Landscaping adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscaping design adjacent to the lake. Native trees, supplemental landscaping, and amenities may be provided to further enhance landscaping in these areas.
- (E) Adjacent to Collector and Arterial roadways: The 6' fence or wall is at the discretion of the developer; however, the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.

## SECTION 6: UTILITIES

### (A) Proposed Sanitary Sewer System:

The proposed LTC Ranch project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Sanitary Sewer System for LTC Ranch project will consist of Gravity Sanitary Sewer Mains and Manholes, which will flow to on-site Sewage Pump Stations. The proposed maximum depth of gravity sewer mains and number of pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The Developer shall minimize the number of pump stations designed and installed. The proposed wastewater pump stations will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The existing City of Port St. Lucie wastewater transmission system consists of an existing Force Main on Glades Cutoff. The proposed sewer transmission system will include force main connections to the existing City force main. All proposed pump stations shall require a connection to the existing fiber optics system for communication purposes.

(B) Proposed Water Distribution System:

The proposed LTC Ranch project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Water Distribution System for LTC Ranch project will consist of a large Water Main extension along Midway Road that runs along the northern property boundary and under I-95 and at Glades Cutoff along the eastern property boundary.

The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on Midway Road and Glades Cutoff. The proposed water main connections for the site will include multiple water connections on all sides of the project and these water mains will be extended along all other roadways within the project.

Reclaimed water line shall be provided with the construction of Arterial 'A' to service all development pods. The Utility Services Department may require the reservation of reuse water to be at least equal to the amount of wastewater treatment capacity reserved.

#### SECTION 7: GREENWAY

Provisions for greenway shall be provided within this development. The greenway may interface with the proposed Open Space / Lake Areas and connect with an internal pedestrian circulation network of the Residential and Commercial areas within the development. A fence or wall may be utilized to separate the private development areas from the greenway system.

The proposed greenway (when developed by the City of Port St. Lucie and/or the master developer of LTC RANCH (west)) shall be allowed to cross private residential streets if necessary. A formalized pedestrian crossing shall occur at any private residential street and pedestrian awareness signs identifying greenway and the road crossings shall be implemented. No fencing or other security measures shall block use and continuation of the public trail along the perimeter of the development.

#### SECTION 8: TRANSPORTATION

1. Developer shall provide accommodation of mass transit within the Greenway in coordination with Treasure Coast Connector.
- ~~2. All development pods shall be provided with a secondary access connection. At a minimum, one full access and an emergency access connection shall be provided. Interconnection within development pods for vehicular and pedestrian access is encouraged. Secondary or emergency access shall be provided within the first phase of construction. All development pods at a minimum shall have one full access and one emergency access or meet City Code access requirements, whichever is more stringent. For phased development pods, secondary or emergency access shall be provided with the first phase and remain in place until the permanent secondary access is established.~~
3. Developer shall provide a multi-use sidewalk pathway (12' min width) with the construction of Arterial 'A' ~~and with required roadway improvements along Glades Cut-Off Road and Midway Road.~~

4. Three (3) bus stop locations shall be provided along Arterial A. Additional bus stops may be considered with individual residential pod development site plans or plats.

## EXHIBIT 7

### LEGAL DESCRIPTION

ALL OF THE RESIDENTIAL LOTS AND TRACTS WITHIN SAID RESIDENTIAL AREA TOGETHER WITH TRACT "B" LTC RANCH WEST PHASE 1, AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH: TRACT "A1" OF LTC RACH WEST PHASE 2, AS RECORDED IN PLAT BOOK 117, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY NORTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°21'14"E, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1268.72 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N77°48'34"E A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 660.00' AND A CENTRAL ANGLE OF 54° 28' 07" FOR AN ARC LENGTH OF 627.43 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 31' 45"E FOR 604.07 FEET; THENCE N20° 17' 41" E FOR 130.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.00' AND A CENTRAL ANGLE OF 68° 37' 39" FOR AN ARC LENGTH OF 637.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N54° 36' 31"E FOR 599.80 FEET; THENCE N88° 55' 20" E FOR 1437.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00' AND A CENTRAL ANGLE OF 24° 20' 19" FOR AN ARC LENGTH OF 331.34 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 54' 30"E FOR 328.85 FEET; THENCE S66° 44' 21" E FOR 365.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2023.00' AND A CENTRAL ANGLE OF 12° 30' 16" FOR AN ARC LENGTH OF 441.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N32° 13' 43"E FOR 440.63 FEET; THENCE N89° 06' 58"E FOR 2097.23 FEET; THENCE S00° 07' 56"E FOR 1019.33 FEET; THENCE N89° 52' 27"E FOR 1453.64 FEET; THENCE S36° 14' 14"W FOR 139.97 FEET; THENCE S63° 23' 24"W FOR 35.34 FEET; THENCE S01° 50' 18"W FOR 77.18 FEET; THENCE S89° 15' 16"W FOR 122.84 FEET; THENCE S80° 42' 00"W FOR 24.80 FEET; THENCE S55° 01' 47"W FOR 98.22 FEET; THENCE S25° 28' 45"W FOR 175.10 FEET; THENCE N85° 28' 54"W FOR 336.07 FEET; THENCE S28° 55' 06"W FOR 73.41 FEET; THENCE S44° 36' 16"W FOR 154.76 FEET; THENCE S87° 03' 33"W FOR 76.96 FEET; THENCE S59° 22' 10"W FOR 56.07 FEET; THENCE S30° 30' 07"W FOR 67.36 FEET; THENCE S25° 20' 16"W FOR 72.70 FEET; THENCE S16° 25' 14"W FOR 33.63 FEET; THENCE S31° 17' 22"E FOR 63.00 FEET; THENCE S37° 15' 09"W FOR 89.76 FEET; THENCE S44° 59' 28"W FOR 185.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 674.78' AND A CENTRAL ANGLE OF 48° 36' 45" FOR AN ARC LENGTH OF 572.52 FEET, SAID CURVE HAVING A CHORD BEARING OF S29° 43' 23"E FOR 555.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1234.45' AND A CENTRAL ANGLE OF 38° 05' 30" FOR AN ARC LENGTH OF 820.70 FEET, SAID CURVE HAVING A CHORD BEARING OF S23° 09' 41"E FOR 805.66 FEET; THENCE S44° 14' 15"E FOR 153.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT

HAVING A RADIUS OF 275.48' AND A CENTRAL ANGLE OF 52° 59' 25" FOR AN ARC LENGTH OF 254.78 FEET, SAID CURVE HAVING A CHORD BEARING OF S21° 04' 26"E FOR 245.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 678.48' AND A CENTRAL ANGLE OF 21° 55' 39" FOR AN ARC LENGTH OF 259.66 FEET, SAID CURVE HAVING A CHORD BEARING OF S05° 32' 33"E FOR 258.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1031.52' AND A CENTRAL ANGLE OF 16° 49' 00" FOR AN ARC LENGTH OF 302.76 FEET, SAID CURVE HAVING A CHORD BEARING OF S24° 54' 23"E FOR 301.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 582.36' AND A CENTRAL ANGLE OF 31° 01' 37" FOR AN ARC LENGTH OF 315.36 FEET, SAID CURVE HAVING A CHORD BEARING OF S17° 48' 04"E FOR 311.52 FEET; THENCE S41° 03' 57"E FOR 257.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 501.39' AND A CENTRAL ANGLE OF 19° 15' 08" FOR AN ARC LENGTH OF 168.48 FEET, SAID CURVE HAVING A CHORD BEARING OF S50° 41' 31"E FOR 167.68 FEET; THENCE S59° 35' 14"E FOR 201.66 FEET; THENCE TO THE SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S51° 18' 25"E FOR 159.86 FEET; THENCE ALONG SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S44° 45' 15"W FOR 1264.07 FEET; THENCE DEPARTING SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, N45° 13' 59"W FOR 87.01 FEET; THENCE S44° 45' 15"W FOR 76.07 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 209.69' AND A CENTRAL ANGLE OF 105° 06' 55" FOR AN ARC LENGTH OF 384.69 FEET, SAID CURVE HAVING A CHORD BEARING OF N89° 50' 47"W FOR 332.97 FEET; THENCE N45° 36' 11"W FOR 84.22 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 217.85' AND A CENTRAL ANGLE OF 58° 14' 27" FOR AN ARC LENGTH OF 221.45 FEET, SAID CURVE HAVING A CHORD BEARING OF S40° 40' 57"W FOR 212.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 108° 21' 42" FOR AN ARC LENGTH OF 47.28 FEET, SAID CURVE HAVING A CHORD BEARING OF S65° 44' 35"W FOR 40.54 FEET; THENCE N60° 04' 34"W FOR 152.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 89° 31' 11" FOR AN ARC LENGTH OF 46.87 FEET, SAID CURVE HAVING A CHORD BEARING OF S75° 09' 51"W FOR 42.25 FEET; THENCE S30° 24' 15"W FOR 139.82 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1281.14' AND A CENTRAL ANGLE OF 08° 32' 58" FOR AN ARC LENGTH OF 191.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N73° 22' 25"W FOR 191.04 FEET; THENCE N0° 01' 06"W FOR 112.08 FEET; THENCE N39° 07' 34"E FOR 67.17 FEET; THENCE N74° 25' 35"E FOR 32.04 FEET; THENCE N42° 02' 09"E FOR 46.74 FEET; THENCE N19° 45' 27"E FOR 33.57 FEET; THENCE N23° 47' 39"E FOR 47.51 FEET; THENCE N29° 52' 09"E FOR 69.30 FEET; THENCE N39° 22' 15"E FOR 65.40 FEET; THENCE N80° 33' 00"E FOR 69.63 FEET; THENCE S29° 40' 27"W FOR 101.00 FEET; THENCE N58° 57' 16"E FOR 55.48 FEET; THENCE N69° 29' 29"E FOR 12.25 FEET; THENCE N14° 41' 53"E FOR 28.56 FEET; THENCE N10° 47' 41"E FOR 39.36 FEET; THENCE N78° 32' 30"W FOR 16.31 FEET; THENCE N02° 47' 10"W FOR 12.44 FEET; THENCE N90° 00' 00"E FOR 38.97 FEET; THENCE N00° 00' 00"E FOR 265.00 FEET; THENCE N89° 48' 07"E FOR 261.76 FEET; THENCE S67° 29' 22"E FOR 44.34 FEET; THENCE S88° 32' 34"E FOR 124.01 FEET ; THENCE N88° 46' 59"E FOR 173.96 FEET; THENCE N00° 12' 03"E FOR 369.24 FEET; THENCE N57° 31' 19"W FOR 142.71 FEET; THENCE N89° 53' 25"W FOR 554.72 FEET; THENCE N00° 02' 41"W FOR 60.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 81° 34' 32" FOR AN ARC LENGTH OF 42.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N40° 49' 57"W FOR 39.20 FEET; THENCE N81° 37' 14"W FOR 243.48 FEET; THENCE N58° 47' 43"W FOR 120.92 FEET; THENCE S80° 43' 32"W FOR 135.35 FEET; THENCE S86° 31' 18"W FOR 80.02 FEET; THENCE

S76° 08' 06"W FOR 14.03 FEET; THENCE S30° 02' 23"E FOR 47.52 FEET; THENCE S25° 46' 17"W FOR 139.72 FEET; THENCE S51° 57' 59"W FOR 72.82 FEET; THENCE S62° 50' 08"W FOR 189.36 FEET; THENCE N86° 34' 13"W FOR 68.43 FEET; THENCE N57° 16' 08"W FOR 76.36 FEET; THENCE N89° 51' 03"W FOR 218.43 FEET; THENCE S07° 25' 51"W FOR 1090.74 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 53° 48' 53" FOR AN ARC LENGTH OF 1132.73 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 58' 53"W FOR 1091.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF S71° 02' 13"W FOR 705.81 FEET; THENCE N90° 00' 00"W FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N58° 32' 14"W FOR 1133.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF N51° 58' 01"W FOR 1015.25 FEET TO THE WEST LINE OF SAID TRACT "D"; THENCE ALONG SAID WEST LINE N00° 21' 14"W FOR 3909.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 777.275 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY NORTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°21'14"E, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1268.72 FEET; THENCE DEPARTING SAID WEST LINE N77°48'34"E A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 660.00' AND A CENTRAL ANGLE OF 54° 28' 07" FOR AN ARC LENGTH OF 627.43 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 31' 45"E FOR 604.07 FEET; THENCE N20° 17' 41" E FOR 130.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.00' AND A CENTRAL ANGLE OF 68° 37' 39" FOR AN ARC LENGTH OF 637.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N54° 36' 31"E FOR 599.80 FEET; THENCE N88° 55' 20" E FOR 1437.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00' AND A CENTRAL ANGLE OF 24° 20' 19" FOR AN ARC LENGTH OF 331.34 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 54' 30"E FOR 328.85 FEET; THENCE S66° 44' 21" E FOR 365.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2023.00' AND A CENTRAL ANGLE OF 12° 30' 16" FOR AN ARC LENGTH OF 441.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N32° 13' 43"E FOR 440.63 FEET; THENCE N89° 06' 58"E FOR 2097.23 FEET; THENCE N00° 07' 56"W FOR 2211.54 FEET; THENCE S89° 48' 49"W FOR 157.61 FEET; THENCE N54° 09' 50"W FOR 35.07 FEET; THENCE S87° 55' 58"W FOR 87.96 FEET THENCE S76° 32' 04"W FOR 44.47 FEET; THENCE S88° 05' 45"W FOR 35.92 FEET; THENCE N81° 47' 28"W FOR 50.78 FEET; THENCE S58° 18' 21"W FOR 59.09 FEET; THENCE S62° 31' 56"W FOR 23.47 FEET; THENCE S62° 28' 24"W FOR 38.11 FEET; THENCE S53° 51' 17"W FOR 72.13 FEET;

THENCE S87° 21' 39"W FOR 57.70 FEET; THENCE S20° 10' 11"W FOR 91.22 FEET; THENCE S00° 12' 34"W FOR 148.99 FEET; THENCE S89° 59' 59"W FOR 235.94 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2425.00' AND A CENTRAL ANGLE OF 15° 11' 38" FOR AN ARC LENGTH OF 643.07 FEET, SAID CURVE HAVING A CHORD BEARING OF N07° 35' 49"E FOR 641.19 FEET; THENCE N00° 00' 00"E FOR 172.31 FEET; THENCE N49° 05' 06"E FOR 118.60 FEET; THENCE S89° 39' 06"W FOR 89.63 FEET; THENCE N00° 00' 00"E FOR 94.86 FEET; THENCE S89° 36' 23"W FOR 250.01 FEET; THENCE S00° 00' 00"E FOR 94.66 FEET; THENCE S89° 39' 07"W FOR 90.03 FEET; THENCE S49° 34' 01"E FOR 118.27 FEET; THENCE S00° 00' 00"E FOR 170.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2175.00' AND A CENTRAL ANGLE OF 16° 59' 32" FOR AN ARC LENGTH OF 645.04 FEET, SAID CURVE HAVING A CHORD BEARING OF S08° 29' 46"W FOR 642.68 FEET; THENCE S89° 38' 27"W FOR 2040.65 FEET; THENCE N00° 02' 13"E FOR 966.03 FEET; THENCE N89° 59' 14"W FOR 284.39 FEET; THENCE S00° 11' 16"E FOR 2621.26 FEET; THENCE S88° 17' 25"W FOR 1984.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.438 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1208.95 FEET; THENCE N89°45'05"E, ALONG THE WEST BOUNDARY OF SAID TRACT "D" A DISTANCE OF 44.50 FEET; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 3986.92 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TRACT "D", N89° 39' 17" E FOR 2611.76 FEET; THENCE N00° 21' 14" W FOR 26.77 FEET; THENCE DEPARTING SAID BOUNDARY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF S51° 58' 01"E FOR 1015.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF S58° 32' 14"E FOR 1133.66 FEET; THENCE N90° 00' 00" E FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF N71° 02' 13"E FOR 705.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 65° 02' 13" FOR AN ARC LENGTH OF 1368.94 FEET, SAID CURVE HAVING A CHORD BEARING OF N84° 35' 33"E FOR 1296.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 29° 09' 43" FOR AN ARC LENGTH OF 552.74 FEET, SAID CURVE HAVING A CHORD BEARING OF S77° 28' 12"E FOR 546.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 46° 57' 33" FOR AN ARC LENGTH OF 988.43 FEET, SAID CURVE HAVING A CHORD BEARING OF S68° 34' 17"E FOR 960.99 FEET; THENCE S45° 14' 45" E FOR 20.63 FEET TO THE SOUTHEAST

LINE OF SAID TRACT "D"; THENCE ALONG SAID SOUTHEAST LINE OF TRACT "D" S44° 45' 15" W FOR 2373.68; THENCE DEPARTING SAID SOUTHEAST LINE, N45° 15' 43" W FOR 302.09 FEET; THENCE, S44° 08' 53" W FOR 262.07 FEET; THENCE, N46° 28' 06" W FOR 286.71 FEET; THENCE, S45° 52' 31" W FOR 373.10 FEET; THENCE, S44° 07' 13" E FOR 593.37 FEET TO THE SOUTHEAST LINE OF TRACT "D"; THENCE ALONG SAID SOUTHEAST LINE OF TRACT "D" S44° 45' 15" W FOR 707.13 FEET; THENCE ALONG THE SOUTH LINE OF TRACT "D" N89° 33' 57" W FOR 639.87 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT "D" S89° 35' 34" W FOR 607.28 FEET; THENCE S00° 02' 24" E FOR 1210.00 FEET TO THE SOUTH LINE OF SAID TRACT "D"; THENCE ALONG SAID SOUTH LINE OF TRACT "D" S89° 21' 07" W FOR 2007.99 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT "D" S89° 54' 03" W FOR 2610.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 700.434 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY NORTHEAST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S36°20'29"E, ALONG THE EAST LINE OF SAID TRACT "D" A DISTANCE OF 372.42 FEET; THENCE CONTINUE SAID EAST LINE S02°46'41"W A DISTANCE OF 466.00 FEET; THENCE S08°07'09"W A DISTANCE OF 337.94 FEET; THENCE S16°19'44"W A DISTANCE OF 337.94 FEET; THENCE S21°23'07"W A DISTANCE OF 212.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5938.76' AND A CENTRAL ANGLE OF 09° 49' 42" FOR AN ARC LENGTH OF 1018.72 FEET, SAID CURVE HAVING A CHORD BEARING OF S16° 28' 16"W FOR 1017.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5903.58' AND A CENTRAL ANGLE OF 12° 35' 45" FOR AN ARC LENGTH OF 1297.82 FEET, SAID CURVE HAVING A CHORD BEARING OF S06° 20' 18"W FOR 1295.21 FEET; THENCE S00°02'26"W A DISTANCE OF 1639.10 FEET; THENCE S02°27'28"W A DISTANCE OF 500.34 FEET; THENCE S00°03'51"W A DISTANCE OF 616.06 FEET TO THE SOUTHEAST LINE OF SAID TRACT "D"; THENCE ALONG THE SAID SOUTHEAST LINE OF TRACT "D", S44°45'15"W A DISTANCE OF 1274.84 FEET; THENCE DEPARTING SAID SOUTHEAST LINE, N13°26'26"E A DISTANCE OF 443.20 FEET; THENCE N00°14'00"W A DISTANCE OF 3478.40 FEET; THENCE N00°14'00"W A DISTANCE OF 1306.73 FEET; THENCE N20°36'07"W A DISTANCE OF 670.70 FEET; THENCE N40°17'03"W A DISTANCE OF 213.83 FEET; THENCE N23°40'43"E A DISTANCE OF 201.55 FEET; THENCE N02°53'35"E A DISTANCE OF 395.74 FEET; THENCE N89°41'49"E A DISTANCE OF 760.44 FEET; THENCE N89°36'50"E A DISTANCE OF 800.63 FEET; THENCE N00°06'40"W A DISTANCE OF 951.96 FEET; THENCE S69°32'12"E A DISTANCE OF 6.18 FEET TO THE POINT OF BEGINNING.

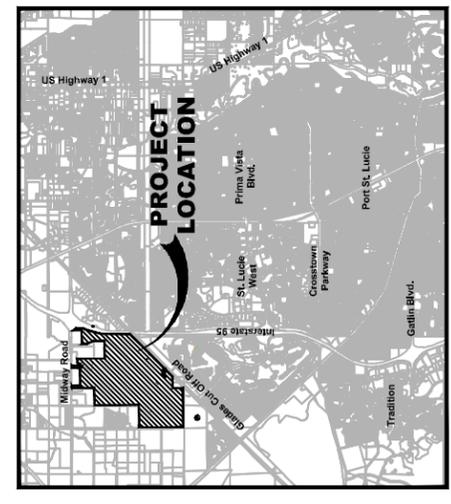
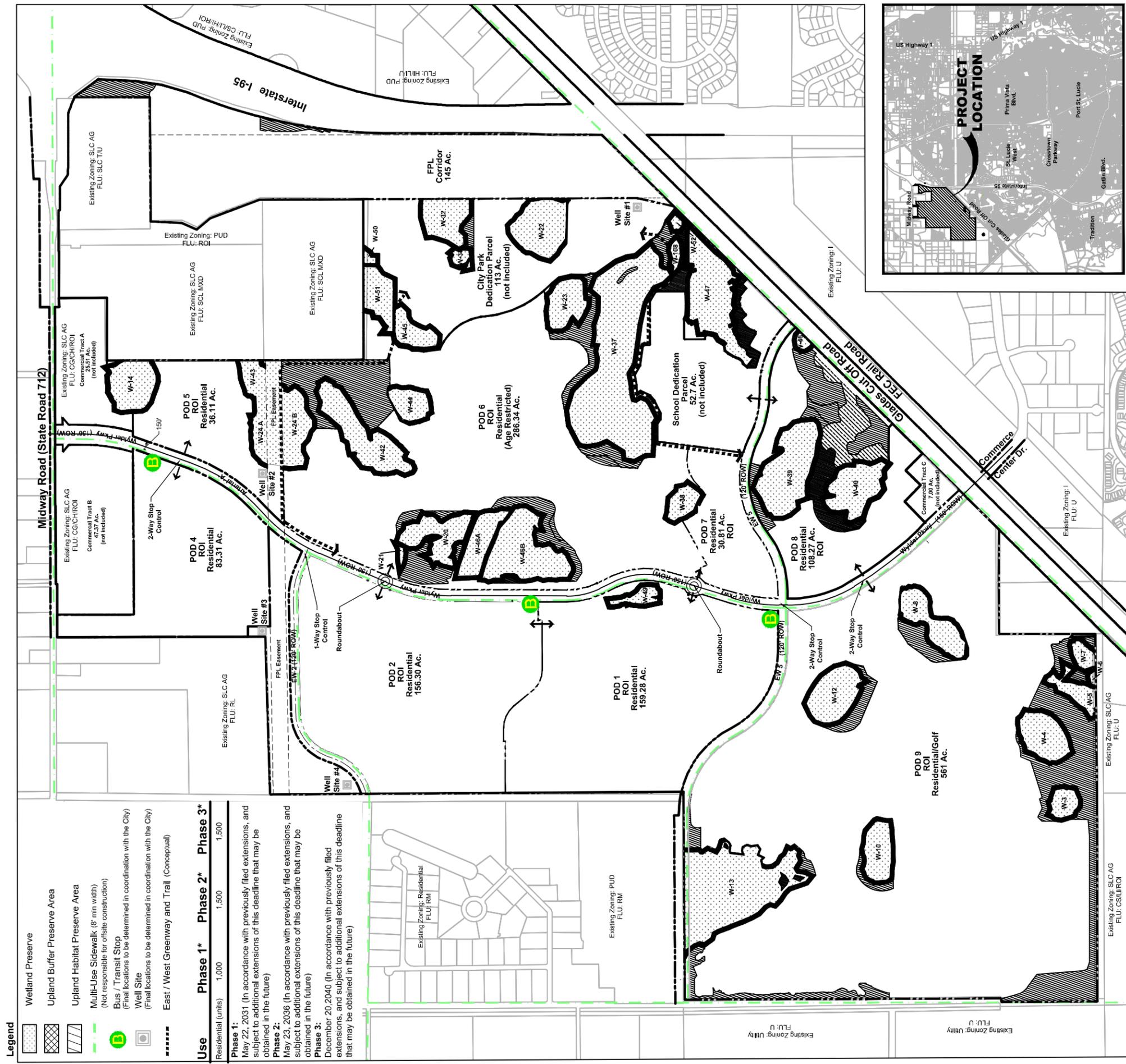
CONTAINING 142.261 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS OF WAY OF RECORD.





10/20/2023, 10:48 AM



Vicinity Map n.t.s.

- Legend**
- Wetland Preserve
  - Upland Buffer Preserve Area
  - Upland Habitat Preserve Area
  - Multi-Use Sidewalk (8' min width)  
(Not responsible for offsite construction)
  - Bus / Transit Stop  
(Final locations to be determined in coordination with the City)
  - Well Site  
(Final locations to be determined in coordination with the City)
  - East / West Greenway and Trail (Conceptual)

**Use**

Phase 1*	Phase 2*	Phase 3*
Residential (units)	1,000	1,500

**Phase 1:**  
May 22, 2031 (In accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

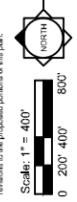
**Phase 2:**  
May 23, 2036 (In accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

**Phase 3:**  
December 20, 2040 (In accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

**RESIDENTIAL SETBACKS:**  
\* Refer to Exhibit 11 in the PUD

Single Family and Paired Villa	Townhome	Multi Family - Vertical and Horizontal
Front 15' / 18' with garage	Front 15' / 18' with garage	Front 25'
Side 5' - 10' (*per lot size)	Side 5'	Side 10'
Side/Street 14'	Side/Street 10'	Side/Street 10'
Rear 10'	Rear 10'	Rear 10'

Disclaimer: This plan is conceptual and is subject to further review and revision. It is not intended to be used for construction. All boundaries, existing facilities, and other information shown on this plan are approximate and are not intended to be used for any legal or other purposes. The City of Port St. Lucie, Florida reserves the right to modify this plan at any time without notice.



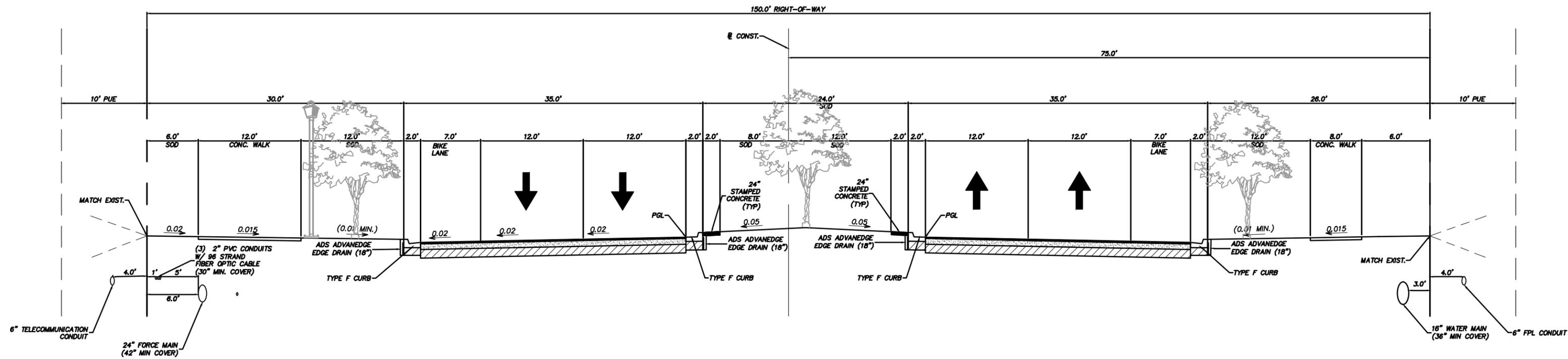
Scale: 1" = 400'  
September 2023

**Midway Glades Developers, LLC**  
**LTC Ranch (West) Residential**

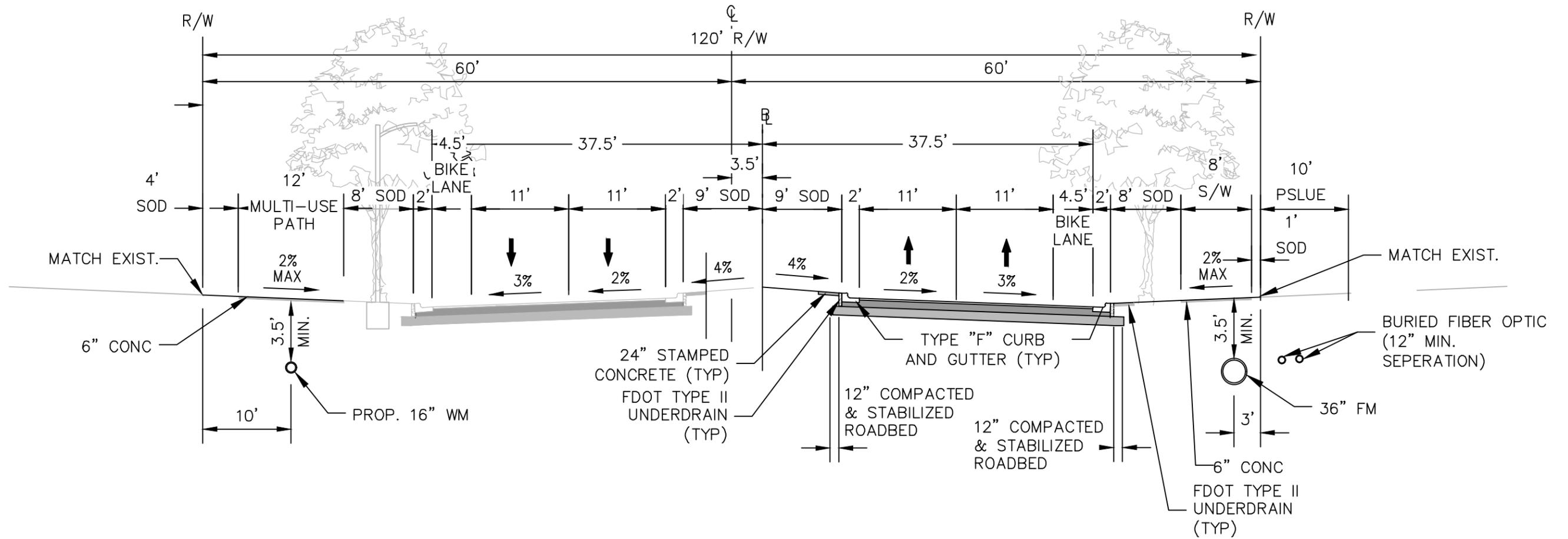
City of Port St. Lucie, Florida  
PUD Concept Plan

P22-278

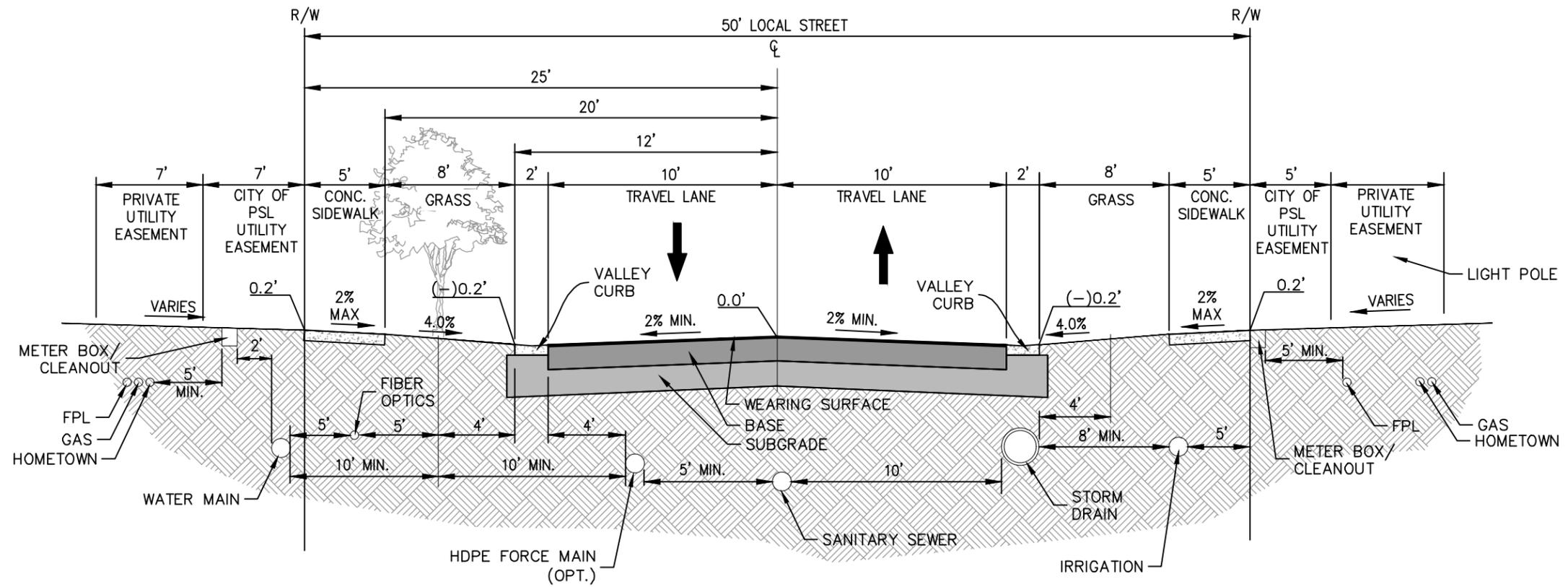
CROSS SECTIONS  
(150' ROW / Arterial A)



CROSS SECTIONS  
(120' ROW / E/W)



CROSS SECTIONS  
(50' ROW / Local Streets)



## EXHIBIT 9

### DEVELOPMENT PROGRAM

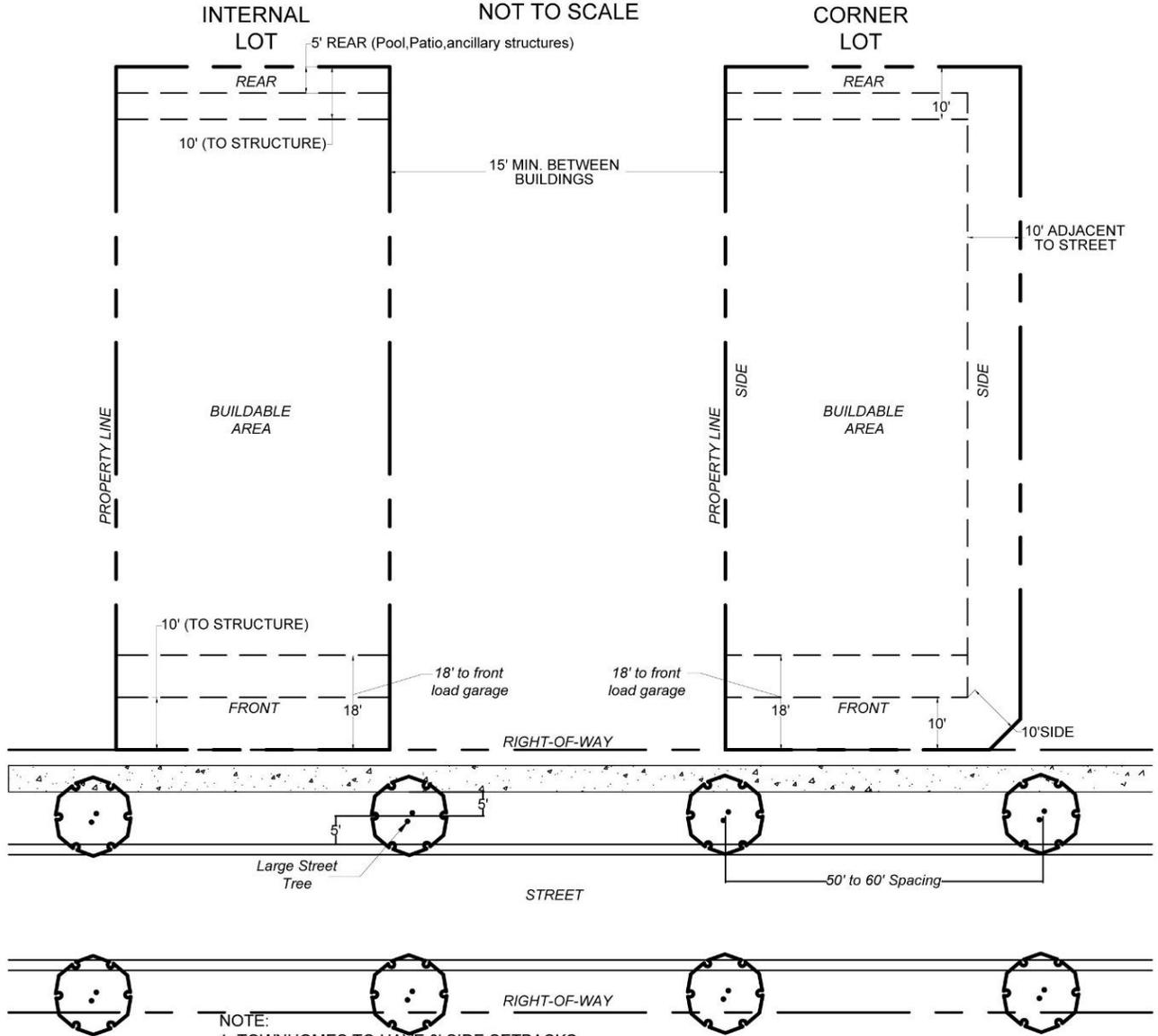
Development Program		
Use	Acreage	Yield
Residential (single and multi-family)	<del>1,205 ac</del> 1,209 ac	4,000 units (max)
Wetlands and Upland Preservation	<del>410 ac</del> 406 ac	
Arterial 'A' Right-of-Way	44 ac	
FPL Easements	145 ac	
Total	1,804 ac	4,000 units (max)

\* acreages listed are approximate

Open Space: A total of 35% open space shall be provided within the LTC Ranch DRI limits. With each application, the owner or developer of the parcel shall provide documentation of the open space area within the DRI to ensure compliance with this requirement.



TOWNHOME LOT - NON ALLEY  
NOT TO SCALE



NOTE:

1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
4. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
5. 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.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

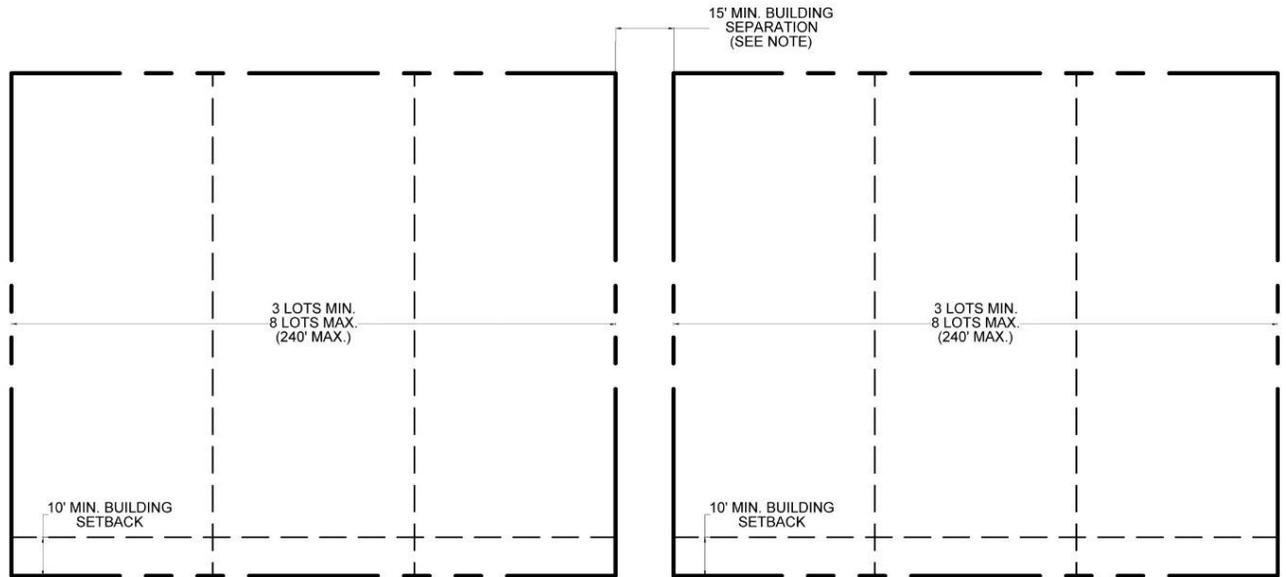
TYPICAL LOT

NON ALLEY LOT

(MIN. 18'-46' WIDTH X MIN. 70' DEPTH)

TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

TOWNHOME LOT  
NOT TO SCALE



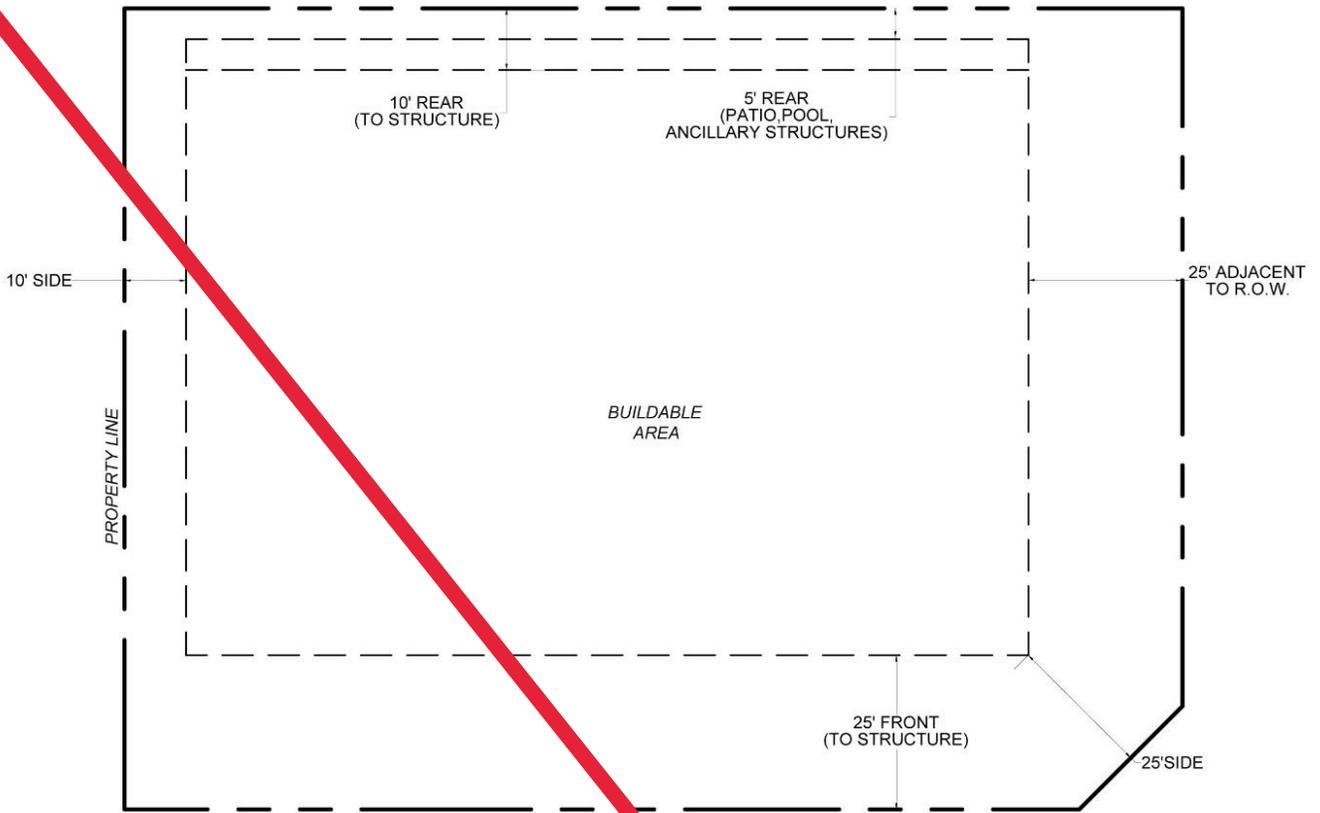
NOTE:

1. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.

2. 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.

TYPICAL BUILDING TOWNHOME LAYOUT

MULTIFAMILY RESIDENTIAL  
NOT TO SCALE

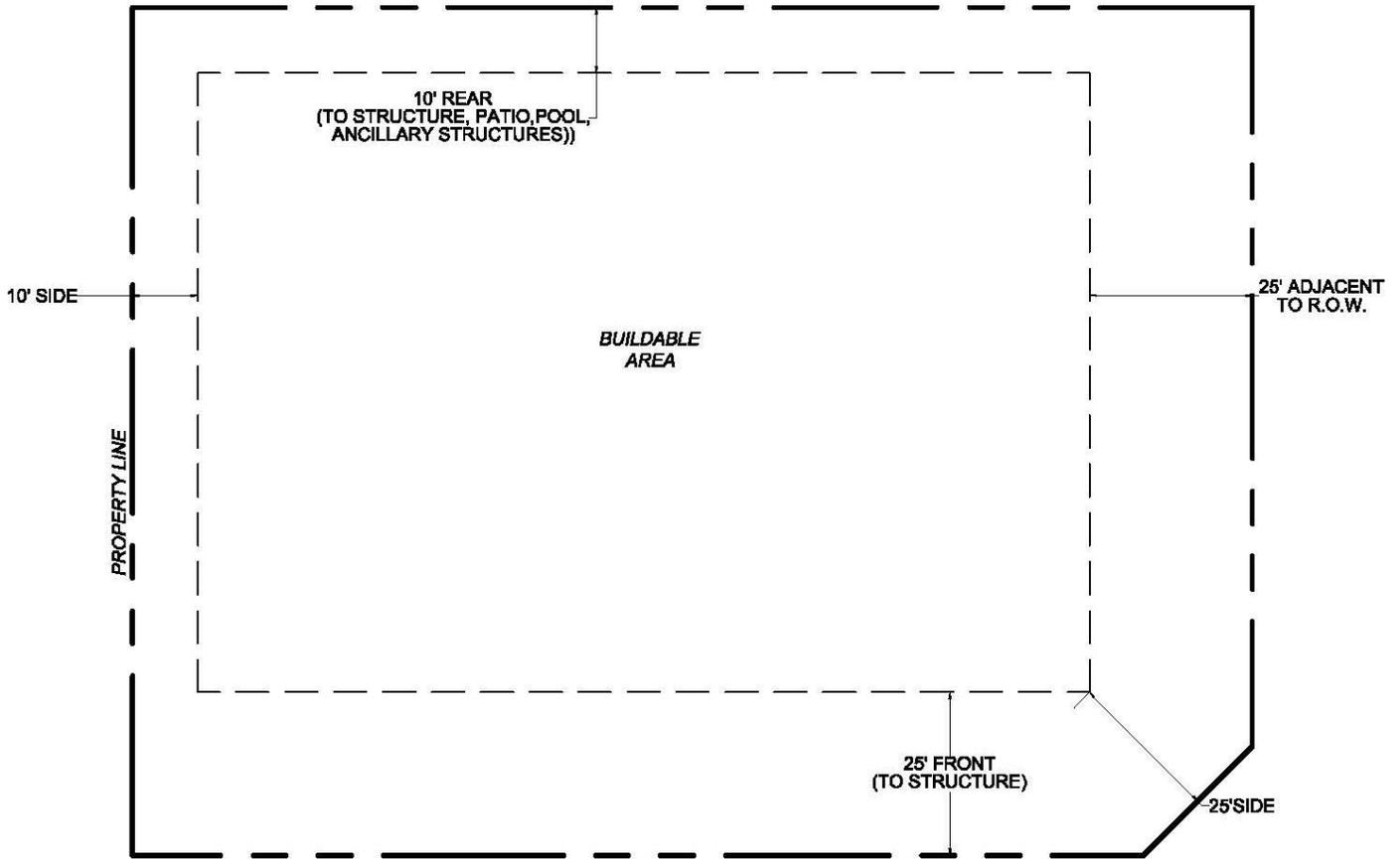


NOTE:

1. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
2. 20' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
3. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
4. 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.

**TYPICAL LOT**  
(MIN. LOT 30,000 SF. , MIN. 15' WIDTH)

**MULTIFAMILY RESIDENTIAL  
(VERTICALLY ATTACHED AND HORIZONTAL)  
NOT TO SCALE**

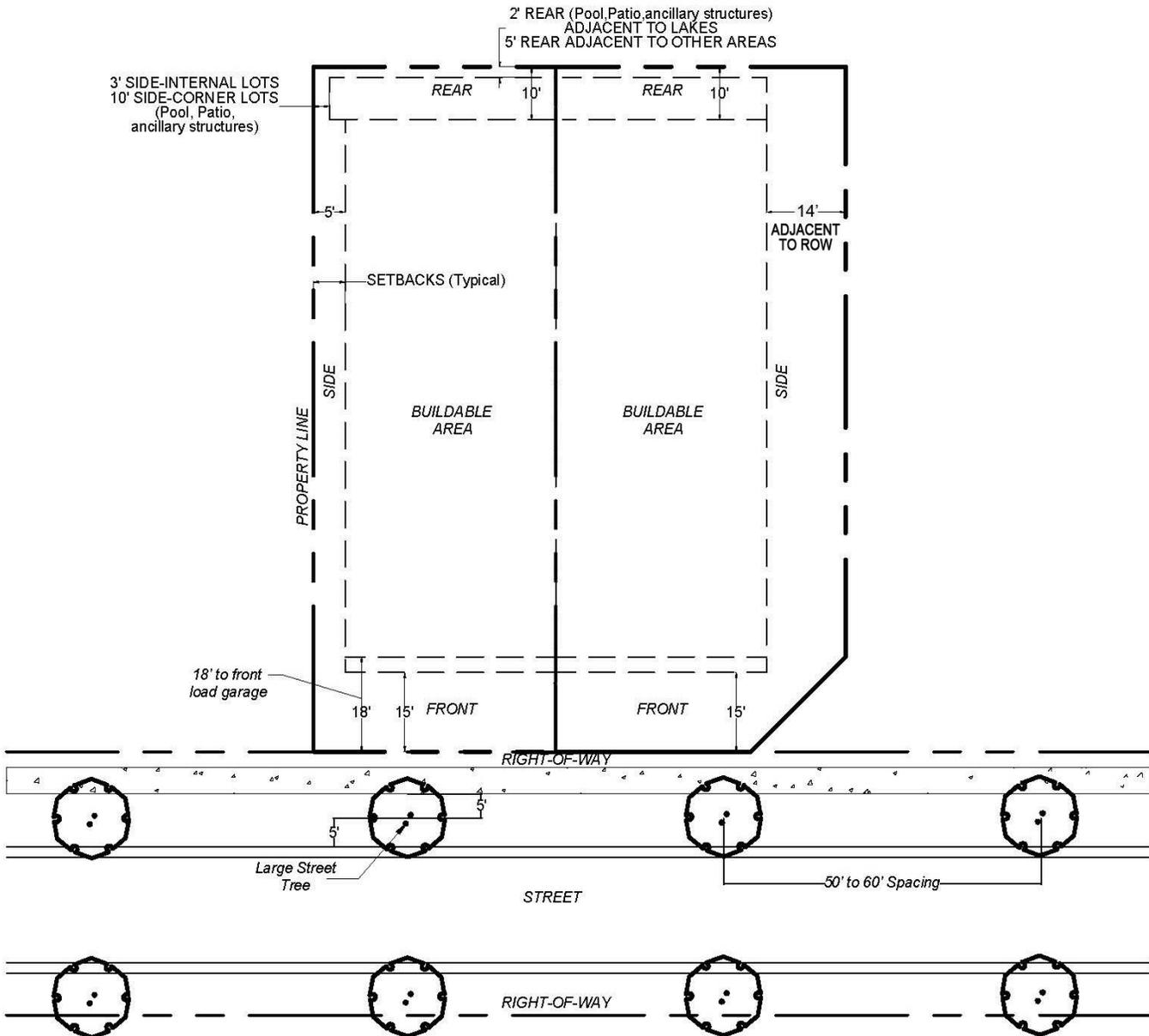


**NOTE:**

1. 20' MIN. BUILDING SEPARATION SHALL BE PROVIDED BETWEEN BUILDINGS FOR VERTICALLY ATTACHED UNITS
2. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS FOR TOWNHOME UNITS.
3. 10' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS HORIZONTAL UNITS SUCH AS COTTAGES AND PAIRED VILLAS
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
5. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
6. 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.

**TYPICAL LOT  
(MIN. LOT 30,000 SF. , MIN. 15' WIDTH)**

PAIRED VILLA / DUPLEX  
NOT TO SCALE



- NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
  2. 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.
  3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
  4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

# EXHIBIT 11

## TYPICAL RESIDENTIAL LOT STANDARDS

Product Type	Product Description	Lot Square Footage (Minimum)	Setback Lot Width (Minimum)	Lot Depth (Minimum)	Front Setback <sup>1</sup> (Minimum)	Rear Setback (Minimum)	Side Setback (Minimum)	Side Street Setback <sup>2</sup> (Minimum)	Maximum Impervious Area <sup>3</sup>	Maximum Building Coverage <sup>4</sup>
A	Single Family <sup>6</sup>	<del>9,900</del> 9,000	90'	<del>110'</del> 100'	15'	10'	10'	14'	80%	55.0%
B	Single Family <sup>6</sup>	<del>8,800</del> 8,000	80'	<del>110'</del> 100'	15'	10'	7.5'	14'	80%	57.5%
C	Single Family <sup>6</sup>	<del>7,700</del> 7,000	70'	<del>110'</del> 100'	15'	10'	5'	14'	80%	60.0%
D	Single Family <sup>6</sup>	<del>6,600</del> 6,000	60'	<del>110'</del> 100'	15'	10'	5'	14'	80%	60.0%
E	Single Family <sup>6</sup>	<del>5,500</del> 5,000	50'	<del>110'</del> 100'	15'	10'	5'	14'	80%	60.0%
F	Single Family <sup>6</sup>	<del>4,400</del> 3,500	<del>40'</del> 35'	<del>110'</del> 100'	15'	10'	5'	14'	80%	60.0%
G	SF - Zero Lot Line	<del>4,400</del> 3,500	<del>40'</del> 35'	<del>110'</del> 100'	15'	10'	0'	14'	80%	60.0%
H	MF - Villa/Duplex <sup>7-10</sup>	<del>5,280</del> 4,500	<del>48'</del> 45'	<del>110'</del> 100'	15'	10'	0'   5'	14'	80%	60.0%
I	MF - Townhome <sup>7-9</sup>	<del>1,050</del> 1,400	<del>15'</del> 18'	70'	10'	10'	<del>5'</del> 0'	10'	80%	60.0%
J	<del>MF - Condo<sup>7-9</sup></del>	1,050	15'	70'	25'	10'	10'	25'	80%	60.0%
K	MF - Vertical Apartment <sup>7-9</sup>	<del>20,000</del> 5 ac	<del>15'</del> 150'	70'	25'	10'	10'	25'	80%	60.0%
L	MF - Horizontal <sup>7-9</sup>	<del>20,000</del> 5 ac	<del>15'</del> 150'	70'	25'	10'	10'	14'	80%	60.0%

**Notes:**

- 1 Front setback at garage is a minimum of 18-feet.
- 2 Side Street Setback is for corner lot. Additional corner setback not to be included in lot width calculations.
- 3 Maximum Impervious Area includes all the impervious area within the individual lot.
- 4 Maximum Building Coverage includes all areas under roof.
- 5 Accessory uses such as pool decks, patios and screen enclosures shall have a minimum setback of 5' when abutting common areas/tracts and 10' when abutting other platted residential land. All multi-family product shall provide 10' for accessory uses.
- 6 All Single Family product has a minimum square footage (SF) of 1,400-SF of area comprised of 1,200-SF of living area and 200-SF of garage/carport.
- 7 All Multi-Family (MF) product has a minimum square footage (SF) of 500-SF for studio apartments, 700-SF for one bedroom, 800-SF for two bedrooms, 900-SF for three bedrooms or more.
- 8 ~~All Multi-Family (MF) product, H – K, shall have a minimum 20' building separation and a 25' separation when abutting or adjacent to other platted parcels.~~
- 9 All Multi-Family (MF) product shall have facades that articulate in accordance with the ROI design standards set forth in the City of Port St. Lucie's Citywide Design Standards.
- 10 MF - Villa/Duplex product, H, is considered a combination of two lots with one duplex unit (two dwelling units).

<b>TYPE</b>	<b>STATUS</b>	<b>BUILDING TYPE</b>
PA	P&Z MEETING SCHEDULED	

**ASSIGNED TO**

Anne Cox; Laura Dodd; Clyde Cuffy; Public Works Engineering; Matthew Reaver

**ADDRESS**

<b>SECTION</b>	<b>BLOCK</b>	<b>LOT</b>
	LTCRanchWest	Tr "D"

**LEGAL DESCRIPTION**

LTC Ranch West (PB 83, Page 17) Tract D (1975.26 Ac / 86,042,325 SF)

**SITE LOCATION**

Bordered by Glades Cut Off Rd to the South, Interstate 95 to the East, and Midway Rd to the North

**PARCEL #**

3302-702-0001-000-8

<b>CURRENT LANDUSE</b>	<b>PROPOSED LANDUSE</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>

<b>ACREAGE</b>	<b>NON-RESIDENTIAL SQ. FOOTAGE</b>	<b>NO. OF RESIDENTIAL UNITS</b>
1975.26		

<b>NO. OF LOTS OR TRACTS</b>	<b>NO. OF SHEETS IN PLAT</b>
0	0

**UTILITY PROVIDER**

CITY OF PORT ST. LUCIE

**DESCRIBE REQUEST**

Revision to P20-192

- Introduction of High Density Residential (RH) landuse for approximately 140 acres to allow higher density multi-family development. Provide associated language and updated exhibits for this landuse throughout the document. There is no increase in total approved density.
- Clarify pedestrian path requirement for primary rights-of-way
- Correct and adjust proposed wetland area to be preserved. Wetland 11 shall no longer be preserved, and the area listed within the approved document was erroneous.
- Add language to include rental and fee simple housing types, and associated standards.
- Adjust front setback requirements for non-residential uses.
- Provide site plan approval process for minor community elements.
- Add reduced accessory use rear setback language when adjacent to lakes or open space areas.
- Adjust parking requirement language
- Refine conceptual development plan and include access management information.

**Primary Contact Email**

dphillips@lucidodesign.com

**AGENT/APPLICANT**

<b>FIRST NAME</b>	<b>LAST NAME</b>
Derrick	Phillips

**Business Name**

Lucido Design

**ADDRESS**

701 SE Ocean Blvd

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Stuart	FL	34994

<b>EMAIL</b>	<b>PHONE</b>
dphillips@lucidodesign.com	7722202100

**AUTHORIZED SIGNATORY OF CORPORATION**

<b>FIRST NAME</b>	<b>LAST NAME</b>

**ADDRESS**

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>

<b>EMAIL</b>	<b>PHONE</b>

**PROJECT ARCHITECT/ENGINEER**

<b>FIRST NAME</b>	<b>LAST NAME</b>

**Business Name****ADDRESS**

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>

<b>EMAIL</b>	<b>PHONE</b>

**PROPERTY OWNER****Business Name**

Midway Glades Developers, LLC

**ADDRESS**

7807 Baymeadows Road E. Suite 205

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Jacksonville	FL	32256

<b>EMAIL</b>	<b>PHONE</b>
1234@lucido.com	(772) 220-2100

**FINAL PERMIT INSPECTION REQUIRED BY:**

LTC Ranch (West) Residential  
Planned Unit Development Amendment  
(P22-278)

Planning & Zoning Board Meeting  
October 3, 2023

[CityofPSL.com](http://CityofPSL.com)



## Overview:

Owner: Midway Glades Developers, LLC

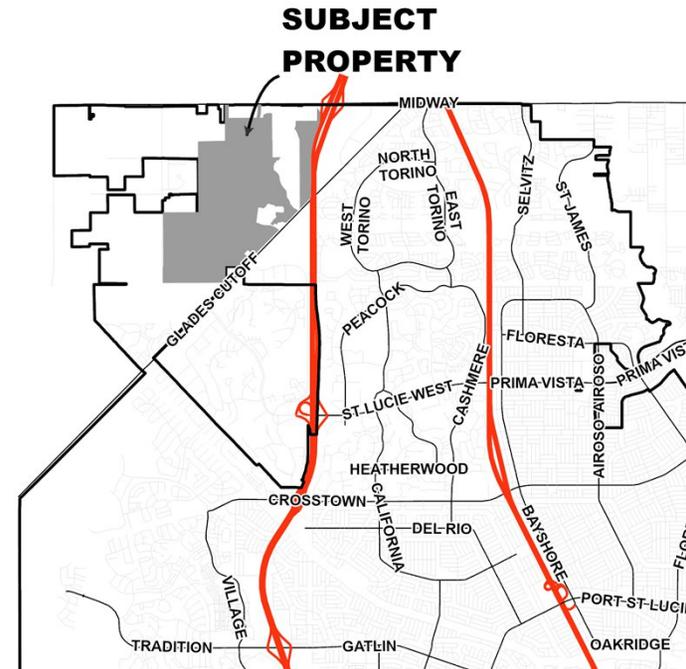
Applicant: Lucido & Associates

Request: Applicant is requesting approval of a PUD (Planned Unit Development) amendment.



# Location Map

- Generally located south of the Midway Road and northwest of Glades Cut Off Road and is 1,804 acres in size.



# Background

- LTC Ranch is an approved Development of Regional Impact (DRI) that consists of approximately 2,445 acres.
- 4,000 residential units
- 725,000 square feet of retail
- 1,960,200 square feet of industrial
- 1,508,500 square feet of office

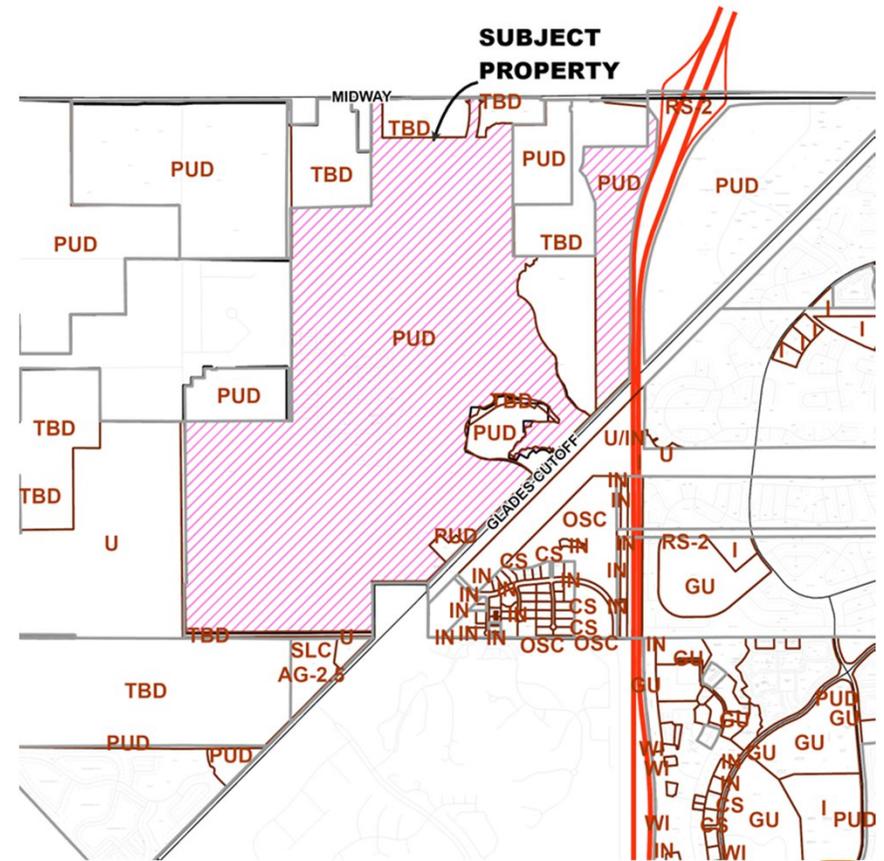
## Additionally

- A 52.7-acre school site
- 113-acre public park
- Conservation areas with wetlands and uplands



# Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	CG/CH/ROI	SLC Agricultural; SLC Utility	FPL Substation; Agricultural; West Midway Road
South	CS/LI/ROI; U	SLC Agricultural	Vacant
East	CG/CS/CH/LI; U	PUD; Institutional	LTC Ranch East PUD; FPL Easement
West	U; RM; RL	PUD; SLC Agricultural; Utilities	Utilities; Single- family residential; vacant



CityofPSL.com

# PUD Amendment Summary:

The request includes:

- Amending the conceptual plan to remove a 3.91-acre wetland, which will be mitigated through the purchase of offsite credits and onsite wetland enhancement and to relocate proposed bus stops on Wylder Parkway.
- Updating the development standards to clarify setbacks, building height, parking requirements, multi-family product types, and pedestrian circulation elements.
- Update the legal description.
- Add roadway cross sections for the arterial and local roadways.





## Consistency with Comprehensive Plan:

- Consistent with Policy 5.2.2.1 of the Conservation and Coastal Management Element, which is to continue to enforce standards for open space, wildlife and habitat preservation in conjunction with residential and commercial development.
- Consistent with Policy 2.2.1.4 of the Transportation Element which is to encourage new developments to construct bus stops and other transit amenities.
- Consistent with Objective 2.2.1 of the Transportation Element, which is to address motorized and non-motorized needs for each new development. Typical R-O-W sections include sidewalks, bikepaths and multiuse paths.



## 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. The Site Plan Review Committee recommended approval at their meeting of January 11, 2023.





## Agenda Summary

2023-898

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**Agenda Date:** 10/3/2023

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

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

**P23-149 Omega Baptist Church of Pentecost Inc. - Rezoning**

Location: East of Port St. Lucie Boulevard., between SW Aster Rd. & SW Greco Ln.

Legal Description: Port St. Lucie, Sec. 5, Blk. 1662, Lots 9, 10, 11, 15, & 16

This is a request to rezone the property from Institutional to Professional Zoning.

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

**Executive Summary:** The City of Port St. Lucie received a request from Roberto Urbina of URB Design Group, LLC., agent for the property owner, Omega Baptist Church of Pentecost Inc., to rezone a 1.16-acre parcel from Institutional (I) zoning district to Professional (P) zoning district to be consistent with the City's Comprehensive Plan. The subject property is in Conversion Area 4 as identified in the adopted City of Port St. Lucie Conversion Area Manual. The properties that are within Conversion Area 4 have a future land use designation of ROI. In 2021, the City Council approved an amendment to the comprehensive plan that revised Policy 1.1.4.13 to remove the Institutional Zoning District as a compatible zoning designation within the ROI land use classification (P21-047). As a result, the subject property's land use and zoning are not compatible. The applicant is applying to rezone the property to the Professional Zoning designation.

**Presentation Information:** A brief presentation will be provided.

**Staff Recommendation:** Move that the Board recommend approval of the rezoning request.

**Alternate Recommendations:**

1. Move that the Board recommend denial of the rezoning request.

**Background:** See attached staff report.

**Issues/Analysis:** See attached staff report.

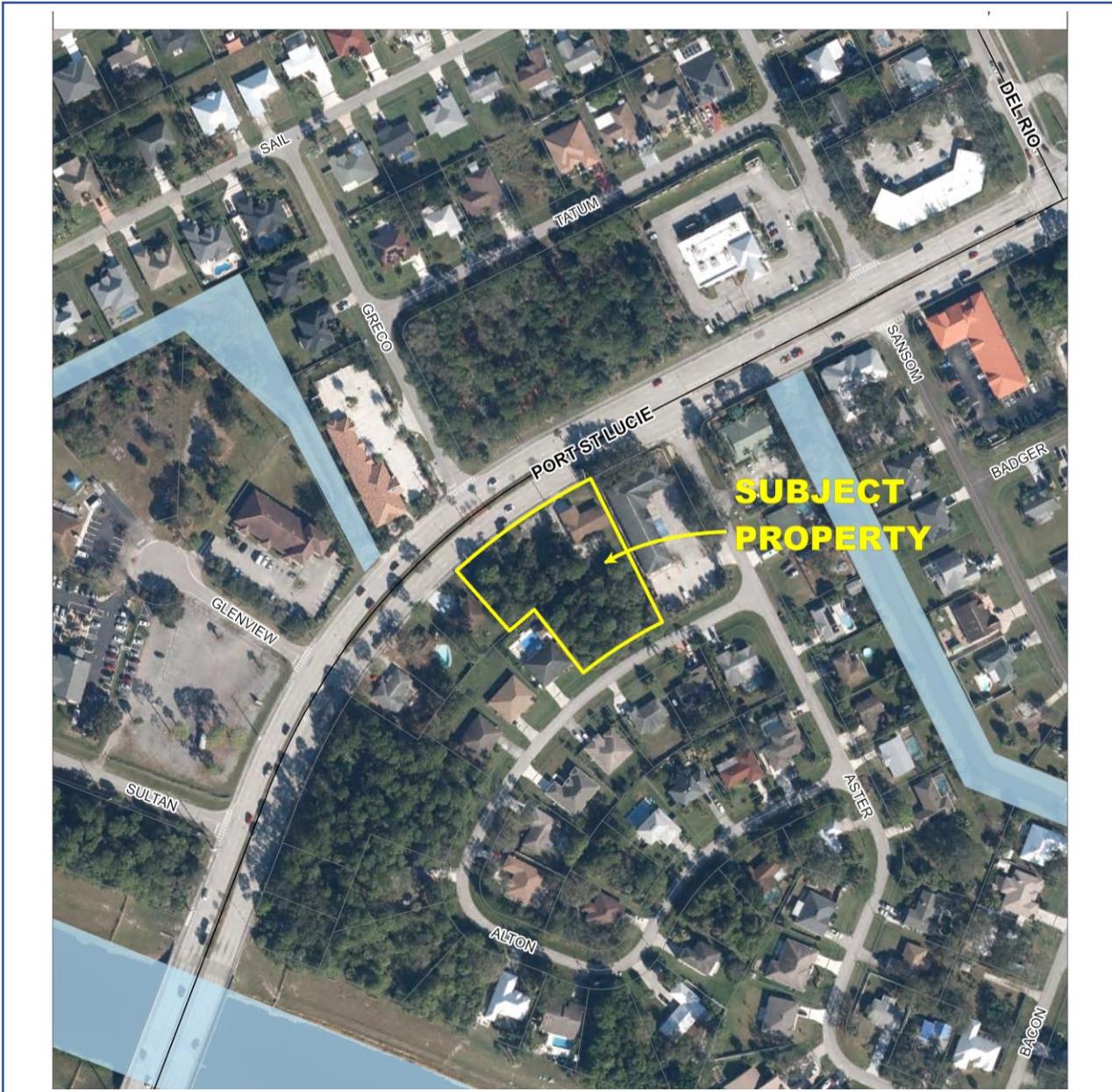
**Special Consideration:** There is an associated application for site plan approval for a 6,950 square foot church consisting of an existing 2,950 sq ft building (existing house) and a proposed two story 4,000 sq ft attached building with a total of 52 parking spaces. Prior to site plan approval, the applicant may need to apply for a Special Exception Use (SEU) depending on the size of the enclosed assembly area. The proposed site plan is attached as Attachment "A" and a rendering of the proposed project is attached as Attachment "B".

Location of Project: 726 SW Port St. Lucie Blvd.

Attachments: 1. Staff report, 2. Attachment A, 3. Attachment B, 4. Rezoning request, 5. Staff presentation



**Omega Baptist Church of Pentecost Inc.  
Rezoning  
P23-149**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Rezoning from Institutional (I) to Professional (P)
Applicant:	Roberto Urbina of URB Design Group, LLC.
Property Owner:	Omega Baptist Church of Pentecost Inc.
Location:	East of Port St. Lucie Boulevard., between SW Aster Rd. & SW Greco Ln.
Address:	726 SW Port St. Lucie Blvd.
Project Planner:	Bianca Lee, Planner II

**Project Description**

The application is a request to rezone approximately 1.16 acres of property located on the east side of Port St. Lucie Boulevard between the C-24 Canal and SW Aster Road from the zoning designation of Institutional (I) zoning district to Professional (P) zoning district. The subject property is five formerly residential parcels legally described as Port St. Lucie Sec. 5, Blk. 1662 Lots 9, 10, 11, 15, & 16 that were rezoned to the Professional Zoning District (P) in 2016 (OR 16-78). A Unity of Title was included with the rezoning. The subject property is located within Conversion Area 4 and has a future land use designation of ROI. In 2021, the City Council approved an amendment to the comprehensive plan that revised Policy 1.1.4.13 to remove the Institutional Zoning District as a compatible zoning designation with the ROI land use classification (P21-047). As a result, the subject property's land use and zoning are not compatible. The applicant is applying to rezone the property to the Professional Zoning designation. The property's address is 726 SW Port St. Lucie Blvd.

Under the ROI land use designation, properties can be rezoned to LMD (Limited Mixed-Use District), P (Professional), RM-5 (Multi-Family 5 units per acre), or Residential PUD (Planned Unit Development) between 5-11 units per acre.

There is an associated application for site plan approval for a 6,950 square foot church consisting of an existing 2,950 sq ft building (existing house) and a proposed two story 4,000 sq ft attached building with a total of 52 parking spaces. Per City Code, a church falls under the definition for an Enclosed Assembly Area. Enclosed Assembly Areas 3,000 square feet or less are a permitted use in the Professional Zoning District. An Enclosed Assembly Area over 3,000 square feet requires a Special Exception Use (SEU). Prior to site plan approval, the applicant may need to apply for a Special Exception Use (SEU) depending on the size of the enclosed assembly area. The proposed site plan is attached as Attachment "A" and a rendering of the proposed project is attached as Attachment "B".

**Public Notice Requirements**

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the October 3, 2023, Planning & Zoning Board meeting.

**Location and Site Information**

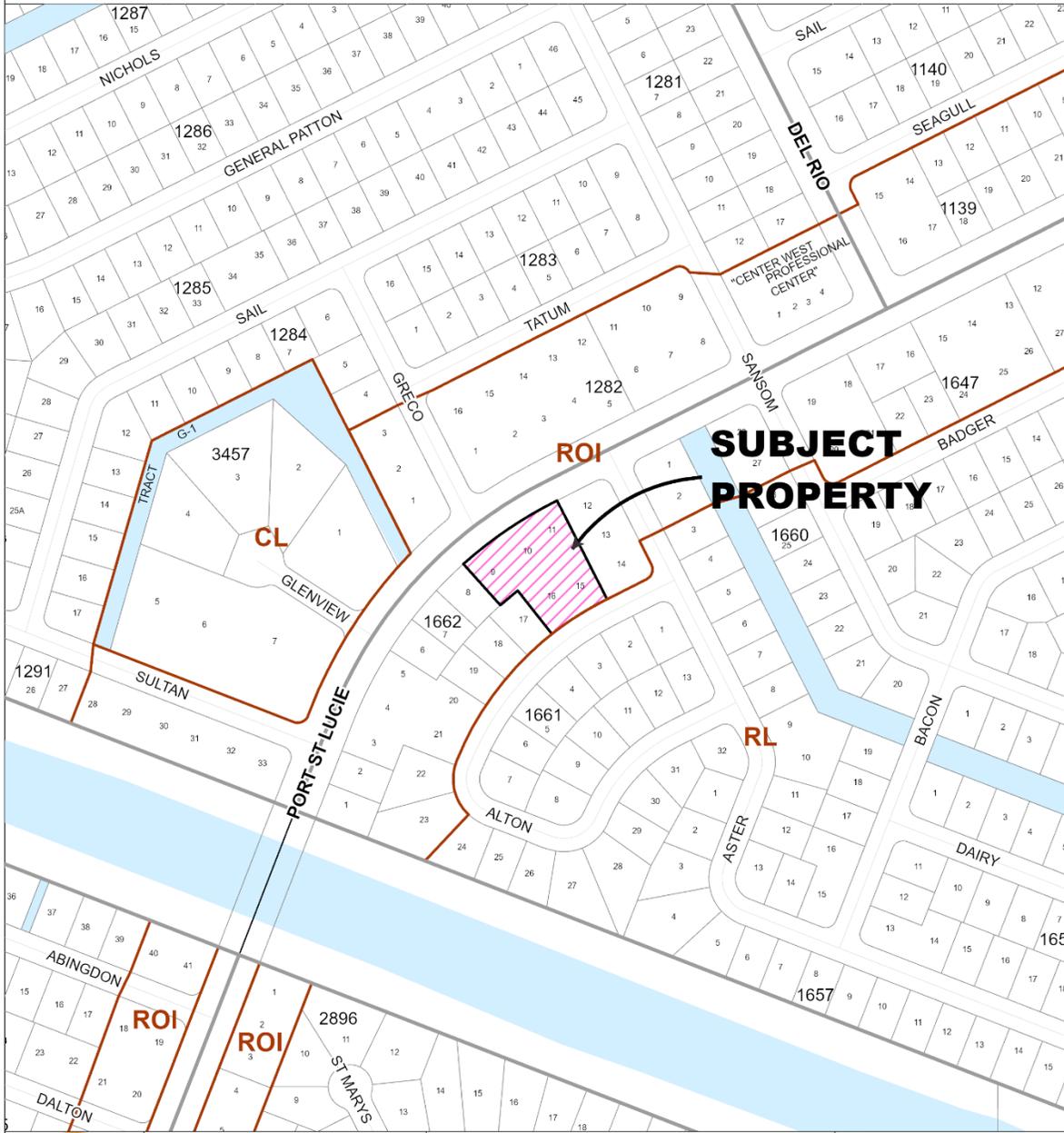
Parcel Number:	3420-520-0844-000-4
Property Size:	1.16 acres: 50,640 SF
Legal Description:	as Port St. Lucie Sec. 5, Blk. 1662 Lots 9, 10, 11, 15, & 16
Future Land Use:	ROI-Residential, Office & Institutional
Existing Zoning:	Institutional (I)
Existing Use:	Single-family residence
Requested Zoning:	Professional
Proposed Use:	A use consistent with the Professional Zoning District & Comprehensive Plan. A site plan has been submitted for a 6,950 sq. ft. church (enclosed assembly area).

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	ROI	LMD	Vacant
South	RL	RS-2	Existing single-family residence.
East	ROI	LMD	Retail
West	ROI	RS-2	Existing single-family residence.

**ROI-Residential, Office, & Institutional, RL- Low Density Residential, LMD-Limited Mixed-Use, RS-2-Single-Family Residential**

# FUTURE LAND USE





## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency:** Proposed zoning of Professional is compatible with Policy 1.1.4.13 and future land use classification of Residential, Office & Institutional (ROI).

### ZONING REVIEW

**Justification Statement:** The subject property is in Conversion Area 4 with an ROI future land use. In 2021, the City Council approved an amendment to the comprehensive plan that revised Policy 1.1.4.13 to remove the Institutional Zoning District as a compatible zoning designation within the ROI land use classification (P21-047). As a result, the subject property’s land use and zoning are not compatible. The applicant is applying to rezone the property to the Professional Zoning Designation. The purpose of this request is to rezone the parcels for development and align with the direction and intent of the Professional Zoning District and the City of Port St. Lucie’s Comprehensive Plan.

**Staff Analysis:** The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan and Conversion Manual. The Professional Zoning District (P) is compatible with the Residential, Office & Institutional (ROI) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

### Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	4	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI	
Proposed rezoning	Professional Zoning District	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	A Unity of Title was included with the previous rezoning (P16-149).	
	Required	Proposed
Minimum Frontage	160	257.01
Minimum Depth	125	250
Landscape Buffer Wall	All proposed development will have to comply with Section 154.03 (C)(5)(b) which requires a six foot masonry buffer wall when property zoned commercial, industrial, institutional, office, or public facility uses abuts property to the side or rear which is designated with a residential or open space land use.	

### ENVIRONMENTAL REVIEW

The subject property will be required to submit a tree survey as part of site plan approval. A gopher tortoise survey will be required prior to clearing.

### RELATED PROJECTS

P16-149 – S&W Land Investments Rezoning  
Church-Omega Baptist Church of Pentecost site plan (P23-027).

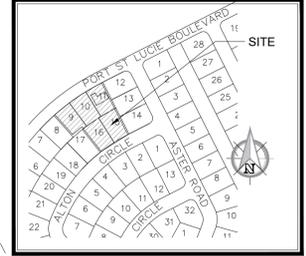
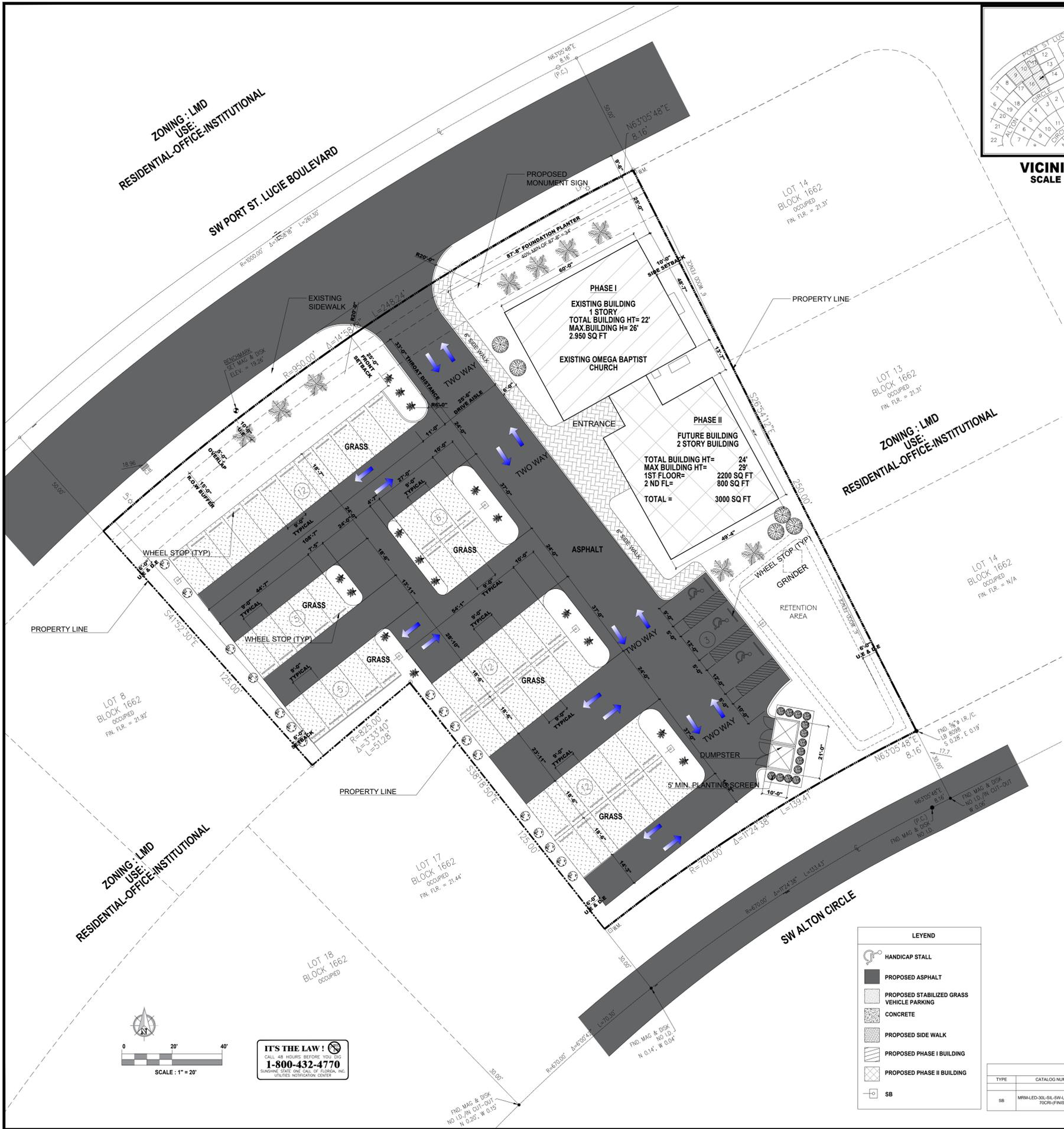
## STAFF RECOMMENDATION

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 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.



**VICINITY MAP**  
SCALE : N.T.S

SITE DATA	
<b>LEGAL DESCRIPTION:</b> LOTS 9,10,11,15 AND 16, BLOCK 1662, PORT SAINT LUCIE SECTION FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.	
<b>CONTAINS:</b>	50.010 SQUARE FEET OR 1.148
<b>PARCEL ID #:</b>	3420-520-0844-000-4
<b>PROJECT NAME:</b>	OMEGA BAPTIST CHURCH
<b>OWNER:</b>	OMEGA BAPTIST CHURCH OF PENTECOST INC.
<b>LAND USE TYPE :</b>	0100
<b>FUTURE LAND USE:</b>	CHURCH
<b>ZONING:</b>	RS-2
<b>LAND USE:</b>	ROI
<b>BUILDING DATA:</b>	
<b>PHASE 1</b>	
<b>ALTERATION EXISTING BUILDING</b>	
EXISTING AREA UNDER AIR	1.737.00 SF
PROPOSED AREA UNDER AIR	2.950.00 SF
PROPOSED BUILDING HEIGHT	22'
PROPOSED ADDITIONAL PARKING	
SET BACKS:	
FRONT: 25'	
SIDE : 10'	
REAR: 10'	
<b>PHASE 2</b>	
<b>NEW BUILDING</b>	4.000 S.F.
FIRST FLOOR	3.000 S.F. APROX
SECOND FLOOR	1.000 S.F. APROX
PROPOSED BUILDING HEIGHT	= 25'
PHASE 1	= 35'
PHASE 2	= 50%
MAXIMUM BUILDING COVERAGE	= 22%
TOAL BUILDING COVERAGE	
<b>TOTAL BUILDING AREA PHASE I PHASE II</b>	6.950 S.F.
<b>PARKING CALCULATIONS</b>	
<b>PHASE 1</b>	
<b>OUTDOOR FACILITIES</b>	= 15 SPACES
2.950 S.F ( 1 SPACE / 200 S.F)	= 3 SPACES
REQUIRED HANDICAP SPACES	= 28 SPACES
PROVIDE SPACES	= 3 SPACES
<b>PHASE 2</b>	
<b>CHURCH FACILITY</b>	= 20 SPACES
4.000 S.F ( 1 SPACE / 200 S.F)	= 24 SPACES
PROVIDE SPACES	
<b>TOTAL PROVIDE SPACES PHASE I &amp; PHASE II</b>	52 SPACES
<b>HANDICAP SPACES</b>	3 SPACES

SITE DATA			
	S.F	AC	100%
TOTAL AREA	50.051	1.14	100
IMPERVIOUS AREA			
	S.F	AC	100%
EXISTING & PROPOSED BUILDING	5150.00	0.11	10.29
PROPOSED PAVEMENT	15768.00	0.36	31.50
PROPOSED STABILIZED GRASS VEHICLE PARKING	10069.00	0.23	20.00
PROPOSED CONCRETE	2463.00	0.05	0.04
TOTAL IMPERVIOUS AREA	33450.00	0.75	61.83
PERVIOUS AREA			
	S.F	AC	100%
GREEN SPACE	3350.00	0.08	0.06
LANDSCAPE BUFFERS	8847.00	0.18	31.50
RETENTION	3611.00	0.08	20.00
TOTAL PERVIOUS AREA	15808.00	0.34	51.56

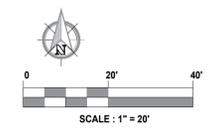
LEYEND	
	HANDICAP STALL
	PROPOSED ASPHALT
	PROPOSED STABILIZED GRASS VEHICLE PARKING
	CONCRETE
	PROPOSED SIDE WALK
	PROPOSED PHASE I BUILDING
	PROPOSED PHASE II BUILDING
	SB

LIGHT FIXTURE SCHEDULE									
TYPE	CATALOG NUMBER	MANUFACTURER	DESCRIPTION	LAMPS TYPE	DIMMING	VOLTS	MOUNTING	REMARKS	INPUT WATTS
SB	MRA-LED-30L-SL-SW-UNV-DIM-CCT70-TOR-IP65H-L	MIRA-LED-30L-SL-SW-UNV-DIM-CCT70-TOR-IP65H-L	SITE PARKING LOT LED FIXTURE W/INTEGRAL SPOIL CUTOFF	INTEGRATED LED	0-10 V	120/277V	TENON	MOUNTED @ 25-0° AFO. TYPING 180 DEGREE ORIENTATION	232

ZONING : LMD  
USE :  
RESIDENTIAL-OFFICE-INSTITUTIONAL

ZONING : LMD  
USE :  
RESIDENTIAL-OFFICE-INSTITUTIONAL

ZONING : LMD  
USE :  
RESIDENTIAL-OFFICE-INSTITUTIONAL



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CALL 48 HOURS BEFORE YOU DIG  
**1-800-432-4770**  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.  
UTILITY NOTIFICATION CENTER

PLANS PREPARED BY:

URB DESIGN GROUP LLC

FAUSTO GUERRERO P.E.  
FL License #50465  
17084 SW 91 St Ave Palmello Bay Fl 33157  
Phone (787)443-1686  
useosau@gmail.com

PROJECT  
**OMEGA BAPTIST CHURCH OF PENTECOST INC**  
726 SW PORT SAINT LUCIE BLVD  
PORT ST LUCIE FL, 34993

OWNER  
**OMEGA BAPTIST CHURCH OF PENTECOST INC**

SHEET CONTENTS  
**SITE PLAN**

JOB	DATE	DRAWN	CHKD
			UR

CONTRACTOR :

REVISIONS

SHEET

**S1.0**

OF

FAUSTO GUERRERO P.E.  
FLORIDA LICENCE # 50465



**RECEIVED**

**AUG 23 2023**

**PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL**

Ulrick Alce  
Omega Baptist Church of Pentecost  
726 SW Port Saint Lucie Blvd  
Port Saint Lucie, FL 34953  
08/23/2023

City of Port Saint Lucie  
Planning & Zoning Department  
121 SW Port St. Lucie Blvd  
Port St. Lucie, FL 34984

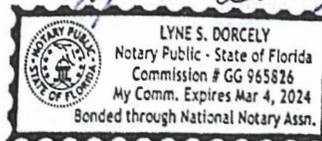
Dear City of Port Saint Lucie:

I, Ulrick Alce, provide consent for property owned by Omega Baptist Church of Pentecost located at 726 SW Port Saint Lucie Blvd, Port Saint Lucie, FL 34953 to be rezoned from Institutional (I) to Professional (P) in order for a proposed church to move forward. The subject property can be identified by parcel ID number 342052008440004 and legal description PORT ST LUCIE-SECTION 05- BLK 1662 LOTS 9, 10, 11, 15 AND 16.

Sincerely,

*Ulrick Alce*

Ulrick Alce  
Reverend



# City of Port St. Lucie REZONING P23-149

Planning & Zoning Board  
October 3, 2023  
Bianca Lee  
Planner II

[CityofPSL.com](http://CityofPSL.com)



## Request:

Roberto Urbina of URB Design Group, LLC., acting as agent for the property owner, Omega Baptist Church of Pentecost Inc., is requesting approval of the rezoning of approximately 1.16 acres from Institutional (I) to Professional (P) to be consistent with the City's Comprehensive Plan.



## General Information:

Owners – Omega Baptist Church of Pentecost Inc.

Applicant – Roberto Urbina of URB Design Group, LLC

Location – 726 SW Port St. Lucie Blvd.

Existing Use – Single-family home on one lot and the other four lots are vacant.



## Background:

The subject property is five formerly residential parcels located on the east side of Port St. Lucie Boulevard between the C-24 Canal and SW Aster Road that are located in Conversion Area 4.

Conversion Area 4 has an ROI land use designation, the parcels were rezoned to the Professional Zoning District (P) in 2016 (OR 16-78).

In 2021, the City Council approved an amendment to the comprehensive plan that revised Policy 1.1.4.13 to remove the Institutional Zoning District as a compatible zoning designation with the ROI land use classification (P21-047).

As a result, the subject property's land use and zoning are not compatible. The applicant is applying to rezone the property to the Professional zoning designation for site development.

## Associated Application

An application for site plan approval has been submitted for a proposed 6,950 square foot church consisting of an existing 2,950 sq. ft. building (existing house) and a proposed two story 4,000 sq. ft. attached building with a total of 52 parking spaces.

- There is an existing single-family residence located on lot 11.
- An application for a Special Exception Use (SEU) may be required if the assembly area is greater than 3,000 square feet.
- The applicant will be required to provide a tree survey as part of site plan review.





**Lot Configuration & Surrounding Uses**  
**Existing Single-family home**

CityofPSL.com







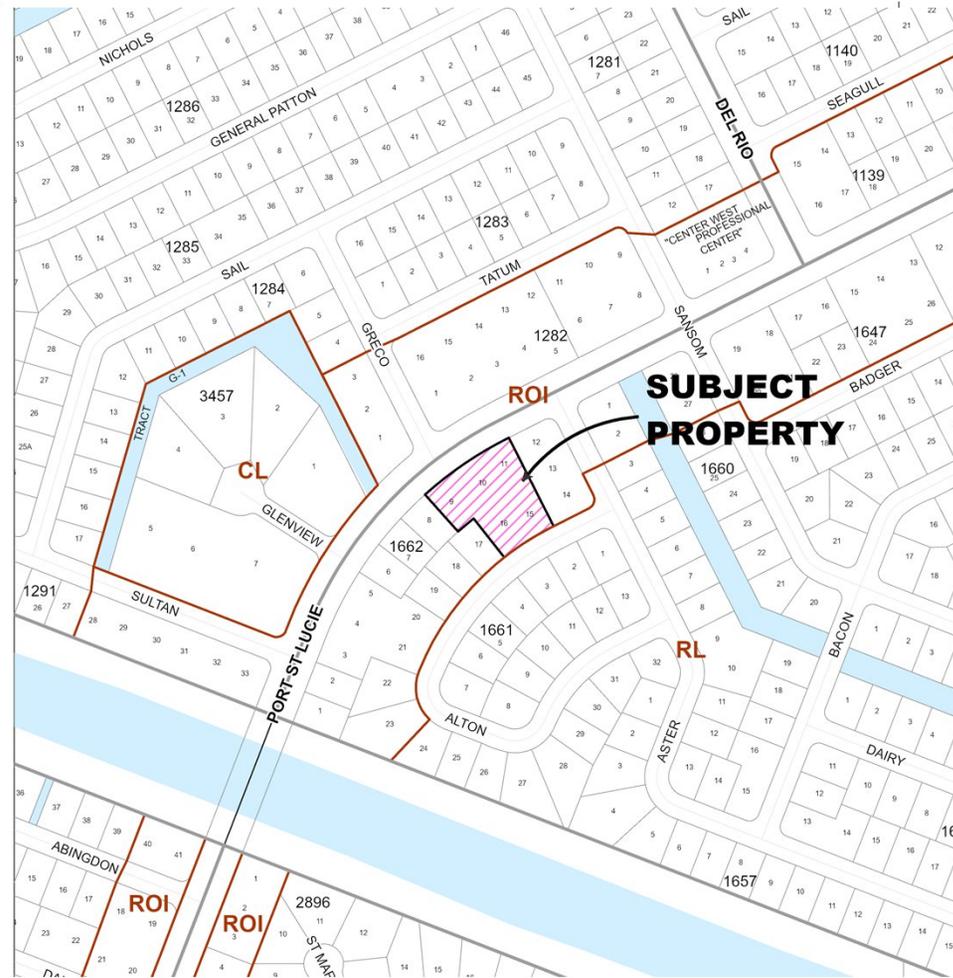
PLANS PREPARED BY:  URB DESIGN GROUP LLC	
PROJECT: OMEGA BAPTIST CHURCH OF PENTECOST INC 1000 W. 1ST ST PORT ST. LUCIE, FL 34953	
OWNER: OMEGA BAPTIST CHURCH OF PENTECOST INC	
SHEET CONTENTS: JOB: _____ DATE: _____ DRAWN: _____ CHECKED: _____ CONTRACTOR: _____ REVISIONS: _____ SHEET: _____ OF: _____ DATE: _____	

# Site Rendering

CityofPSL.com



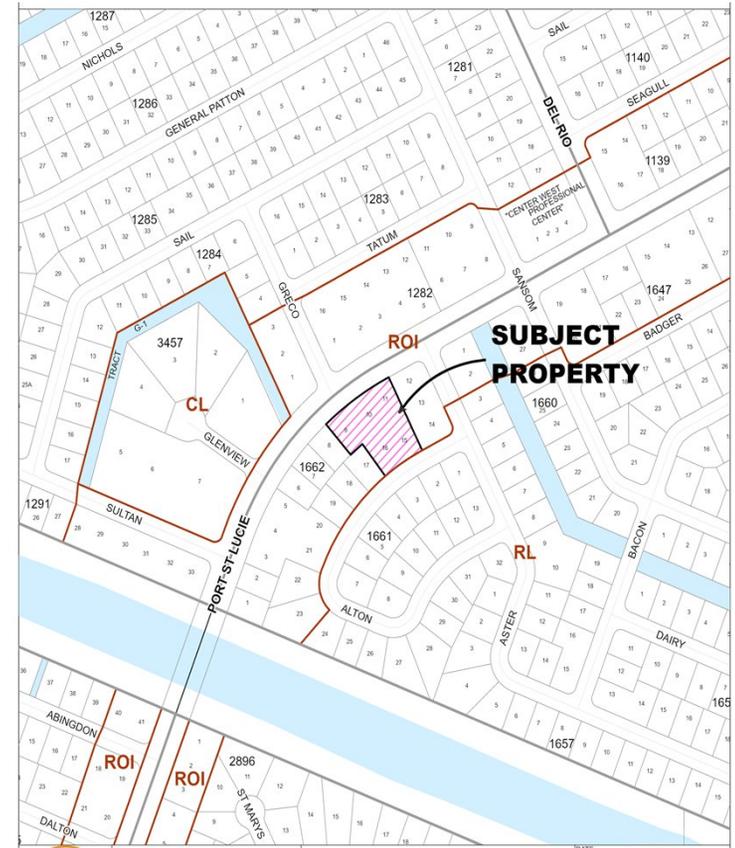
# Future Land Use



CityofPSL.com

# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office & Institutional (ROI)	Limited Mixed-Use (LMD)	Vacant
South	Low Density Residential (RL)	Single –Family Residential (RS-2)	Single Family Home
East	Residential, Office & Institutional (ROI)	Limited Mixed-Use (LMD)	Retail
West	Residential, Office & Institutional (ROI)	Single –Family Residential (RS-2)	Single Family Home



CityofPSL.com

# Compliance with Conversion Area Requirements

CONVERSION AREA REVIEW STANDARDS		
Planning Area location per Conversion Manual	Area 4	
Is all property within planning area?	Yes	
Type of Conversion Area	Residential, Office & Institutional (ROI)	
Proposed rezoning	Professional Zoning District	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Provided with previous rezoning (P16-149)	
	Required	Proposed
Minimum Frontage	160'	257.01 (Port St. Lucie Blvd.)
Minimum Depth	125	250
Landscape Buffer Wall	Yes, to screen from neighboring residential properties	Masonry wall and fencing will be required to screen the development from residential land uses. All proposed development will have to comply with Section 154.03 (C)(5)(b).

# 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 Professional (P) Zoning District is listed as a compatible zoning district under the Residential, Office & Institutional (ROI) future land use classification.

## **Policy 1.1.4.13 Future Land Use Element**

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
Residential, Office, & Institutional (ROI)	P (Professional), I (Institutional), LMD (Limited Mixed Use), RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre



# Planning & Zoning Staff Recommendation

The Planning & Zoning Department staff recommends approval of the rezoning request.





## Agenda Summary

2023-897

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**Agenda Date:** 10/3/2023

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

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

### P23-156 Sympatico Landscape Buffer Wall - Landscape Modification

Location: North of SW Darwin Boulevard and east of SW Port St. Lucie Boulevard

Legal Description: Sympatico Plaza, Lot 4

This is a request to waive the requirement for an architectural buffer wall and substitute landscaping in lieu of a wall on the north and east side of the property per Section 154.12 of the Landscape and Land Clearing Code.

Submitted By: Francis Forman, Planner II, Planning & Zoning

Executive Summary: The applicant is requesting a waiver to the architectural buffer wall requirement as per Section 154.12 of the Landscape and Land Clearing Code. The proposed development is adjacent to residential properties along the northern and eastern side of the subject site. 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 22 acres in size, has a concurrent site plan (P23-090) for the construction of a 324-unit multifamily apartment Planned Unit Development (PUD). The property is located north of SW Darwin Blvd. & east of SW Port St. Lucie Blvd. The applicant is proposing a landscape modification to substitute landscaping for a 6-foot-high masonry wall within the 10-foot-wide landscape buffer area along the north and east side of the site.

Presentation Information: Staff will provide a presentation.

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: North of SW Darwin Blvd. & east of SW Port St. Lucie Blvd.

#### Attachments:

1. Staff Report
2. Cover Letter
3. Landscape Elevation Plan

4. Site Plan Exhibit
5. Application
6. Owner's Authorization
7. Staff Presentation



**Sympatico Landscape Buffer Wall  
Landscape Modification  
Project Number: P23-156**



**Project Aerial Map**

**SUMMARY**

Applicant's Request:	To waive the requirement for an architectural buffer wall on the north and east side of the site along the drainage canal and preserve.
Applicant:	Derrick Phillips, Lucido & Associates
Property Owner:	Port St. Lucie Properties, LLC
Location:	North of SW Darwin Blvd. & east of SW Port St. Lucie Blvd.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Francis Forman

**Project Description**

The applicant is requesting a waiver to the architectural buffer wall requirement as per Section 154.12 of the Landscape and Land Clearing Code. 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 property is located north of SW Darwin Blvd. & east of SW Port St. Lucie Blvd. The subject property, approximately 22 acres in size, is zoned PUD and as depicted on the approved Planned Unit Development master plan (PUD) (P21-201) for the construction of a 324-unit multifamily apartment complex. As also depicted on the PUD master plan, the proposed development contains a 4.55-acre upland preserve that is located along the northern and eastern portions of the PUD, which would provide a greater distance separation from the existing single-family residential along these areas. Based on these separations, the applicant is requesting the substitution of enhanced landscaping in lieu of providing a six (6) foot buffer wall.

**Review Criteria**

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

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in section 154.12(B)-(E) shall be utilized for such hearings. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing.

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

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

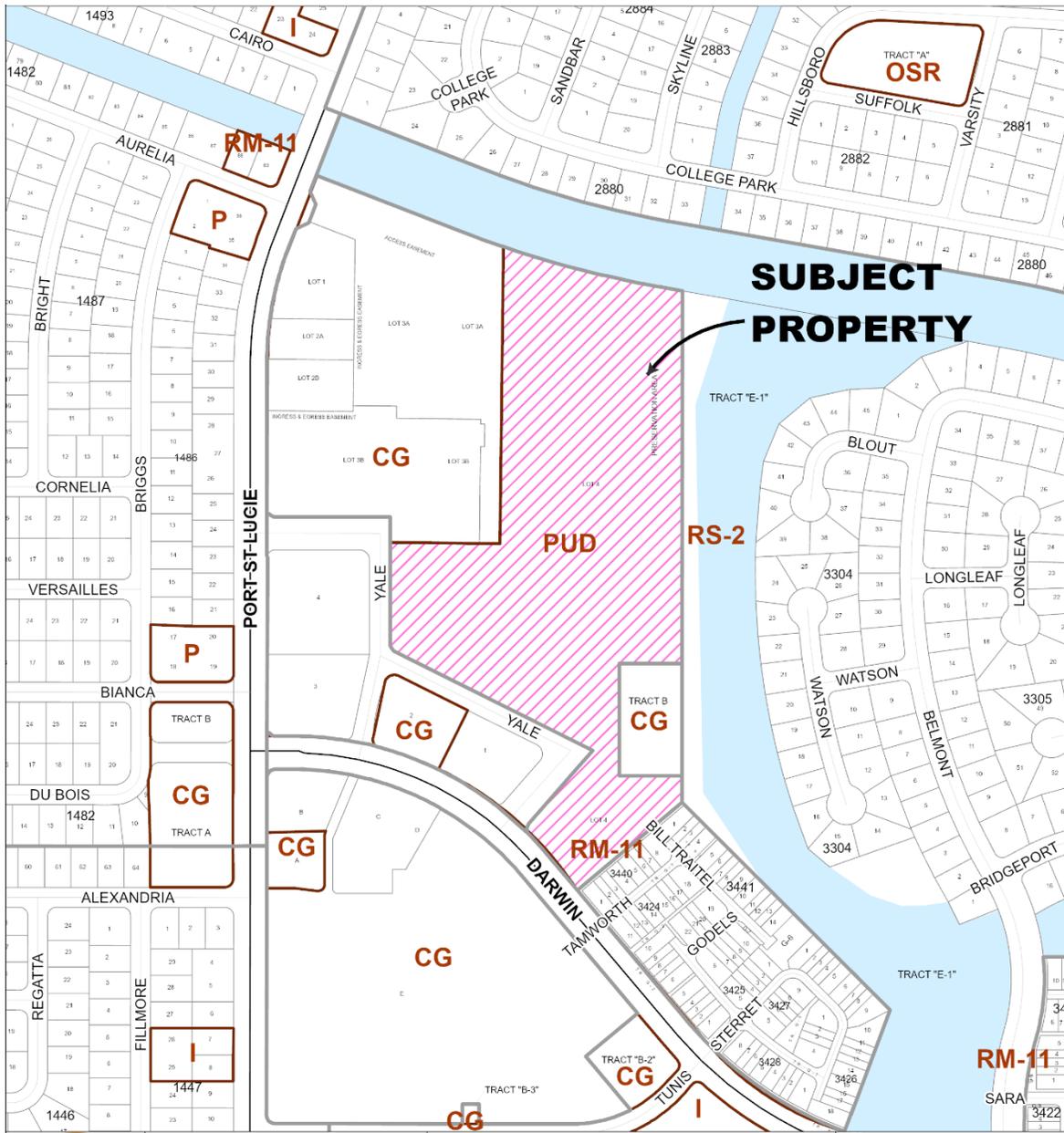
**Location and Site Information**

Parcel Number:	4418-702-0004-000-8
Property Size:	22 AC
Legal Description:	Sympatico Plaza, Lot 4
Address:	SE Port St. Lucie Blvd
Future Land Use:	High Residential (RH)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant

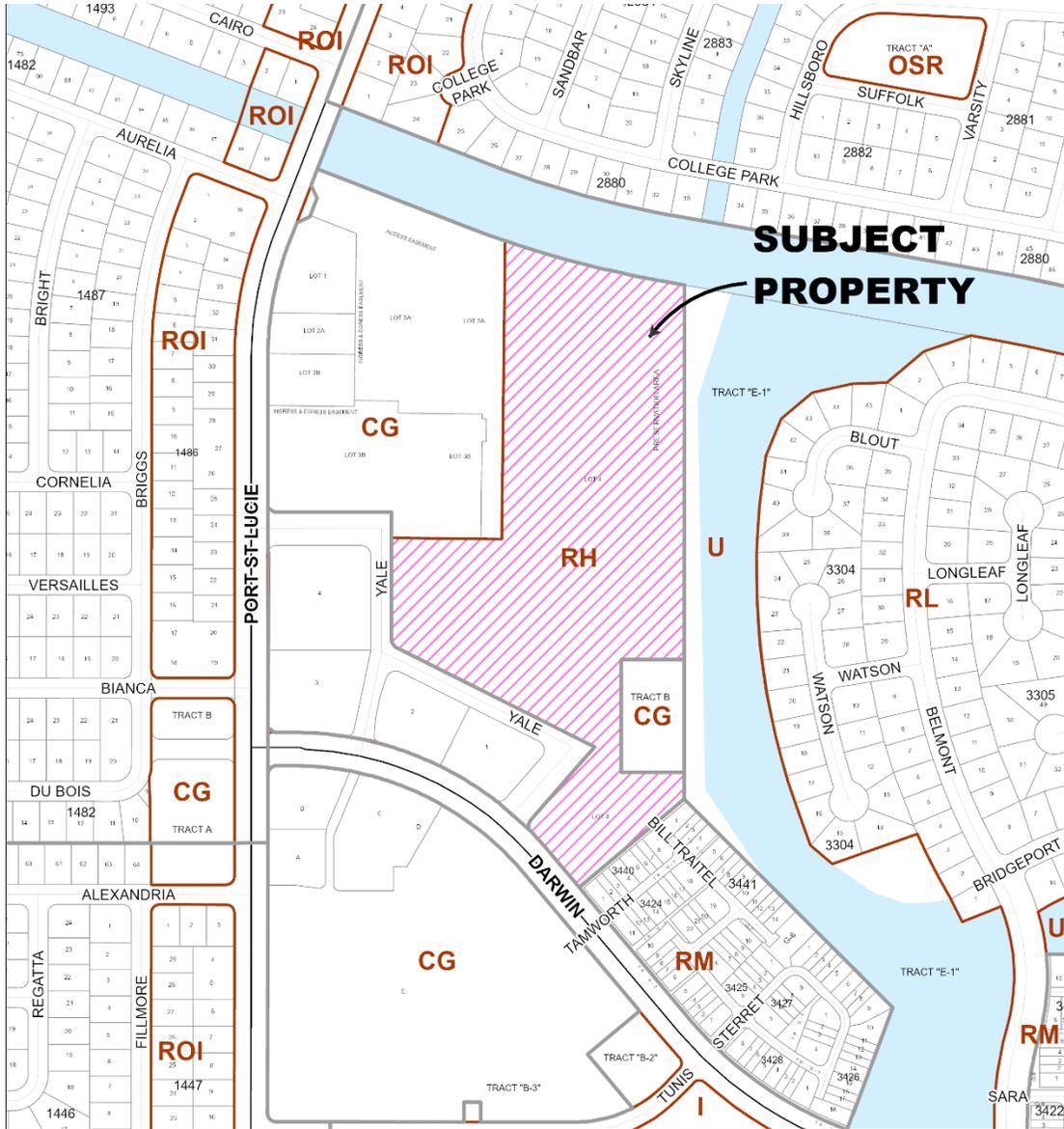
**Surrounding Uses**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	RL	RS-2	Residential
South	CG	CG	Shopping Center
East	RL	RS-2	Residential
West	CG	CG	Shopping Center/Commercial Uses

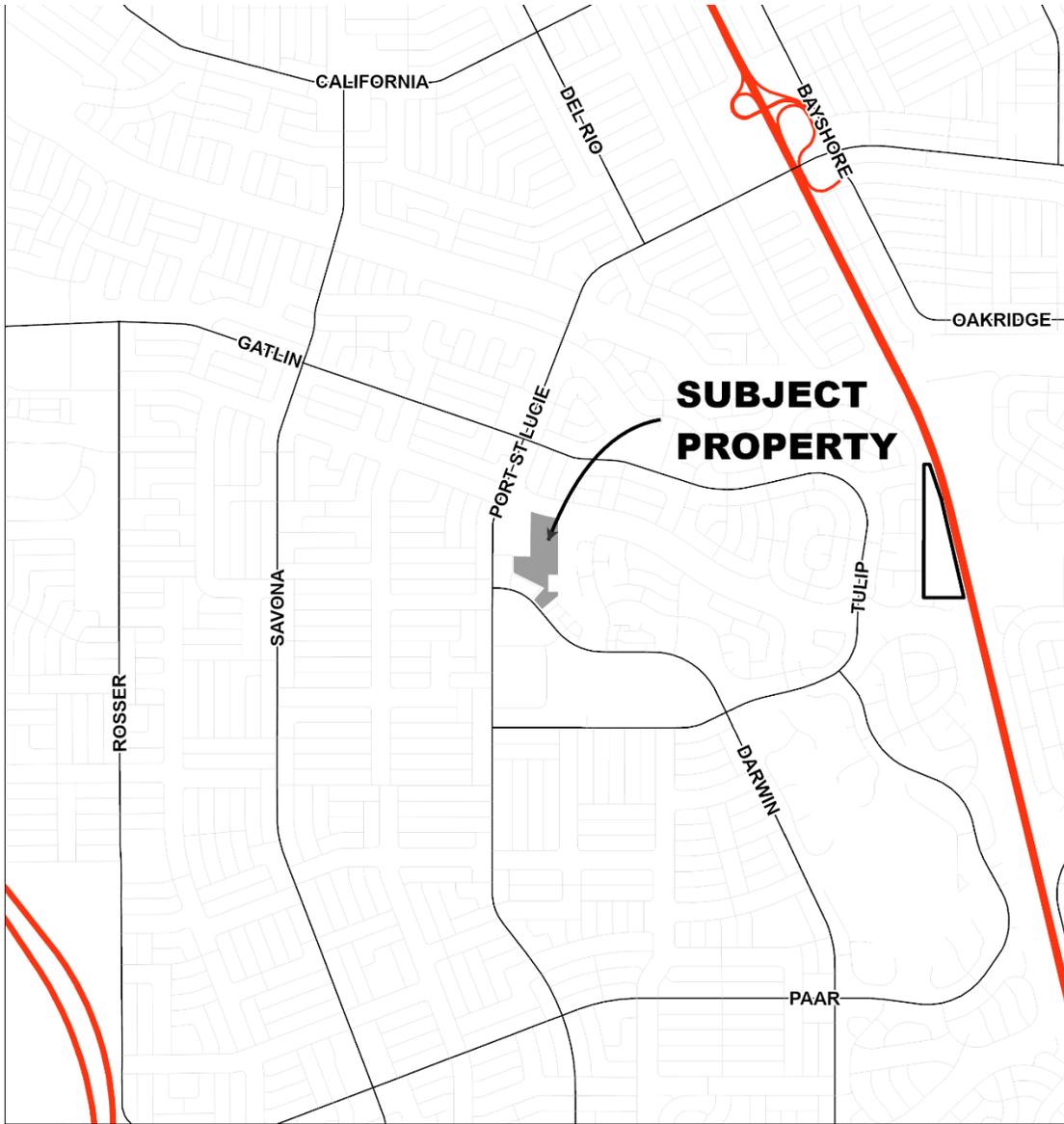
RL-Low Density Residential, RS-2- Single-Family Residential, and CG- General Commercial



Zoning Map



**Project Land Use Map**



Location 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.
  - *Applicant Response: The preserve area dedicated on the approved PUD master plan will provide a greater buffer than what the code would impose without the modification.*
  - *Staff Findings: The total area dedicated to a buffer will exceed what is required by the code as the 4.55-acre upland preserve will be required due to the approved master plan. The applicant has also stated that the landscaping within the upland preserve area will be enhanced with the removal of any exotic plant life and the inclusion of additional native plant life.*
- 2) Outside activities and hours of operation for the proposed use(s).
  - *Applicant Response: The landscape buffer wall's intent is to provide a separation between commercial and residential zones, without compromising the health or lifestyle of the existing uses. The proposed project is for an apartment complex that would provide as a buffer between the existing commercial and residential uses.*
  - *Staff Findings: The proposed request is associated to a planned unit development for an apartment complex. The surrounding uses consist of a mixture of single-family uses to the north and east, with commercial to the south and west. Since the proposed use consists of high residential, the hours of operation would be consistent with both uses and provide a buffer between the existing commercial and single-family uses.*
- 3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.
  - *Applicant Response: The 4.55-acre preserve area dedicated on the approved PUD master plan will provide a greater public engagement, visual appreciation and education of the conservation area from the public trail being provided within the PUD.*
  - *Staff Findings: The subject property abuts drainage canals to the northern and eastern portions of the site. In addition, the 4.45-acre upland preserve as depicted in the approve PUD master plan will provide for greater separation to the existing single-family residential uses.*

4) Other factors that may be important to a decision.

- *Applicant Response: The 4.55-acre preserve area dedicated on the approved PUD master plan will provide a greater separation from the existing single-family uses to the north and east than would be required by the code.*
- *Staff Findings: The City's landscape architect reviewed the landscape plan for Sympatico PUD subdivision and identified no issues with the landscape modification request. The perimeter landscaping on both projects and the spatial separation should be sufficient in lieu of the wall.*

## PLANNING AND ZONING BOARD ACTION OPTIONS

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

- Motion to approve.

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

- Motion to deny

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

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

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



September 5, 2023  
September 21, 2023 (revised)

*via electronic submittal*

Port St. Lucie Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

**RE: Sympatico - Landscape Modification**  
**City Project Number: P23-156**

Dear Mr. Forman:

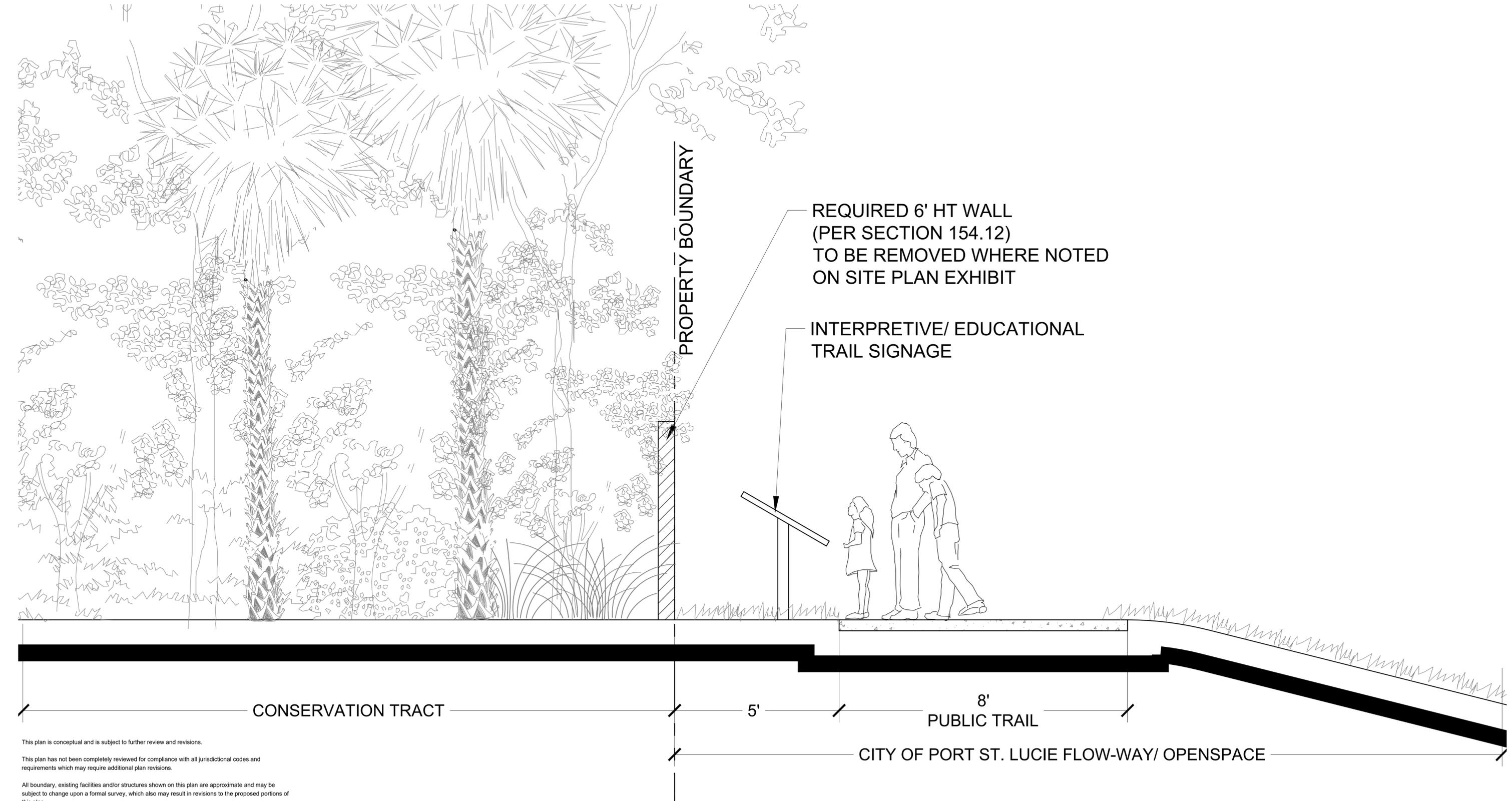
Please accept this letter and attached Landscape Modification for Sympatico Residential.

We are requesting relief from City of Port St Lucie code section 154.12. The basis for the landscape modification is to remove the required perimeter wall (only in the specific areas noted on the plan exhibit) to allow public engagement, visual appreciation and education of the conservation area from the public trail being provided by this project on the adjacent City of Port St. Lucie Stormwater/open space lands.

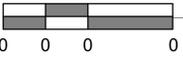
In support of this request, a check in the amount of \$710.00 for the Landscape Modification Submittal fee will be sent, and Site Plan and supporting documents uploaded to Fusion. Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Steven D Garrett, RLA  
Senior Partner



This plan is conceptual and is subject to further review and revisions.  
 This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.  
 All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.

Scale: 1" = NTS  


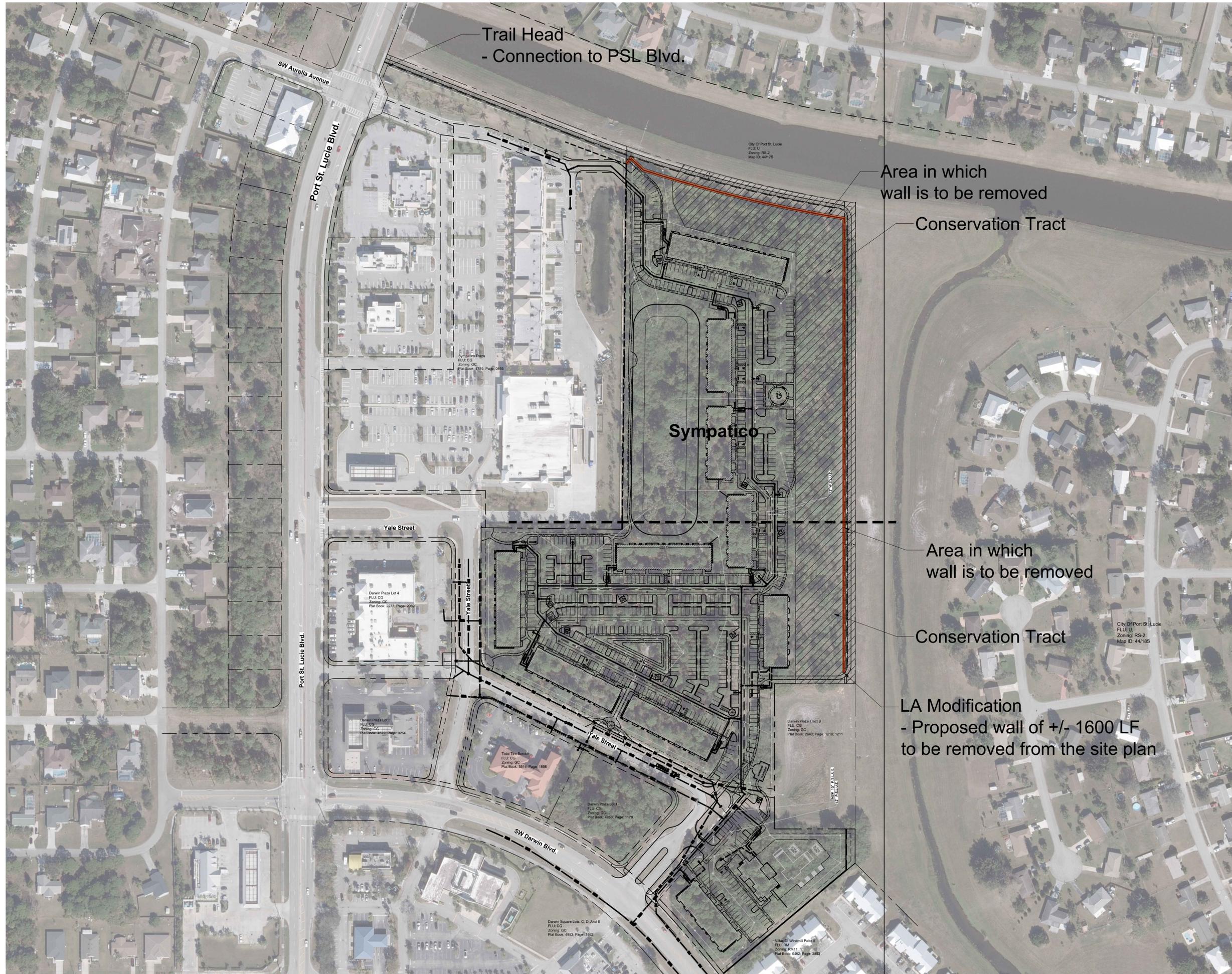


Project Team:

**Client & Property Owner:** Terra Group  
 3310 Mary Street, Suite 302  
 Coconut Grove, FL 33133

**Land Planner / Landscape Architect:** Lucido & Associates  
 701 East Ocean Boulevard  
 Stuart, Florida 34994

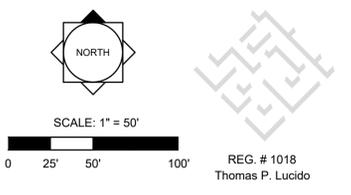
**Engineer:** Engineer:  
 Simmons & White  
 2581 Metrocentre Blvd. Suite 3  
 West Palm Beach, FL 33407



**Sympatico**  
 St. Lucie, Florida

LA Modification Plan  
 P23-090  
 PSLUSD #5433

Date	By	Description
09.05.2023	SJS	Submittal



Designer: SJS Sheet  
 Manager: SG  
 Project Number: 22-485  
 Municipal Number: P23-090 - Sympatico  
 Computer File: 22-485 - Sympatico Site Plan.dwg

**SP5**

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# LANDSCAPE MODIFICATION 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 Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g. warranty deed, affidavit), and a copy of recent survey.**

**PRIMARY CONTACT EMAIL ADDRESS:** dphillips@lucido.design.com

### PROPERTY OWNER:

Name: PORT ST LUCIE PROPERTIES LLC  
Address: 222 LAKEVIEW AVE PH-5, West Palm Beach, FL 33401  
Telephone No. 561-681-0221 Email tommy@sympatico.realestate.com

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

Name: Derrick Phillips (LUCIDO + ASSOCIATES)  
Address: 701 SE OCEAN Blvd, STUART, FL 34994  
Telephone No. (772) 220-2100 Email dphillips@lucido.design.com

### SUBJECT PROPERTY:

Legal Description: Sympatico Plaza (PB 73-3) - lot 4 (22 AC. 958,320 SF)  
Parcel I.D. Number: 4418-702-0004-000-8  
Address: SE Port St. Lucie Blvd.  
Current zoning classification PUD

Description of request and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary). A landscape plan showing the proposed landscaping, prepared by a registered landscape architect, and reviewed by the site plan committee is required for City Council approval.

We are requesting relief from City of PSL Code Section 154.12. Basis of the landscape mod.f: action is to remove the required perimeter wall (only in the specific areas noted on the plan exhibit) to allow public engagement, visual appreciation and education of the conservation area from the public trail being provided by this project on the adjacent City stormwater/openspace land.

[Signature]  
Signature of Applicant

STEWART D. GARRETT  
Hand Print Name

9/21/2023  
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.

**PORT SAINT LUCIE PROPERTIES, LLC**  
222 Lakeview Ave, PH5  
West Palm Beach, FL 33401

May 15, 2023

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

**Re: Sympatico PUD –**  
**(LA Ref. #22-485)**  
**Parcel Identification Numbers: 4418-702-0004-000-8**

Dear Mrs. Cox:

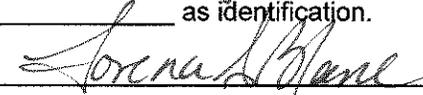
As owner of the property referenced above, please consider this correspondence as formal authorization for **Terra Group/PPK (Applicant)**, and **Lucido & Associates (Agent)** to represent **Port St. Lucie Properties LLC (Owner)** during the governmental review process for the above referenced project, which may include submission of development plans and permits, and other such related matters to effectuate the review process for the proposed development upon parcel 4418-702-0004-000-8 within the Sympatico PUD.

Thank you for your attention to this matter.

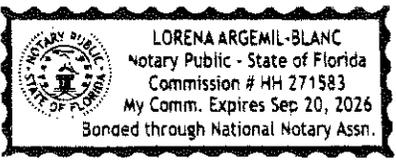
Sincerely,

  
\_\_\_\_\_  
Thomas J. Morrison, Authorized Agent

STATE OF Florida  
COUNTY OF Palm Beach  
The foregoing was acknowledged before me this 14 day of May, 2023, by Thomas Morrison of \_\_\_\_\_ He/She [X] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Print Name) Lorena Argemil-Blanc  
NOTARY PUBLIC

(Notarial Seal)



My Commission Expires: 09/20/2026

# Sympatico Landscape Buffer Landscape Modification Project: P23-156

Planning and Zoning Board Meeting  
Francis Forman, Planner II  
October 3, 2023, Meeting



# PROJECT SUMMARY

- The site is approximately 22 acres in size, an approved Planned Unit Development (PUD) (P21-201) for a 324-unit multifamily apartment complex.
- The proposed development abuts residential property along the north and east side of the subject site.
- 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.



# APPLICANT AND OWNER

Derrick Phillips of Lucido & Associates is acting as agent for the property owner, Port St. Lucie Properties, LLC.

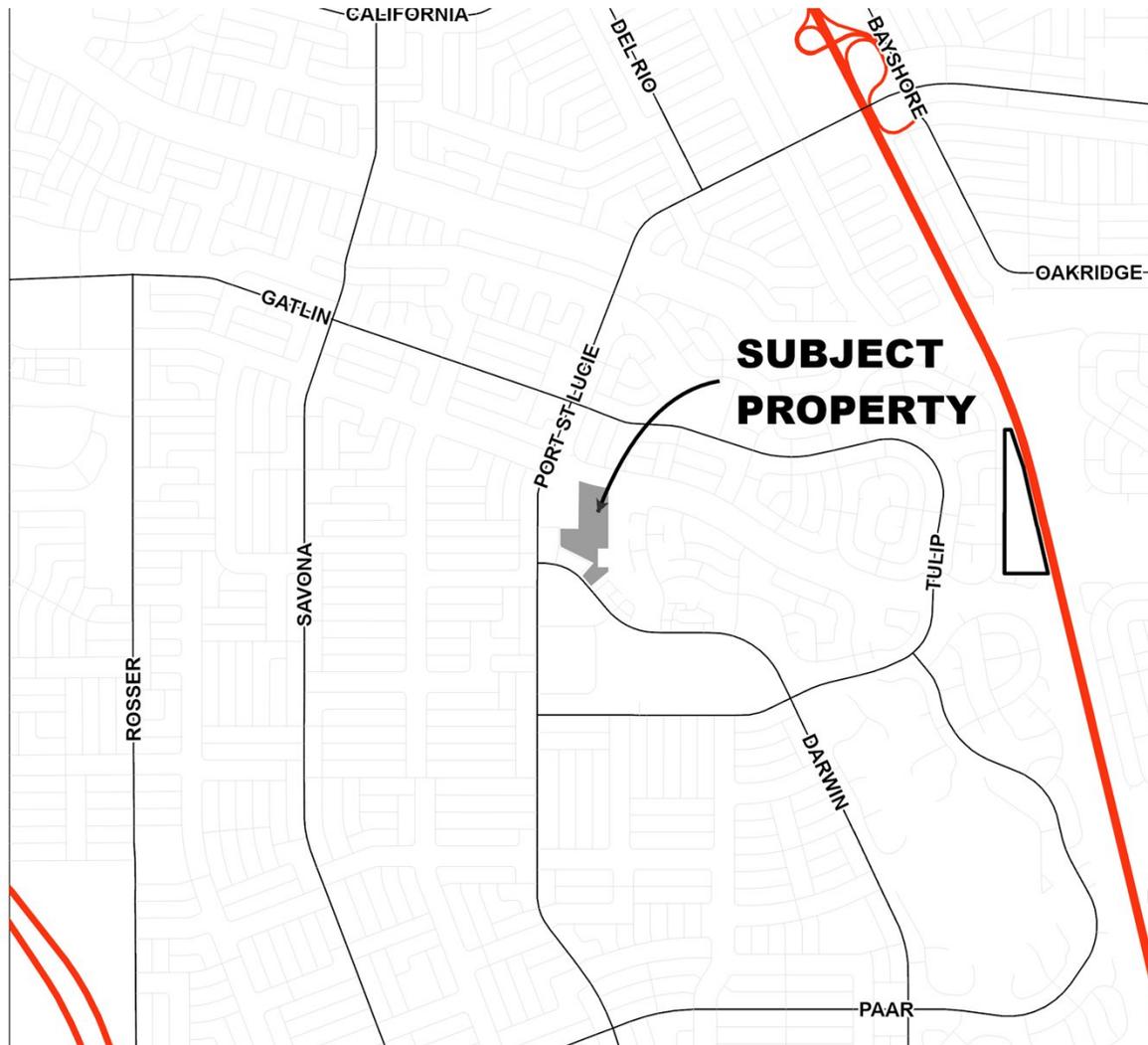


# MODIFICATION REQUEST

- 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 required along the north and east side of the site. The applicant proposes the use of the 4.55-acre upland preserve as depicted in the approved master plan in lieu of the architectural wall.

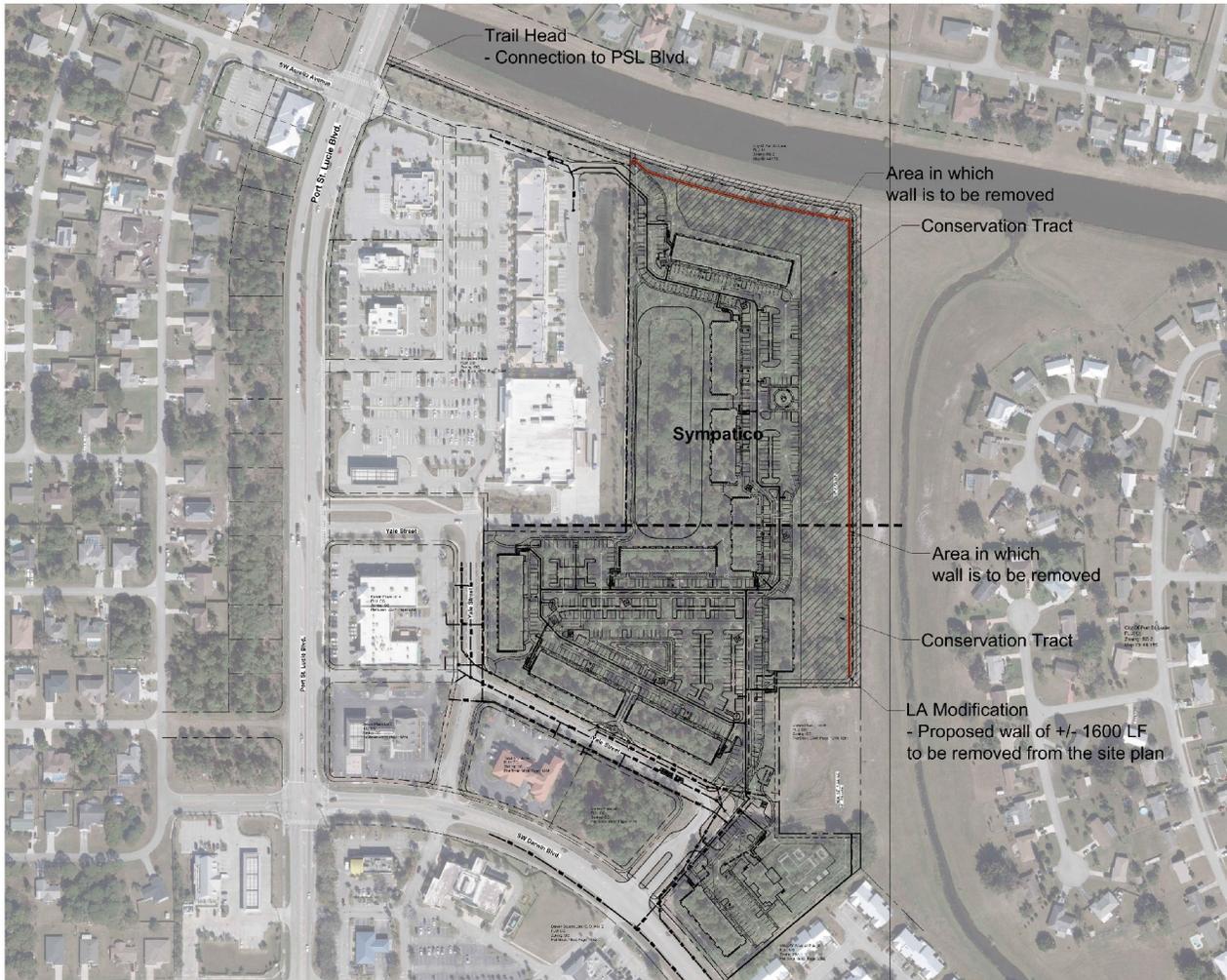


# LOCATION



# AERIAL MAP





# Landscape Modification Plan



**Project Team:**

**Client & Property Owner:** Terra Group  
3310 Mary Street, Suite 302  
Coconut Grove, FL 33133

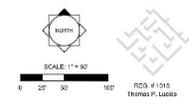
**Land Planner / Landscape Architect:** Lucido & Associates  
711 East Ocean Boulevard  
Boca Raton, Florida 33433

**Engineer:** Simmons & White  
2851 Melbourne Blvd., Suite 3  
West Palm Beach, FL 33407

**Sympatico**  
St. Lucie, Florida

**LA Modification Plan**  
PSLUSO #5433

Date	By	Description
08.08.2022	SJS	Submit



Designer: SJS  
Manager: BC  
Project Number: 22-483  
Municipal Number: PSLUSO-5433  
Computer File: 22-483-Sympatico-Site Plan.dwg

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**SP5**





# QUESTIONS OR COMMENTS?

## PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with the condition
- Make a motion to deny
- Make a motion to table





## Agenda Summary

2023-792

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**Agenda Date:** 10/3/2023

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

---

Placement: New Business

Action Requested: Motion / Vote

Planning and Zoning Board Member of the Site Plan Review Committee

Submitted By: Mary Savage Dunham, Planning and Zoning

Executive Summary: With the resignation of Mr. Piechocki, the Planning and Zoning Board needs to select a member to attend the SPRC meetings as a voting member.

Presentation Information: n/a

Staff Recommendation: Move that the Board select a representative to sit on the SPRC.

Alternate Recommendations:

1. Move that the Board table the item to January with the reorganization.

Background: Ms. Briney is currently the alternate and has expressed an interest in being the regular member.

Issues/Analysis: n/a

Special Consideration: n/a

Location of Project: n/a

Attachments: n/a



## Agenda Summary

2023-913

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**Agenda Date:** 10/3/2023

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

---

Placement: New Business

Action Requested: Discussion

### General Board and Committees Operating Procedures

This is an informational item on new operating procedures for Boards and Committees.

Submitted By: Mary Savage Dunham, Planning and Zoning

Executive Summary: The City Council has adopted new operating procedures for Boards and Committees. The Legal Department will attend the meeting and review the new procedures with the Board.

Presentation Information: Staff may provide a brief presentation.

Staff Recommendation: Move that the Board hear the presentation and ask questions.

Background: On September 11, 2023, the City Council adopted Resolution 23-R105, which provides rules and procedures for all City boards and Committees.

Issues/Analysis: The Resolution provides general operating procedures for the Planning & Zoning Board.

Special Consideration: n/a

Location of Project: Citywide

Attachments: 1. General Boards and Committees Operating Procedures, 2. Resolution 23-R105.

## General Boards And Committees Operating Procedures

- *Meeting Requirements.* Quorum consists of a majority of the Committee members,
- *Appointment.* Mayor shall appoint with the consent of City Council, 7 members and 2 alternatives.
- *Removal.* All board member removals shall be done via resolution pursuant to Florida law.
- *Resignation.* Members shall submit in writing their intention to resign and must include an effective date.
- *Board terms.* Board members shall serve a term of 3 years. There are no term limits and board members wishing to serve after January 1, 2024, must reapply at the City Clerk's Office by November 15, 2023.
- *Selection of Chair and Vice Chair.* At the first meeting of each year, board members shall nominate a Chair, a Vice Chair, and a Chair Pro Tem. All officers shall serve 1-year terms. The Chair may not serve more than one term.
- *Operating Procedures:*
  - ✓ *Robert's Rules of Order* shall govern all meetings.
  - ✓ *Florida's Government in the Sunshine Law Training.* All meetings shall be open to the public and properly noticed according to State law. All board members shall undergo yearly Sunshine training.
  - ✓ *Order of business.* At Regular Meetings of the Board, the general order of business shall be:
    1. *Call to order*
    2. *Roll Call*
    3. *Determination of Quorum*
    4. *Approval of the Minutes*
    5. *Public to be heard*
    6. *New Business*
    7. *Unfinished Business*
    8. *Adjournment.*
- *Declared State of Emergency.* When the City Manager declares a State of Emergency, the board shall be permitted to meet via Zoom or similar technology.

RESOLUTION 23-R105

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, CREATING OPERATING PROCEDURES FOR DEPARTMENTS, BOARDS, AND COMMISSIONS, BOARDS AND COMMITTEES; ADOPTING PROCEDURES FOR; BOARD AND COMMITTEE MEETING PROCEDURES AND REQUIREMENTS; BOARD & COMMITTEE REMOTE PARTICIPATION POLICY; QUORUM POLICY; APPOINTMENT AND REMOVAL OF MEMBERS; ADOPTING POLICY FOR DECLARED STATE OF EMERGENCY; PROVIDING FOR ADOPTION OF RECITALS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

---

**WHEREAS**, the City Council of the City of Port St. Lucie ("City Council") desires to create rules of procedure for its Board/Committee meetings; and

**WHEREAS**, pursuant to Sec. 2(b), Art. III, of the Florida Constitution and the Florida Municipal Home Rule Powers Act, Section 166.021 et seq., Florida Statutes, a Florida municipality is authorized to exercise any power and take any action, it deems desirable or necessary for the efficient performance and rendering of municipal services and governmental functions, if such is not prohibited or preempted by state law; and

**WHEREAS**, the City of Port St. Lucie desires to create rules and procedures regarding the quorum requirements, appointment, removal, and terms of its Board/Committee members.

**WHEREAS**, the qualified electors of the City of Port St. Lucie, by majority vote, approved Charter Amendments 3 and 5, which granted the City Council the power to establish by resolution the by-laws, rules, procedures and reporting requirements of each board and committee within the City on November 8, 2022, General Election.

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

**SECTION 1. Ratification of Recitals.** The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby incorporated by reference.

**SECTION 2.** This Resolution shall govern all Boards and Committees and serve as the operating procedures of each Board and Committee unless as provided by State and/or Federal Law. This Resolution shall govern any subsequently created Boards and Committees, at the direction of the City Council or the City Manager, established after the enactment of this Resolution. Unless provided by Exhibit herein the following Boards and Committees are reenacted or created as follows:

## RESOLUTION 23-R105

### **I. BOARDS AND COMMITTEES.**

- A. Affordable Housing Advisory Committee (AHAC)
- B. Charter Review Committee (shall be convened by Resolution of City Council)
- C. Citizens Advisory Committee (f/k/a Budget Advisory Committee)
- D. Civil Service Appeals Board (City Council shall serve ex-officio capacity)
- E. Construction Board of Appeals (f/k/a Contractor's Examining Board)
- F. Districting Commission (which shall be governed pursuant to section 5.05(b) of the Charter of the City of Port St. Lucie)
- G. Infrastructure Surtax Citizens' Oversight Committee
- H. Municipal Police Officers' Retirement Trust Fund Board of Trustees (which shall be governed pursuant to Chapter 185, Florida Statutes).
- I. Planning and Zoning Board
- J. Port St. Lucie Youth Council
- K. Public Art Advisory Board
- L. Safety Review Board (staff driven board)
- M. Site Plan Review Committee (which shall be governed pursuant to section 158.236 of the City Code of Ordinances)

### **II. Meeting Requirements.**

- A. A quorum shall consist of a majority of the committee or board's size. If there are any vacant seats within the board, a quorum still consists of a majority of the board's intended size, not how many seats are presently filled.
- B. To the extent possible, each member shall be notified of the place and date of each meeting by a written notice or by telephone at least 24 hours prior to any adjourned, called, or special meeting.

### **III. Appointment, Removal, Resignation, and Vacancies.**

- A. Appointment. At the recommendation of the Mayor and consent of the Council, qualified individuals may be appointed to a Board/Committee by an affirmative vote of City Council. Unless otherwise provide by State and/or Federal Law, all boards and committees shall consist of seven (7) members and two (2) alternates. All Board and Committee Members shall serve without compensation.

RESOLUTION 23-R105

**SECTION 4. Severability.** The provisions of this Resolution are intended to be severable. If any provision of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

**SECTION 5. Effective Date.** This Resolution shall become effective immediately.  
**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida, this 11<sup>th</sup> day of September, 2023.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By:   
Shannon M. Martin, Mayor



ATTEST:

  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

By:   
James D. Stokes, City Attorney

RESOLUTION 23-R105

**EXHIBIT "A"**  
**Affordable Housing Advisory Committee "AHAC" Revised By-laws 2023**

**ARTICLE I. OBJECTIVES AND PURPOSE**

**Section 1.** The objectives and purposes of the Affordable Housing Advisory Committee shall be as follows:

Annually, the Advisory Committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, each Advisory Committee shall submit a report to the local governing body that includes recommendations on, and annually thereafter evaluates the implementation of, affordable housing incentives in the following areas:

- A. The processing of approvals of development orders or permit, as defined in sections 163.3164 (15) and (16), Florida Statutes, for affordable housing projects is expedited to a greater degree than other projects.
- B. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- C. The allowance of flexibility in densities for affordable housing.
- D. The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
- E. The allowance of affordable accessory residential units in residential zoning districts.
- F. The reduction of parking and setback requirements for affordable housing.
- G. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- H. The modification of street requirements for affordable housing.

## RESOLUTION 23-R105

- I. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- J. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- K. The support of development near transportation hubs and major employment centers and mixed-use developments.

The Advisory Committee recommendations may also include other affordable housing incentives identified by the Advisory Committee.

### **ARTICLE II. MEMBERSHIP**

**Section 1.** Members shall be appointed by the City Council.

**Section 2.** Terms of the members of the Affordable Housing Advisory Committee shall be two years. A member may be reappointed for successive terms subject to approval by the City Council.

**Section 3.** Members shall:

- A. Have a general knowledge of the City;
- B. Exhibit a genuine interest in the affairs and development of the City;
- C. Devote the time necessary to serve the Committee;
- D. Serve without pay or remuneration;
- E. Make judgments without respect to any personal gain;
- F. Support the adopted policies of the City;
- G. Have their primary residence or business within the City of Port St. Lucie;
- H. Be representative of at least one of the following:
  - 1. Citizen actively engaged in the residential home building industry in connection with affordable housing;
  - 2. Citizen actively engaged in the banking or mortgage banking industry in connection with affordable housing;
  - 3. Citizen representative of those areas of labor actively engaged in home building in connection with affordable housing;
  - 4. Citizen actively engaged as an advocate for low-income persons in connection with affordable housing;
  - 5. Citizen actively engaged as a for-profit provider of affordable housing;

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- 6. Citizen actively engaged as a not-for-profit provider of affordable housing;
- 7. Citizen actively engaged as a real estate professional in connection with affordable housing;
- 8. Citizen actively serving on the local planning agency pursuant to 163.3174, Florida Statutes;
- 9. Citizen residing within the jurisdiction of the local governing body making the appointments;
- 10. Citizen who represents employers within the jurisdiction;
- 11. Citizen who represents essential services personnel, as defined in the local housing assistance plan;

**Section 4.** Members of the Committee may be removed in accordance with the provisions set out by the City of Port St. Lucie.

**Section 5.** The Committee shall consist of nine (9) members and two (2) alternate members. Eight (8) of the members shall be representative of at least six (6) of the eleven (11) representative categories as outline by Florida State Statutes and listed in Article II. Section 3 above. One (1) member of the Committee shall always be an active, elected official of the City of Port St. Lucie as provided by Florida Law.

**ARTICLE III. OFFICERS AND DUTIES**

**Section 1.** The Officers of the Affordable Housing Advisory Committee shall be:

- A. A Chairperson, who shall preside at all meetings and shall have special duties as further prescribed in these by-laws.
- B. A Vice-Chairperson, who shall, in the absence of the Chairperson or in the event of the Chairperson' s inability to act, preside at all meetings, and shall have the powers to function in the same capacity as the Chairperson.

**ARTICLE IV. MEETINGS**

**Section 1.** Adjourned, called, or special meetings may be held at any time or place by the Committee provided that such meetings shall be held as required, subject to the call of the Chairperson or in the absence of the Chairperson, the Vice-Chairperson. Upon written request of six members of the Affordable Housing Advisory Committee, a special or called meeting shall be held by the Chairperson, or in the absence of the Chairperson by the Vice-Chairperson.

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**Section 2.** All meetings of the Affordable Housing Advisory Committee shall be open to the public.

### **ARTICLE V. QUORUM**

**Section 1.** For the purpose of transacting business at any regular meeting, adjourned, special or called meeting, five (5) members will constitute a quorum and an affirmative vote of five members will be required to pass on any matter.

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**EXHIBIT "B"**

**Charter Review Committee 2023**

(The Charter Review Committee will operate as set-forth in a Resolution calling for a Charter Review.)

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**EXHIBIT "C"**  
**Citizens Advisory Committee By-Laws 2023**

**Section 1. Qualifications:** When appointing or consenting to members and alternate members, expertise shall be an important consideration of the Mayor and City Council. The expertise of applicants may be determined based on whether an applicant possesses an established financial background and budgeting experience. An established financial background may include, but is not limited to, educational background, experience, or both in a government budget process or private sector budget process, accounting experience, or high-level financial management experience.

**Section 2. Attendance:** The Budget Advisory Committee shall meet at least once per month unless there is no business to transact by the day before the regular meeting date. Special meetings may be called by a majority vote of the members of the Budget Advisory Committee or as requested by the City Council.

**Section 3. Duties and Responsibilities:** The duties and responsibilities of the Budget Advisory Committee shall include, but not be limited to, the following:

- A. Review of the City Manager's proposed budget, capital improvements plan, and budget update following the presentation of same to the City Council;
- B. If directed by the City Council review and advise the City Manager and the City Council on up to three (3) service areas or revenue sources each budget year, i.e. Solid Waste Fund, Gas Tax Revenue, and Saints Golf Course operations;
- C. If directed by the City Manager review and provide recommendations on specific expenditures, revenues, services, and policies;
- D. Provide recommendations to the City Manager on methods and tools to engage citizens in the budget process;
- E. Upon recommendation of the City Manager, City staff may provide appropriate support to the Budget Advisory Committee; and
- F. Provide any and all recommendations in writing to the City Manager prior to making any recommendations to the City Council.

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**EXHIBIT "D"**  
**Civil Service Appeals Board 2023**  
(City Council shall serve ex-officio capacity)

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**EXHIBIT "E"**  
**Construction Board of Appeals Revised By-laws 2023**

**ARTICLE I. NAME**

The name of the Board is the Construction Board of Appeals ("CBA" or "Board"). The CBA is created by City Council as follows.

**ARTICLE II. MISSION AND PURPOSE**

The Board was created to serve as the local construction regulation board with authority to issue certificates of competency, discipline locally licensed contractors, regulate unlicensed contractor activity, and hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code.

The Board is required by Ordinance to establish rules and regulations for its own procedure not inconsistent with the provisions of the code or any other provision of city Code of Ordinances. The board shall meet as needed at the call of the chairperson, after a request to call a meeting by the secretary. The Board is also required to establish rules to prescribe the procedure for determining the qualifications of an applicant to show: (1) the applicant's degree of experience; (2) the applicant's knowledge of building, safety, health, and lien laws of the county, state and federal governments as may be applicable; and (3) the applicant's knowledge of rudimentary administrative principles of the contracting business for which application is being made.

**ARTICLE III. MEMBERS**

Members shall be appointed by the City Council. The Board is required to consist of seven (7) regular members plus two (2) alternate members. Regular Board members, must be St. Lucie County residents, each of whom has a vote, with knowledge and experience in the technical codes and to include to the greatest extent possible:

- 1 Division 1 Contractor (GC,BC,RC)
- 1 Architect or Engineer
- 1 Electrical Contractor
- 1 Plumbing Contractor
- 1 HVAC Contractor
- 1 Building Code Administrator
- 1 Member at large from the public

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A contractor who serves on the Board must hold a current Florida state contractor's license or a Certificate of Competency issued by the City, and carry valid insurance and workers' compensation, as required by law.

### **ARTICLE IV. MEETINGS AND ATTENDANCE**

The Board is required to hold not less than four (4) regular meetings each year. The meetings are to be called by the chairperson of the Board, and in his or her absence, by the vice-chairperson of the Board.

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### **ARTICLE V. ORDER OF BUSINESS**

The general order of business at Board meetings shall be as follows:

1. Call to order
2. Roll call
3. Determination of Quorum
4. Pledge of Allegiance
5. Approval of minutes
6. Additions or deletions to Agenda
7. Approval of Consent Agenda
8. New Business
9. Quasi-Judicial Hearings
10. Citation Hearings
11. Certification of Fine Hearings
12. Disciplinary Hearings
13. Public to be heard
14. Adjourn

### **ARTICLE VI. QUORUM**

Four (4) members of the Board constitute a quorum at any meeting, and a majority vote of those present are required to make any decisions. In modifying a decision of the building official, the affirmative vote of the majority present, but not less than 4 affirmative votes, shall be required. If regular members are unable to attend a meeting, the alternate members shall vote.

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**EXHIBIT "F"**

**Districting Commission 2023**

(Shall be governed pursuant to section 5.05(b) of the Charter of the City of Port St. Lucie)

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**EXHIBIT "G"**  
**Infrastructure Surtax Citizens' Oversight Committee By-Laws 2023**

**Section 1. Membership and Qualifications:** Term of Appointment; Vacancy.

- A. The Committee shall consist of seven (7) members and two (2) alternates. All members shall have the following qualifications:
1. All members shall be a resident of the City;
  2. Members shall not be elected officials or City staff members;
  3. Consideration should be given to applicants that have a background in engineering, planning or finance.

**Section 2. Responsibilities and Duties:** The Committee shall act solely in an oversight and advisory capacity to the City Council. The Committee shall not be responsible for identifying projects or determining the priority of a proposed project on the approved Projects List. Project priorities are determined by the City Council based upon many factors, including, but not limited to, availability of surtax revenues along with the status of project design and permitting. The Committee shall have the following responsibilities and duties

*A. Prepare an annual report to the City Council regarding:*

1. Whether City's expenditure of Surtax proceeds for the fiscal year was consistent with the requirements of Section 212.055(2), Florida Statutes, and the ballot language approved by the voters; and
2. Whether the City's expenditure of Surtax proceeds for the fiscal year was consistent with City Ordinance 18-50.

*B. Review documents and projects:*

1. The Committee will be presented with appropriate documents, plans, budgets, designs, permits (or permit applications), reports, photographs, presentations or other materials to sufficiently determine the status of each project.
2. Review and comment upon any changes or additions to the Projects List that may occur as a result of emergencies, hurricanes or other acts of God

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that might necessitate altering the Projects List. In the case of an emergency, the Committee may be consulted after-the-fact.

- C. *Meetings*: The Committee shall meet quarterly. Special meetings may be called by a majority vote of the Committee members or as requested by City Council in order to fulfill its duties and responsibilities.
- D. *Reports*. The Committee shall compile information received from the City on Surtax expenditures so that it is able to provide annual reports to the City Council by December 31st of each year. or by some other date as determined by the Committee. The Committee also shall provide a final report to the City Council prior to sun-setting and completing its operations.
- E. *Subcommittees*. By majority vote of the Committee members present and voting, a subcommittee, task force, or work group. may be created to further the purpose of the Committee. Any such task force, work group, or sub-committee shall be made up of Committee members and shall report their findings and/or recommendations back to the Committee for action.

**Section 3. Sunset Provisions: Pursuant to County Ordinance No. 18-004, the Surtax shall be in effect only through December 31, 2028. It shall “sunset” and expire thereafter, without further action by any local government.** The Committee shall remain in effect for the life of the Surtax imposed pursuant to County Ordinance No. 18-004 and until all Surtax proceeds are expended by the City Council. Thereafter. the Committee shall automatically sunset.

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**EXHIBIT "H"**

**Municipal Police Officers' Retirement Trust Fund Board of Trustees 2023**  
(Shall be governed pursuant to Chapter 185, Florida Statutes)

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**EXHIBIT "I"**  
**Planning and Zoning Board Revised By-Laws 2023**

**ARTICLE I: POWERS AND DUTIES.**

The Planning and Zoning Board shall have the following powers and duties:

- A. *Financing.* Make recommendations for the financing of improvements; but those recommendations for financing shall in no way be binding on the city council.
- B. *Comprehensive plan.* The comprehensive plan shall be adopted and may be amended from time to time. The plan, together with accompanying maps, charts, and explanatory matters shall show the recommendations of the Board for the development of the city and, among other things, may include recommendations as to the general location, character and extent of streets, bridges, parks, water ways, or other public ways, the general location of public buildings and other public property, and general location and extent of public utilities, the removal, relocation, widening, extension, narrowing, abandonment or change of use of existing or future public ways, grounds, spaces, buildings, or utilities.
- C. *Procedure for adoption of comprehensive plan.* The adoption of any future comprehensive plan or any part thereof, or any amendment, extension, or addition to the current comprehensive plan as set forth in Chapter 163, Florida Statutes.
- D. *Disposal of City property.* If requested by the City Council, the Board may make recommendations on the leasing or disposition of real property. However, the City Council shall have authority to overrule the recommendation of the Board on any proposal.
- E. *Neighborhoods.* Make recommendations for the improvement and development of neighborhoods.
- F. *Public relations.* Promote public interest in, and understanding of, the comprehensive plan and other proposals submitted by the board.
- G. *Budget.* The Board shall make recommendations on the annual update to the capital improvements element of the comprehensive plan.

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- H. *Voting.* The planning and zoning board shall make recommendations to the city council pertaining to all items relating to planning and zoning before any council action may be taken.
  - I. The Planning and Zoning Board may only table items at the request of the applicant or City Staff.
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**EXHIBIT "J"**  
**Port St. Lucie Youth Council 2023**

**ARTICLE I. POWERS AND DUTIES.**

- A. **Creation.** There is created a board to be known as the Port St. Lucie Youth Council, which shall consist of up to nine members from local high schools. The members will be City residents who are actively enrolled in a public or private high school in grades nine (9) through twelve (12). The members shall be appointed by the Mayor and City Council and each member appointed shall serve an initial term to expire in May 2024.
- B. **Board Terms.** Unlike other boards, the initial term began in July 2023 and shall expire in May 2024. Beginning in 2024, each board member shall be appointed in May of each year thereafter, and may serve subsequent one (1) year terms, provided the individual is a current high school student
- C. **DUTIES.** The Youth Council members will attend board meetings along with city staff, coordinate activities, and provide recommendations to City Council.

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**EXHIBIT "K"**  
**Public Art Advisory Board Revised By-Laws 2023**

**ARTICLE I. Public Art Advisory Board, creation, and composition.**

- A. A Public Art Advisory Board is hereby created as a body of individuals appointed by the mayor and consented to by city council that shall have the duty and responsibility to make recommendations to the city council on public art projects.
- B. The Public Art Advisory Board must be comprised of seven (7) members and two (2) alternates as follow:
  - 1. A representative of the St. Lucie County Chamber of Commerce.
  - 2. A representative of the Treasure Coast Builders' Association.
  - 3. Whenever possible, the remaining members should be representative of one (1) or more of the following classifications:
    - i. Architect, or Interior Designer;
    - ii. Landscape Architect or Land Use Planner;
    - iii. Professional in the field of art;
    - iv. Art or Architectural Historian;
    - v. Art Educator;
    - vi. Artist.
- C. All members and alternates of the Public art advisory board must reside within the City limits for a minimum of one (1) year preceding appointment.
- D. Each member of the Public Art Advisory Board serves without compensation.
- E. No member of the Public Art Advisory Board may be the artist, provide the artwork, provide art consulting services, or have any interest in any artwork to be reviewed by the board, whether proposed by a private developer or the City.
- F. In the event the Public Art Advisory Board is suspended, the City Manager or designee shall assume the duties and responsibilities of the public art advisory board as provided under this chapter.
- G. All meetings of the Public Art Advisory Board must comply with Florida law.

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### **ARTICLE II. Public Art Advisory powers, duties, and functions.**

#### **A. The Public Art Advisory Board shall:**

1. Advise the City Council on the adoption of policies and procedures to acquire, commission, and maintain works of art in public places.
2. Advise the City Council regarding applications for the installation of art as part of private projects pursuant to this chapter.
3. Advise the City Council regarding installation of art as part of public projects pursuant to this chapter.
4. Advise the City Council regarding proposed donations of art pursuant to this chapter.
5. Recommend sites for location of public art in accordance with the public art master plan.
6. Provide recommendations and guidance in implementation of the public art master plan.
7. From time to time, recommend to the city council updates or revisions to the public art master plan that identify proposed locations and criteria for public artwork, art selection, and placement criteria, and other program recommendations, to reflect the changing environment of the City. It is the intent that such master plan be updated every five (5) years.
8. Conduct, with the assistance of City staff, calls to artists regarding installation of art as part of public projects and regarding installation of art using the Art Fund pursuant to this chapter.
9. Provide recommendations to the City Council on the maintenance of city-owned artwork to preserve and protect the public art in the city's collection.
10. Provide recommendations to the City Council on the deaccessioning, removal, or replacement of public art owned by the City.
11. Advise the City Council regarding murals to be installed on city property.
12. Propose recommendations to the City Council regarding the art in public places ordinance and program.

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13. Report to the City Council, on an annual basis, the status of the art in public places program, the application of the master plan, the use of art in public places funds and the fund balance.
  - B. The recommendations of the public art advisory board to the City Council are advisory only and may or may not be consistent with similar recommendations made to the City Council by other City boards.
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**EXHIBIT "L"**  
**Safety Review Board By-Laws 2023**

**ARTICLE I. PURPOSE:**

The purpose of the Safety Review Board will be to establish guidelines and make recommendations essential for providing a Safety Program with a primary objective of reducing the frequency and severity of bodily injuries to employees, and the general public; damage to property, and liability losses. Inherent in the guidelines is the charge to provide a safe and healthful work environment.

**ARTICLE II. ELECTION OF OFFICERS / BOARD MEMBERS:**

- A. The election of Officers will provide for a Chairperson, a Vice Chair-Person, and a Recording Secretary provided by the City Clerk's Office.
- B. Members will serve on the Board for a three (3) year term, with members alternating the turnover, thereby eliminating a completely new Board each term. Members shall be appointed by each Department Head. A maximum of two individuals from each department will be appointed.
- C. Members may serve consecutive terms subject to the approval of their Department Head.
- D. Terms of office will commence at the beginning of each calendar year.

**ARTICLE III. MEETINGS / ATTENDANCE:**

- A. All meetings shall be in person unless otherwise directed by the City Manager.
- B. Meetings will be held at a minimum on a bi-monthly basis, on the third Thursday of the month. Special meetings will be held as called by the Chairperson.
- C. A quorum shall consist of at least half or more of total Board members, excluding Advisory members.
- D. Board member shall attend all meetings unless they have notified Risk Management in advance of the meeting that they will not be in attendance. The Board member will be responsible for notifying the Department Head and coordinating an alternate to attend.
- E. Board member and / or Officers may be removed from office for unexcused absences of two or more consecutive meetings or for other reasons as determined by majority vote of the Board, or at the discretion of their Department Head.

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**ARTICLE IV. RULES OF PROCEDURE:**

- A. Decisions of the Board shall be made by a Quorum of the Board
- B. Each accident / injury will be reviewed on a bi-monthly basis as reported on the claim logs maintained by Risk Management.

**ARTICLE V. RECOMMENDATIONS:**

- A. All recommendations will be directed to the respective Department Head.
  - B. The Department Head will have thirty (30) days to respond to the recommendation Board.
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**EXHIBIT "M"**

**Site Plan Review Committee 2023**

(Shall be governed pursuant to section 158.236 of the City Code of Ordinances)