City of Port St.Lucie

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

"A City for All Ages"

Meeting Agenda

Tuesday, February 7, 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 1 Expires 5/28/23
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Joseph Piechocki, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25
Eric Reikenis, At-Large, Term 1 Expires 11/1/26
Melody Creese, Alternate, Term 1 Expires 11/1/26

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

1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

5.a Approval of Minutes - January 3, 2023 **2023-114**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P22-298 Midway Glades Developers, LLC - Comprehensive Plan Amendment/Large Scale **2023-119**

Location: The property is located northwest of Glades Cut off Road and south of Midway Road.
Legal Description: A portion of Tract A, LTC Ranch West Phase 1.
This is a request to change the future land use designation for 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).

7.b P22-307 City-Initiated Text Amendment to Chapters 153 - Definitions and 158 - Zoning Code (Cat Cafes). **2022-1024**

This is a request to allow cat cafes as a permitted use within the CG (General Commercial) and CS (Service Commercial) zoning districts and as a special exception use within the IN (Industrial) zoning district.

7.c P22-356 St. Lucie Lands/Veranda - Comprehensive Plan Amendment/Large Scale **2023-117**

Location: Generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Gardens.
Legal Description: Parcel 7, Veranda Plat No. 2; all of Veranda Plat No. 9; portions of Veranda Plat No. 4 - Veranda Gardens West Phase 2; and portions of Veranda Plat No. 5 - Veranda Gardens West Phase 3.
This request is to change the future land use designation from Residential, Office and Institutional (ROI) to Residential Golf Course (RGC)

7.d P22-357 St. Lucie Lands (VF II, LLC)- Comprehensive Plan Amendment/Small Scale **2023-118**

Location: Generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Gardens.
Legal Description: Veranda Plat No. 8, Tract 2
This request is to change the Future Land Use designation for 12.4 acres from Residential, Office, Institutional (ROI) to Residential Golf Course (RCG).

7.e P23-003 City of Port St. Lucie - Comprehensive Plan Amendment/Small Scale **2023-115**

Location: Southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard.
Legal Description: Port St. Lucie Section 33, Block 2325, Lots 2,3 and 4
This request is to change the Future Land Use designation of Residential, Office and Institutional (ROI) to Low Density Residential (RL) for a 0.69-acre parcel.

8. Public Hearing - Quasi-Judicial

8.a P22-006 Wawa - Special Exception Use **2023-112**

Location: Southwest corner of SW Port St. Lucie Boulevard and SW Becker Road
Legal Description: Port St. Lucie Section 33, Tract L, Less S 262.18 ft
This is a request for a Special Exception Use (SEU) to allow a convenience store and gas station to be located in a General Commercial (CG) zoning district and to allow a gas station to be located in the Activity Center Subdistrict of the Becker Road Overlay District.

8.b P22-097 Tradition MPUD (Master Planned Unit Development) 14th Amendment **2023-122**

Location: The property is located on the north side of Tradition Parkway between SW Fernlake Drive and future N/S A roadway.
Legal Description: A parcel of land located in Sections 5, 6, 7, and 6, Township 37 South, Range 39 East, St. Lucie County, Florida
This is a request to amend the Tradition MPUD zoning regulation book and concept plan for property identified as parcels 17, 17 A, and 18 on the Tradition MPUD concept plan.

8.c P22-321 Leonard W. Laforte - Variance **2023-129**

Location: 1556 SW Abacus Avenue
Legal Description: Port St. Lucie Section 33, Blk 2202, Lot 19
This is a request for a variance of 4.82 feet to allow a 5.18-foot setback from the side property line for an existing shed.

8.d P22-325 St. Lucie Doctors, LLC - Variance **2022-1021**

Location: Northwest corner of Becker Road and Darwin Boulevard
Legal Description: Lots 1-3 and 22-24, Block 2358, Port St. Lucie Section 34
A request to grant a variance to Section 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements.

8.e P22-332 Set'em Up, LLC - Children's Volleyball - Special Exception Use **2023-130**

Location: Northwest of the intersection of SE Jennings Rd. and S US Highway 1
Legal Description: Town Centre Parcel D
This is a request for a Special Exception Use to allow an enclosed assembly area over 3,000 square feet for recreational use totaling 14,326 square feet.

8.f P22-366 Defenthaler and City of Port St. Lucie Rezoning **2023-116**

Location: Southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard
Legal Description: Port St. Lucie Section 33, Block 2325, Lots 1, 2,3 and 4
This request is to rezone two adjacent parcels, owned by Donald F. Defenthaler and the City of Port St. Lucie, from Limited Mixed Use District (LMD) to Single Family Residential (RS-2).

8.g P23-001 Southern Grove - Capstone Cottages - Landscape Modification **2023-121**

Location: The property is located at the southwest corner of the intersection of SW Village Parkway and Paar Drive**.**
Legal Description: Southern Grove Parcel 28 Replat Tract B
This is a request to provide landscaping in lieu of an architectural buffer wall in a landscape buffer strip pursuant to Section 154.12 of the Landscape and Land Clearing Code.

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

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

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

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

"A City for All Ages"

Agenda Summary

2023-114

Agenda Date: 2/7/2023 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - January 3, 2023

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

Executive Summary: January 3, 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: January 3, 2023 minutes.

City of Port St.Lucie

Planning and Zoning Board

Meeting Minutes

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

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

Tuesday, January 3, 2023 **6:00 PM** **Council Chambers, City Hall**

Addition of Item 9A

1. Meeting Called to Order

A Regular Meeting of the Planning and Zoning Board of the City of Port St. Lucie was called to order by Chair Beutel at 6:02 PM on January 3, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:
Deborah Beutel, Chair
Alfreda Wooten, Vice Chair
Carol Tyler-Moore, Secretary
Peter Previte, At-Large
Joseph Piechocki, At-Large
Eric Reikenis, At-Large
Melody Creese, Alternate

Members Not Present:
Roberta Briney, At-Large

Others Present:
Mary Savage-Dunham, Planning and Zoning Director
Anne Cox, Planning and Zoning Assistant Director
Yaniz Wycoff, Police Officer
Traci Mehl, Deputy City Clerk

3. Determination of a Quorum

Chair Beutel determined there was a quorum.

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - December 6, 2022 **2023-009**

There being no corrections, Vice Chair Wooten moved to approve the minutes of the December 6, 2022, Planning and Zoning Board meeting. Alternate Board Member Creese seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There being no discussion, Vice Chair Wooten moved to approve the Consent Agenda. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

6.a P22-012 Gatlin Pointe - Preliminary & Final Subdivision Plat **2022-944**

7. Public Hearings - Non Quasi-Judicial

7.a P22-334 Greenberg, Jared Chapter 158 - Zoning Code Text Amendment Application **2023-018**

This is a resident-initiated text amendment to Chapter 158 Zoning Code. Specifically, Section 158.073 Single-Family Residential Zoning District (RS-2) to include a new subsection named Empty lots uses.

Planner Daniel Robinson provided a PowerPoint presentation on the proposed text amendment to Chapter 158 of the Zoning Code. He explained it was a resident initiated text amendment to Section 158.073, Single Family Residential Zoning District, to consider permitted accessory uses as primary uses on single family lots that do not have a principal structure. Planner Robinson reviewed other properties in the City with similar violations as provided by Applicant Jared Greenberg, who is requesting that open storage be permitted in residential zoning. Planner Robinson presented some photos of pending code cases on the property owned by the applicant and reviewed the proposed amendment. He indicated staff was not in support of the text amendment proposed and recommended denial.

Board Member Reikenis asked if this amendment would apply to any RS-2 zoned lot in the City, to which Planner Robinson stated the proposed text amendment would be for every open lot zoned RS-2.

Applicant Jared Greenberg provided a PowerPoint presentation on his proposed text amendment to Chapter 158. He discussed his history and community involvement as a resident in Port St. Lucie and showed photos of his house and second lot across the street. He reviewed his code violations and asked that the Board approve the proposed text amendment. Applicant Greenberg responded to the Board's questions at this time.

Chair Beutel stated the applicant may keep his properties nice, but others may not and many do not. She explained the reason for the codes and ordinances is to keep their City beautiful. She stated to open the gates for everyone to park whatever they want on their extra lots may not be what the applicant is looking for.

Alternate Board Member Creese inquired if trailers could be parked on the lot if there was a primary structure. Planner Robinson explained the applicant could store the trailers in his backyard, if there was a primary structure with an empty lot next to it or behind it and they are joined with a unity of title. He noted that anything in the front yard had to be on pavement.

Mary Savage-Dunham, Planning and Zoning Director, reminded everyone this was not just about trailers, as the code cases going back to 2018 relate to an accumulation of debris, equipment, cars, etc., and the proposed amendment would allow the proliferation of such.

Board Member Reikenis indicated he saw trailers greater than twenty feet and unregistered vehicles on the applicant's second lot.

Board Member Piechocki stated approving a customized text amendment like this and having it take effect throughout the City would be dangerous and lower property values. Board Member Reikenis agreed.

Chair Beutel opened Public to be Heard.

1. Michael Branchetti, 716 SW Adobe Avenue, stated he was the applicant's neighbor. He spoke in favor of the amendment and suggested fencing the open lots.

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

Heard.

Board Member Previte stated he was inclined to deny the amendment, as he did not want to see the ramifications of such throughout the City. He thought the issue was continuity and suggested the applicant work with the City. Chair Beutel stated the amendment was too broad and it would defeat the purpose of trying to keep the City beautiful. Board Member Taylor-Moore stated she agreed but empathized with the applicant.

There being no further discussion, Board Member Piechocki moved to deny approval of P22-334, Greenberg, Jared Chapter 158 - Zoning Code Text Amendment Application. Board Member Previte seconded the motion, which passed unanimously by roll call vote.

7.b P22-335 3771 SE Jennings Road - Small-Scale Comprehensive Plan Amendment (**2023-014**

Location: The property is located south of SE Jennings Road and west of SE Lennard Road at 3771 SE Jennings Road.
Legal Description: A portion of Lot 2, Block 1, St. Lucie Gardens Plat 1
This is a request to change the future land use designation of a 3.05-acre parcel from Utility (U) to Service Commercial (CS).

Planner Bethany Grubbs provided a PowerPoint presentation on the small-scale Comprehensive Plan Amendment to change the future land use designation for 3.05 acres from Utility to Service Commercial. She stated the applicant is proposing an enclosed assembly use, which is not compatible with the Utility future land use. She indicated the applicant has a concurrent application for rezoning to Service Commercial.

Planner Grubbs showed the location, land use, and zoning of the subject property as well as reviewed the justification and traffic impact analysis. She stated staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

Via Zoom, the representative for the applicant provided a PowerPoint presentation. He showed the location of the subject property and the uses in the vicinity, noting the radio tower on the site as the building formerly housed a radio station. He explained the radio tower is owned by a third party and the property owner does not have rights to it. He showed a street view of the property as well as the proposed and existing future land use. The representative for the applicant stated they were recommending to change this property from Utility to Service

Commercial, as it would be compatible and consistent with the properties to the north. He indicated the corridor between South U.S. Highway 1 and SE Lennard Road has been developing over the years to mostly commercial use, which is consistent with the City's comprehensive plan and map.

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

There being no further discussion, Vice Chair Wooten moved to recommend approval of P22-335, 3771 SE Jennings Road - Small-Scale Comprehensive Plan Amendment. Alternate Board Member Creese seconded the motion, which passed unanimously by roll call vote.

7.c P22-347 City of Port St. Lucie - Public Works Facility - Comprehensive Plan Amendment/ Small Scale Map Amendment **2023-006**

Location: The property is located at 430 and 450 SW Thornhill Avenue on the southwest corner of Bayshore Boulevard and Thornhill Avenue.
Legal Description: A portion of Tract "O", Tract "P" and a drainage R-O-W of Port St. Lucie Section 18.
This request is to change the Future Land Use designation of 8.37 acres from Commercial General/Commercial Highway (CG/CH) to Utility (U).

Planner Stephen Mayer provided a PowerPoint presentation on the small-scale Comprehensive Plan Amendment for the City of Port St. Lucie Public Works Facility to change the future land use designation for 8.37 acres of properties from Commercial General / Commercial Highway to Utility. He defined the difference between Future Land Use and Zoning and reviewed the concurrent applications. He presented the location, future land use, and zoning of the subject property as well as reviewed the justification and traffic impact analysis. He stated that staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

Chair Beutel noted the applicant was the City of Port St. Lucie.

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

There being no further discussion, Board Member Previte moved to recommend approval of P22-347, City of PSL Public Works Facility Comprehensive Plan Amendment/Small Scale Map Amendment.

Board Member Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

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

8.a P22-320 A Great Home, LLC - Rezoning **2022-1023**

Location: The property is located on the east side of NW Commerce Lakes Drive at 2011 NW Commerce Lakes Drive.
Legal Description: Go Team Industrial Park - Unit Three - Block B, Lot 18
This is a request to rezone 3.23 acres of property from Industrial (IN) to 2.46 acres of CS (Service Commercial) and 0.77 acres of OSC (Open Space Conservation).

Planner Bethany Grubbs stated she had been sworn in and the official file was provided to the Clerk at least five days prior to this meeting.

Planner Grubbs provided a PowerPoint presentation on A Great Home, LLC, to rezone 3.23 acres of property from the Industrial zoning district to 2.46 acres of Service Commercial and 0.77 acres of Open Space Conservation. She explained the rezoning is to provide compatibility between the zoning districts and land use classifications to develop the property. She reviewed the request and stated the applicant is A Great Home, LLC, and the agent is Abraham Chabab. She showed the location, future land use, and zoning of the subject property. She discussed the surrounding uses, future land use element policy, and justification. Planner Grubbs stated the Planning and Zoning Department recommends approval of the rezoning request.

Chair Beutel inquired if there were any ex parte communications to disclose, to which each member of the Board responded in the negative.

Via Zoom, Abraham Chabab stated he was the agent for the applicant. He indicated he agreed with staff's recommendation and was available to answer any questions.

Chair Beutel opened Public to be Heard.

1. Jerry Graziose, 9324 Avenel Lane, spoke to the letter he received from the City and the attached map. He asked if the rezoning would

impact the wall that was approved.

2. John Gonzalez, 7116 Maidstone, PGA Village, stated he originally objected but was now in favor of the rezoning.

3. Pamela Hammer, 7672 Charleston Way, voiced her concerns regarding the issues and noise that may come from the service commercial uses.

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

Planner Grubbs responded to the comments stating the wall would have to be placed inside the property and not in the preserve area. Regarding the service commercial uses, Planner Grubbs explained the applicant submitted a site plan for a warehouse that is broken up into multi-unit bays with offices, and there is no indication of open storage. She indicated the individual tenants may have deliveries and there is a circular drive around the entire building to accommodate such.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P22-320, A Great Home, LLC - Rezoning. Board Member Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

8.b P22-323 PS Lucie SR CGP, LLC - Variance **2022-1026**

Location: 1837 SW Gatlin Boulevard

Legal Description: Lot 9, Lot 10 and Tract P of Block 1702

This is a request for a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual for the orientation of the garage doors for a car wash.

Chair Beutel inquired if the Board had any ex parte communications to disclose, to which each member responded in the negative except for Joe Pichocki. He stated he had a conversation with Planner Bethany Grubbs via email regarding the renderings and material that were in the original packet.

Planner Bethany Grubbs provided a PowerPoint presentation on this variance request for the orientation of the garage doors for a car wash. She noted it was tabled at the December 6, 2022, Planning and Zoning Board meeting. She stated the applicant was Lauren Burleson of Driven Brands and the owner is PS Lucie SR CGP, LLC. She showed the location, land use, and zoning of the subject property. She also

presented the conceptual plan and building elevations, showing the one garage door facing Import Drive.

Via Zoom, Ms. Zachary represented the applicant and explained the overhead garage door on the south elevation facing Gatlin Boulevard has been replaced with bricks/masonry and a swing door that would be left open during operating hours for ventilation.

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

There being no further discussion, Board Member Taylor-Moore moved to approve P22-323, PS Lucie SR CGP, LLC - Variance. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

8.c P22-325 St. Lucie Doctors, LLC - Variance **2022-1021**

Location: Northwest corner of Becker Road and Darwin Boulevard

Legal Description: Lots 1-3 and 22-24, Block 2358, Port St. Lucie Section 34

A request to grant a variance to Section 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements.

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

Planner Francis Forman stated he had been sworn in and the file had been sent to the City Clerk five days prior to this hearing. He presented a PowerPoint presentation on the variance request to Section 4.4.3 & 4.6.2.1 of the Becker Road Overlay District to allow for a decreased percentage of vertical windows and a reduction in roof elements for a flat roof. He stated the owner is St. Lucie Doctors, LLC, and the applicant is Raul Ocampo. He showed the location and zoning of the subject property. He also presented the proposed architectural plans of the medical use as well as staff's findings.

Chair Beutel indicated the applicant was not present. Senior Deputy City Attorney Elizabeth Hertz suggested moving this item to the end of the meeting, to allow the applicant time to join the meeting. At this point, Chair Beutel called for the next item to be heard.

After hearing item 8.i, Chair Beutel inquired if the applicant was

available at this time. Mary Savage-Dunham, Planning and Zoning Director, responded in the negative and suggested continuing this item to the Planning and Zoning Meeting of February 7, 2023.

There being no further discussion, Alternate Board Member Creese moved to continue P22-325, St. Lucie Doctors, LLC - Variance, to the February 7, 2023, Planning and Zoning Meeting. Board Member Previte seconded the motion, which passed unanimously by roll call vote.

8.d P22-227 Southern Grove 4 - MPUD Amendment No. 2 - MPUD Amendment and Rezoning **2023-004**

Location: The property is generally located south of the Paar Drive right-of-way, west of SW Village Parkway, north of Becker Road, and east of the Community Boulevard right-of-way.
Legal Description: Tract B, Southern Grove Parcel 28 Replat and a portion of the Kenley subdivision plat. The full legal description is included in the MPUD regulation book.
This is a request to rezone approximately 31.788 acres of land and amend the Southern Grove 4 MPUD regulation book and concept plan.

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

Planner Bridget Kean presented a PowerPoint presentation on this application to rezone property from the zoning designation of St. Lucie County AG-5 to City MPUD and to amend the Southern Grove 4 MPUD. She stated Steve Garrett and Matt Yates with Lucido and Associates are the acting agent for the property owners, Mattamy Palm Beach, LLC, and CCC-PSL, LLC. She showed the location, future land use, and zoning of the subject property. She reviewed the proposed amendment and discussed the Cottages at Tradition. She presented the existing and revised concept plans as well as the impacts and findings. Planner Kean indicated the Site Plan Review Committee recommended approval of the proposed rezoning and MPUD amendment at their August 24, 2022, meeting. She stated the Planning and Zoning Department recommends approval.

Planner Kean presented a photo of the cottages at this time, in response to a prior question from Board Member Piechocki.

Matt Yates with Lucido and Associates stated the focus of this amendment was to add 32 acres to the residential development and commit 20 to 25 acres to the school site location.

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

There being no further discussion, Board Member Previte moved to recommend approval of P22-227, Southern Grove 4 - MPUD Amendment No. 2 - MPUD Amendment and Rezoning. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

8.e P22-333 Fresnillo Enterprise, Inc. - Rezoning **2022-1020**

Location: South of Commerce Center Dr and east of Commerce Lakes Dr

Legal Description: G.O. Team Industrial Park Unit 3, Block B, Lot 22

This is a request to rezone the property from Industrial (IN) to Service Commercial (CS).

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

Planner Francis Forman stated he had been sworn in and the file was provided to the City Clerk five days prior to this hearing. He presented a PowerPoint presentation on the rezoning request for Fresnillo Enterprise, Inc., for 1.35 acres from Industrial to Service Commercial for a warehouse facility. He stated the owner is Fresnillo Enterprise, Inc., and the applicant is Abraham Chabab.

Planner Forman showed the location, future land use, and zoning of the subject property. He reviewed the surrounding uses, future land use element and compatibility, and justification. He stated that staff recommends approval.

Via Zoom, Abraham Chabab stated he was the agent for the applicant. He stated they agreed with staff's recommendation and he was available to answer any questions.

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

There being no further discussion, Alternate Board Member Creese moved to recommend approval of P22-333, Fresnillo Enterprise, Inc. - Rezoning. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

8.f P22-341 3771 SE Jennings Road - Rezoning **2023-013**

Location: The property is located at 3771 SE Jennings Road, on the south side of SE Jennings Road and west of SE Lennard Road.
Legal Description: A portion of Lot 2, Block 1, St. Lucie Gardens Plat 1
This is a request to rezone 3.05 acres of land currently zoned General Use (GU) to the Service Commercial (CS) zoning district.

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

Planner Bethany Grubbs stated she had been sworn in and the official file was provided to the Clerk five days prior to this meeting.

Planner Grubbs provided a PowerPoint presentation on the rezoning application for 3771 SE Jennings Road, which is the companion application to the Future Land Use Map amendment heard earlier . She explained the applicant is requesting approval for the rezoning of a 3.05 acre parcel from General Use to Service Commercial. She reviewed the request and stated the applicant is Crb of Florida, Inc., and the agent is Vlada Peterka of Redtail Design Group, Inc. She noted the existing use is a 5,022 square foot building and a 275 foot guyed communications tower. Planner Grubbs showed the location, future land use, and zoning of the subject property. She discussed the surrounding uses, future land use element policy and compatibility, and justification. She stated the Planning and Zoning Department recommends approval of the rezoning request.

Planner Grubbs explained there is a current special exception use approval for the existing tower, which is not owned by this applicant. She stated the tower is not involved with any future site plans.

Via Zoom, the representative for the applicant stated they were looking to change this property from General Use to Commercial Services. He indicated it is consistent and compatible with the developments in the area as well as the zoning in the area. He explained the future intent is to bring a cultural type community service to this property, as it will be a Caribbean American Club. He stated the use would be compatible with a special exception that will be brought forward at a later date.

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

There being no further discussion, Board Member Piechocki moved to recommend approval of P22-341, 3771 SE Jennings Road - Rezoning.

Board Member Previte seconded the motion, which passed unanimously by roll call vote.

8.g P22-345 City of Port St. Lucie - Public Works Facility - Landscape Modification **2023-008**

Location: The property is located at 430 and 450 SW Thornhill Avenue, on the southwest corner of Bayshore Boulevard and Thornhill Avenue.
Legal Description: A portion of Tract "O"and Tract "P and a portion of the drainage R-O-W Tract of Port St. Lucie Section 18.
This is a request to provide landscaping in lieu of an architectural buffer wall on the east side of the property as per Section 154.12 of the Landscape and Clearing Code.

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

Planner Stephen Mayer stated he had been sworn in and the official file was provided to the City Clerk five days prior to this hearing. He provided a PowerPoint presentation and stated this was a companion application to a previous Comprehensive Plan Map Amendment for the City of Port St. Lucie Public Works Facility. He noted the site is 8.37 acres and the related major site plan for this project is under review. He reviewed the project summary and modification request regarding the architectural buffer wall requirement. He stated the applicant and owner is the City of Port St. Lucie and the acting agent is Octavio Reis of Bowman Consulting. Planner Mayer presented the location of the subject property as well as discussed the proposed site plan, condition of the existing buffer/landscaping, proposed landscape plan in lieu of the wall, and building elevations.

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

There being no further discussion, Board Member Taylor-Moore moved to recommend approval of P22-345, City of Port St. Lucie - Public Works Facility - Landscape Modification. Alternate Board Member Creese seconded the motion, which passed unanimously by roll call vote.

8.h P22-346 City of Port St. Lucie - Public Works Facility - Rezoning **2023-007**

Location: The property is located at 430 and 450 SW Thornhill Avenue, on the southwest corner of Bayshore Boulevard and Thornhill Avenue.
Legal Description: A portion of Tract "O", Tract "P" and a portion of a drainage R-O-W of Port St. Lucie Section 18.

This request is to change the zoning classification of 8.37 acres from Commercial General (CG) to Utility (U).

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

Planner Stephen Mayer stated he had been sworn in and the official file was provided to the City Clerk five days prior to this hearing. He provided a PowerPoint presentation and stated this was a companion application for the rezoning of the City of Port St. Lucie Public Works Facility. He stated the site is 8.37 acres and the rezoning is from General Commercial to Utility for the proposed expansion of the facility. He stated the owner is the City of Port St. Lucie and the applicant/agent is Octavio Reis of Bowman Consulting. He showed the location, future land use, and zoning of the subject property. He discussed the surrounding uses as well as the future land use element policy and compatibility.

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

There being no further discussion, Board Member Taylor-Moore moved to recommend approval of P22-346, City of Port St. Lucie - Public Works Facility - Rezoning. Alternate Board Member Creese seconded the motion, which passed unanimously by roll call vote.

8.i P22-358 Farrell Storage @ Southern Grove - Landscape Modification **2023-003**

Location: The property is located at the northwest quadrant of the intersection of SW Village Parkway and Paar Drive
Legal Description: A portion of Parcel 27D, Southern Grove Plat No. 13 (Proposed legal description is Tradition SG-10 Plat, Parcels A and B).
This request is for a waiver to the architectural buffer wall requirement provided for under Section 154.12 of the Landscape and Land Clearing Code for the northern 290 feet of the western perimeter landscape buffer.

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

Planner Bridget Kean indicated she had been sworn in for items 8d and 8i. She stated the file was provided to the City Clerk five days prior to this hearing and asked that it be entered into the record. Planner Kean presented a PowerPoint presentation on this application for a landscape modification in Southern Grove. She stated the acting agent

is Michael Sanchez, Farrell Companies, for the property owner, Mattamy Palm Beach, LLC. She reviewed the project summary and modification request to waive the requirement for a portion of the architectural buffer wall. She showed the location of the subject property as well as reviewed the site plan and landscape plan.

Mike Sanchez with Farrell Companies stated he had been sworn in. He provided a PowerPoint presentation on the landscape buffer wall modification and indicated they have met with the residents. He reviewed the summary of the request. He showed the location of the project site, the site plan noting the FPL easement, the renderings of the buildings and where the wall stops, and the proposed landscaping.

Board Member Previte stated he was happy to see the presentation, because there was some concerns from the Del Webb residents. He asked if the residents were okay with the design, to which Mr. Sanchez stated the residents' questions were addressed.

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

There being no further discussion, Alternate Board Member Creese moved to recommend approval of P22-358, Farrell Storage @ Southern Grove - Landscape Modification. Board Member Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

At this time, Chair Beutel inquired if the applicant was available for item 8.c and returned to discussing that item.

9. New Business

Board Member Piechocki provided an update on the projects reviewed by the Site Plan Review Committee. He inquired about the traffic analysis for the SW annexation area, to which Mary Savage-Dunham stated it would be presented to the public and the Council at the Winter Workshop scheduled for February 22 - 24, 2023. She stated she could provide the report to the Board and check with Public Works about providing the Board with an overview. She also encouraged everyone to watch the workshop, as it will be televised.

9.a Review of Tom Hooper Park and Promenade/Veterans Rivergate enhancements Proposed Land and Water Conservation Fund (LWCF) Grant Application **2023-044**

Via Zoom, Kate Parmelee, Director of Strategic Initiatives and

Innovation, provided a PowerPoint presentation on the Port District Improvements: Tom Hooper Park and Promenade / Veterans Rivergate Enhancements Grant Application. She explained this was the Land & Water Conservation Fund (LWCF), which is a federal funding source administered by the Florida Department of Environmental Protection. She noted the grant application was for approximately $1 million. Ms. Parmalee reviewed the potential enhancement opportunities and amenities for The Port District to allow a greater connection to nature and create more public recreation opportunities to be enjoyed by the residents.

Ms. Parmelee explained this was going before the Planning and Zoning Board, because the LWCF grant provides points for public participation and requests that this item be on the agenda of the Parks and Recreation Advisory Board, which the City does not have. She indicated the Planning and Zoning Board is allowed to serve in that purpose. She stated they do not need to vote, but they do need to discuss it at this meeting.

Chair Beutel indicated there was consensus by the Planning and Zoning Board to support the Tom Hooper Park and Promenade/Veterans Rivergate Enhancements Proposed Land and Water Conservation Fund (LWCF) Grant Application.

10. Old Business

Board Member Previte inquired about a prior discussion regarding changing this meeting to the daytime. Chair Beutel stated the consensus was that daytime limits the ability for people to arrive, speak, and conduct meetings.

11. Public to be Heard

There were no comments from the Public.

12. Adjourn

There being no further business, the meeting was adjourned at 8:10 PM.

_____

Carol Taylor-Moore, Secretary

_____

Traci Mehl, Deputy City Clerk

"A City for All Ages"

Agenda Summary

2023-119

Agenda Date: 2/7/2023 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-298 Midway Glades Developers, LLC - Comprehensive Plan Amendment/Large Scale

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

Legal Description: A portion of Tract A, LTC Ranch West Phase 1.

This is a request to change the future land use designation for 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).

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

Executive Summary: This is a request to change the future land use designation for 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the comprehensive plan amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board not recommend approval.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

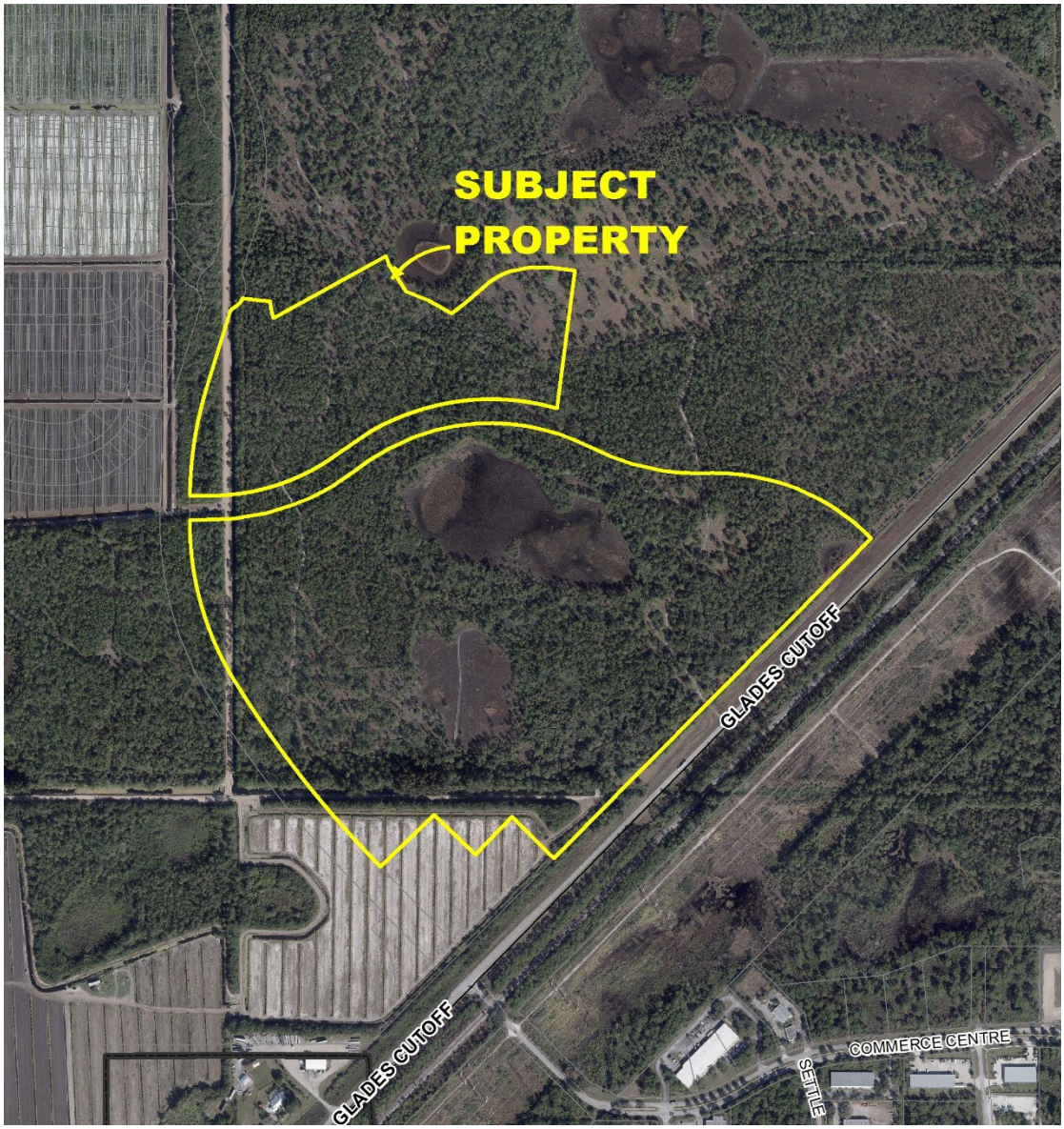
Special Consideration: N/A

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

Attachments:

1. Staff Report
2. Applicant's Cover Letter
3. Application
4. Owner Authorization
5. Staff Presentation

Midway Glades Developers, LLC (LTC Ranch DRI)
Large Scale Comprehensive Plan Amendment
P22-298



Project Location Map

SUMMARY

Applicant's Request:	Large Scale Comprehensive Plan Amendment
Applicant's Agent:	Lucido & Associates

Applicant/Property Owner:	Midway Glades Developers, LLC
Location:	South of Midway Road and west of I-95
Address:	TBD
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

Project Description

The proposed changes to the Future Land Use map for LTC Ranch DRI area are as follows:

1. Changing approximately 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).
2. Re-alignment of the road right-of-way for E/W # 5 from Glades Cutoff Road to Wylder Parkway to reduce the proposed curvature of the road.

Public Notice Requirements

Public notice was sent to owners within 750 feet and the file was included in the ad for the February 7, 2023 Planning & Zoning Board meeting.

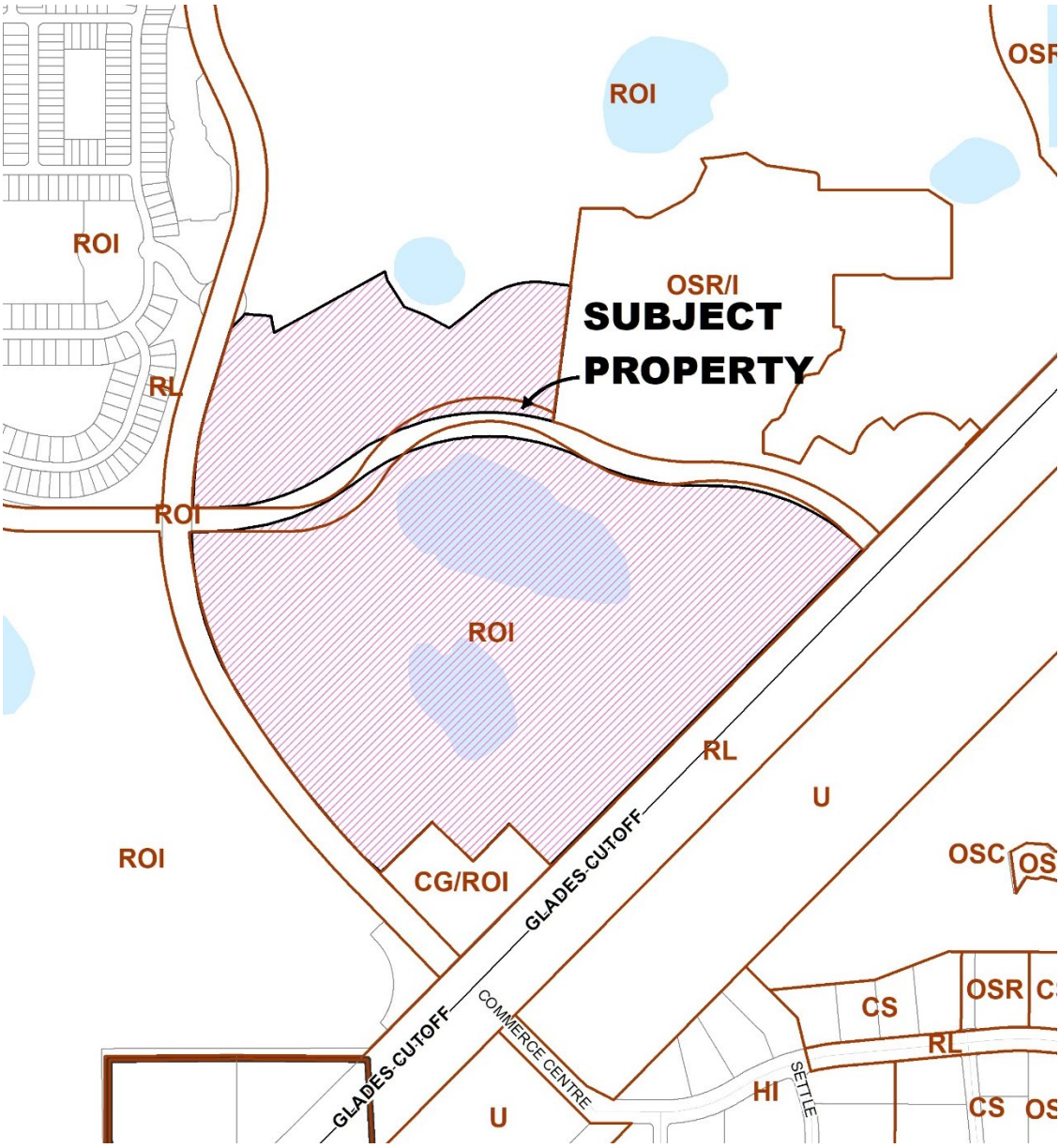
Location and Site Information

Parcel Number:	3302-705-0037-000-8
Property Size:	140 acres
Legal Description:	A portion of Tract "D" of LTC Ranch West, according to the map or plat thereof, as recorded in Plat Book 83, Pages 17-24, of the Public Records of St. Lucie County, Florida.
Future Land Use:	ROI
Existing Zoning:	PUD
Existing Use:	Vacant and land
Proposed Use:	Residential

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI and OSR/I	PUD and AG- 2.5	Vacant land
Southeast	ROI, CG/ROI and U	PUD and I	Vacant land, Glades Cut Off Road, and railroad
West	ROI	PUD	Residential (under construction) and vacant land

AG-2.5 – Agricultural 1du/2.5 acres
OSR - Open Space Residential
I - Institutional
ROI – Residential, Office, Institutional
U - Utility
PUD – Planned Unit Development



Existing Future Land Use Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement The purpose of this amendment is to update items within the document to better accommodate the development program with the evolution of residential housing markets. Requesting to change from ROI to RH allows a variety of Single-Family and Multi-Family units to be constructed, while being consistent within the ***City of Port St. Lucie's Code of Ordinances***.

The primary justification for changing from ROI to RH is to accommodate multi-family rental neighborhoods which typically develop at or just below 15 dwelling units per acre. ROI only provides a maximum of 11 units per acre which is not consistent with market expectations of three-story walk-up apartment style home neighborhoods. Given the relocated future high school parcel, the Wylder master plan has planned and positioned the future RH land use immediately adjacent to and /or across E/W#5 from the future high school thus providing higher density and convenience to the high school by families. In addition to the future high school, there is an existing K-8 school (Allapattah Flats) just to the south of the proposed RH parcels along Glades Cut-off.

Land Use Consistency (Objective 1.1.4): This application is consistent with Objective 1.1.4 which states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

Staff Analysis: The current ROI future land use designation allows for a maximum residential density of 11 units per acre. The proposed RH designation would allow up to 15 dwelling units per acre. The LTC Ranch Development of Regional Impact (DRI) is the only DRI in the City that does not have the ability to develop an area with 15 dwelling units per acre. The LTC Ranch DRI development order allows 4,000 dwelling units over the entire 2,445 acres of the DRI. The proposed amendment will not increase the total number of units.

The proposed amendment is consistent with Goal 3.1 of the Housing Element, which is for the provision of an adequate mix of safe and sanitary housing which meets the needs of existing and future Port S. Lucie residents and with Objective 3.1.1, which is to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents. The proposed RH future land use area is adjacent to and across E/W # 5 from the high school site. This will assist in providing a variety of housing types for employees of the school and families in the area.

Adequate Public Facilities Review (Objective 1.1.3)

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: The proposed change in land use from ROI to RH will result in an increase in demand of 95,450 gallons per day of potable water and 81,830 gallons per day of sewer demand based on the density as documented below. However, there will not be an overall increase in the number of residential dwelling units in the overall DRI.

Water and Wastewater Calculations					
	Maximum Development Density	Potable Water Rate gallons per capita per day	Wastewater Rate gallons per capita per day	Projected Potable Water Demand	Projected Wastewater Demand
Existing ROI	918 dus	115	98	263,925 gpd	224,910 gpd
Proposed RH	1,252 dus	115	98	359,375 gpd	306,740 gpd

Transportation: The trip generation calculation for the proposed change indicates an increase of 2,141 average daily trips and 140 PM peak hour trips, based on amount of residential development. However, the proposed change in land use will not increase in trips for the overall DRI since the total number of dwelling units is limited to 4,000.

Existing Future Land Use	Acre	Maximum dwelling units	Trip Generation Average Rate (ITE Code)	Average Daily Trips	P.M. Peak Hour Trips
ROI	83.49	918	220	5,960	420
Proposed Future Land Use	Acre	Maximum dwelling units	Trip Generation Average Rate (ITE Code)	Trip Generation Calculation	P.M. Peak Hour
RH	83.49	1,252	220	8,101	560

Parks/Open Space: The LTC Ranch DRI property contains 113 acres for a public park. The park site is not affected by the proposed amendment.

Stormwater*:* Paving and drainage plans that are in compliance with the adopted level of service standard are required to be approved by the City prior to any development.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Schools: The developer of the LTC ranch DRI is required to dedicate a school site, which is proposed adjacent to this property. The proposed amendment will not result in an increase in the overall number of dwelling units and will not adversely impact the public school level of service.

Environmental: The site contains three wetlands totaling 10.95 acres, that will be preserved per the DRI Master Plan. The wetlands are surrounded by native upland buffers and there is native upland

habitat preserve connecting the three wetlands. The wetland and native upland habitat areas comprise 56.51 acres of the site. Site surveys for gopher tortoises and other listed species are required at the time of development within areas not designated for preservation.

Flood Zone: The flood map for the property is panel number 12111C0260J. The property is located in Zone X, an area of minimal flood hazard. Zones X is determined to be outside the 0.2% annual chance of flooding.

Fire District: The LTC Ranch DRI Development Order condition No. 16 requires coordination with the St. Lucie County Fire District through the development review process to ensure the ability of the District to provide for public safety.

Police: The LTC Ranch DRI Development Order condition No. 15 requires coordination with the City of Port St. Lucie Police Department through the development review process to ensure the ability of the Police Department to provide for public safety.

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

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

RELATED PROJECTS

P20-179 LTC Ranch DRI Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department recommends transmittal of the proposed comprehensive plan amendment to the Florida Department of Economic Opportunity and the reviewing agencies for review and comment.

Planning and Zoning Board Action Options:

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

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

lucido&associates
Land Planning / Landscape Architecture

December 7, 2022 ***via electronic submittal***

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

RE: LTC Ranch PUD – Comprehensive Plan Amendment Application (P22-279)

On behalf of Midway Glades Developers, LLC ("Owner"), we are pleased to submit an application for Comprehensive Plan Amendment.

Enclosed with this letter please find the following materials:

Comprehensive Plan Amendment
a. Owners Authorization
b. Location Map
c. Proposed FLU and Boundary Exhibit

Previously Submitted
d. Deed
e. FEMA Flood Map
f. REVISED Map H-1
g. REVISED Map G
h. REVISED PUD Concept Plan

The purpose of this amendment is to update items within the document to better accommodate the development program with the evolution of residential housing markets. Requesting to change from ROI to RH allows a variety of Single-Family and Multi-Family units to be constructed, while being consistent within the ***City of Port St. Lucie's Code of Ordinances***.

The primary justification for changing from ROI to RH is to accommodate multi-family rental neighborhoods which typically develop at or just below 15 dwelling units per acre. ROI only provides a maximum of 11 units per acre which is not consistent with market expectations of three-story walk-up apartment style home neighborhoods. Given the relocated future high school parcel, the Wylder master plan has planned and positioned the future RH land use immediately adjacent to and /or across E/W#5 from the future high school thus providing higher density and convenience to the high school by families. In addition to the future high school, there is an existing K-8 school (Allapattah Flats) just to the south of the proposed RH parcels along Glades Cut-off.

When comparing existing and planned infrastructure along with public services, the increase in dwelling units from the maximum 11 DU/ac to 15 DU/ac is minute when evaluated against the other uses allowed within ROI which essentially would not be developed with this proposed change.

COMPREHENSIVE PLAN AMENDMENT:

1. REVISED CONCEPT PLAN
    a. Changed approximately 140 ac of ROI to RH to increase density to allow up to 15 DU's in Pod 7 and Pod 8. There is no proposed increase in total project density.
    b. Added (RH) Residential High Density
    c. All Single-Family units in RH to meet minimum lot requirements
    d. Wetlands present in Pod 8 of PUD
    e. Flattening of E/W #5 ROW curvature

SUPPLEMENTAL PROJECT INFORMATION:

The acreages shown on the adopted future land use map have been AutoCAD verified and are as follows for the existing and proposed:

FLU	Existing Acreage	Proposed Acreage
ROI	140.00	0
RH	0	140.0
Total	140.00	140.00

Applicant: Lucido & Associates

Owner: Midway Glades Developers, LLC

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

Legal Description: A portion of LTC Ranch West (PB 83, Page 17) Tract D (containing +/- 140 ac)

Existing Zoning: PUD

Existing Future Land Use: Refer to FLU Table above

Proposed Zoning: RH

Existing Use: Vacant and Agricultural Land

Surrounding Uses:
South: FDOT R/W, FECR R/W, Utility Land Uses – Institutional Zoning – Vacant and Commercial
West: ROI Land Uses – PUD Zoning – Vacant and Agricultural Uses
North: ROI Land Uses – PUD Zoning – Vacant and Agricultural Uses
East: OSR/I Land Uses – PUD Zoning –Vacant and PUD Uses

Sewer/Water Service:
The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the subject property. Under the current ROI and RH future land use designation, the most intense use would be multi- family residential at 15 units per acre. The level or service for potable water is 115 gallons per capita per day for residential and 120 gallons per day per 1,000 sf for institutional. Sanitary sewer is 85% of the potable water level of service.

Transportation: There is no anticipated increase in traffic due to the requested changes. The existing LTC Ranch DRI development order addresses traffic impacts and the required associated improvements for a maximum threshold of development in order to ensure acceptable levels of service on the adjacent roadways.

Park/Open Space: The LTC PUD property currently has 113 acres for a public park (not changing in these applications) and a separate 52.7 acres for a school site for a total of 165.70 acres. The school site is adjacent to the 113-acre City Park dedication site allows the potential of shared program development and use and supports the school districts and City goals of co-location of these uses. The proposed park site will provide adequate land to maintain the City's level of service of 5.0 acres per 1,000 population.

Schools: The St. Lucie County School Board staff has agreed to the location of the school site, which is proposed just south of the 113 park site dedication on the north side of E/W #5 and Glades Cut Off Road.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Environmental: A portion LTC Ranch PUD containing approximately 140 acres, contains three (3) wetland areas totaling 21.04 acres, upland preserve/buffers 35.47 acres and approximately 83.49 acres of ROI intended to serve the PUD community. **See Civil Engineering submittal from Dr Horton.**

Flood Zone: The flood map for the property is panel number 12111C0260J. The property is located in Zone X, an area of minimal flood hazard. Zone X is determined to be outside the 0.2% annual chance of flooding.

Police: The LTC Ranch Comprehensive Plan and DRI Amendment requires coordination with the City of Port St. Lucie Police Department through the development review process to ensure the ability for the Department to provide for public safety.

Fire/EMS: The LTC Ranch Comprehensive Plan and DRI Amendment requires coordination with the St. Lucie County Fire District through the development review process to ensure the ability of the Department to provide for public safety.

Upon your review, if you have any question, feel free to contact me directly at (772) 220-2100.

Respectfully,



Steven D. Garrett

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: dphillips@lucidodesign.com

PROPERTY OWNER

Name: Midway Glades Developers, LLC
Address: 7807 Baymeadows Road E. Suite 205
Jacksonville, FL 32256
Telephone No.: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: _____
Address: _____
Telephone No.: _____

AGENT OF OWNER (if any)

Name: Lucido & Associates / Derrick Phillips
Address: 701 SE OCEAN BLVD, Stuart, FL 34994
Telephone No.: 772-220-2100

PROPERTY INFORMATION

Boundary Description (attach map): See Boundary Survey: Attachment
Property Tax I.D. Number: 3302-702-0001-000-8/0 3302-704-0004-000-5
Current Land Use: ROI, CG, OSR
Proposed Land Use: ROI, RH, GG, CH, OSR
Current Zoning: AG-5/LL
Acreage of Property: 2,055

Reason for Comprehensive Plan Amendment: HDR max is 15 DU per acre
High Density Residential will allow construction to commence.

*Signature of Owner — Derrick E Phillips Jr (Hand Print Name) — 11-21-22 (Date)

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

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

COMPREHENSIVE PLAN AMENDMENT CHECKLIST

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

✓ 1. Completed application and fee.

✓ 2. Completed rezoning application and fee (optional).

✓ 3. Written description of area subject to application.

✓ 4. Copy of deed(s).

✓ 5. Justification for land use amendment.

✓ 6. List and map of adjacent future land use map classifications located to the north, south, east, and west.

✓ 7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).

✓ 8. List of adjacent existing zoning categories located to the north, south, east, and west.

✓ 9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.

✓ 10. Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.)

✓ 11. Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.)

✓ 12. Traffic analysis.

✓ 13. Market study (for commercial categories only).

✓ 14. Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education. Items Listed in PUD DOC

✓ 15. Location map with major streets clearly identified.

✓ 16. Existing future land use map.

✓ 17. Proposed future land use map.

✓ 18. Chart comparing the areas of existing and proposed future land uses.

Applicant's Signature

11-21-22
Date

Midway Glades Developers, LLC

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization – LTC Ranch Comprehensive Plan Amendment
Midway Glades Developers, LLC

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent MIDWAY GLADES DEVELOPERS, LLC as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

R. Austin Burr

Name: R. Austin Burr

Title: Vice President

Date: 11/30/2022

Midway Glades Developers, LLC
LTC Ranch DRI CPA

Large Scale Comprehensive Plan Amendment
(P22-298)

Applicant and Owner

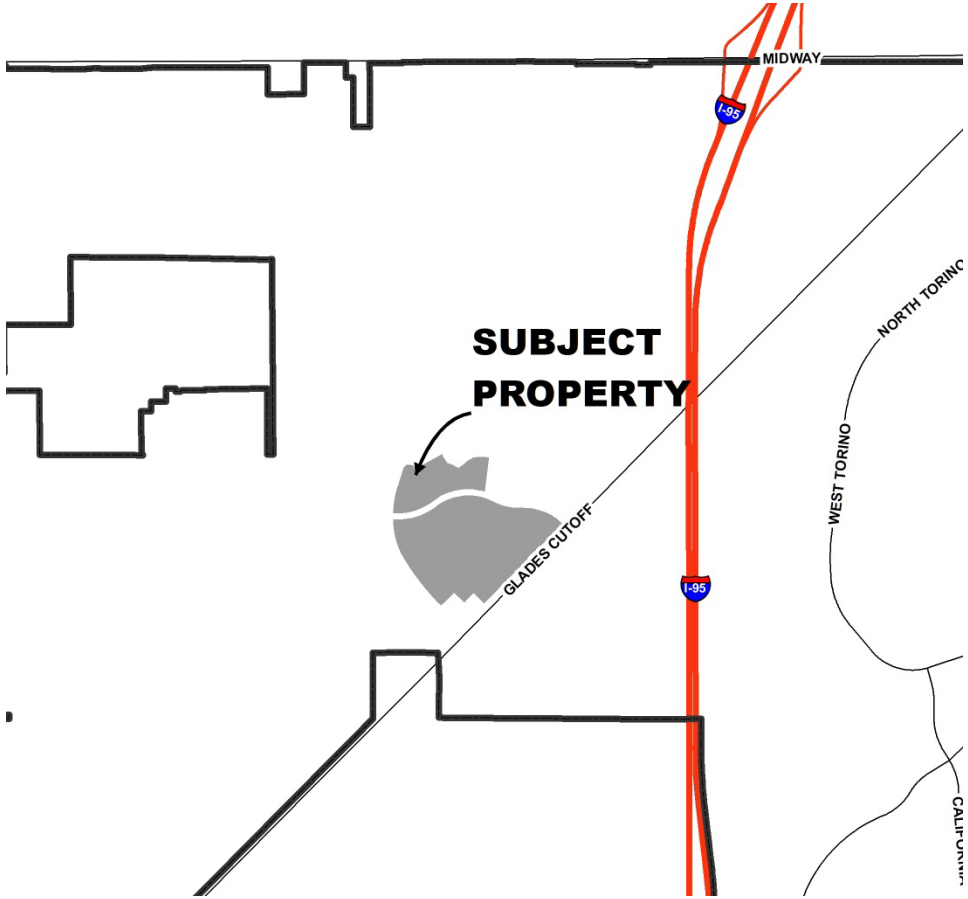
Matthew Yates of Lucido & Associates, is acting as the agent for

Midway Glades Developers, LLC

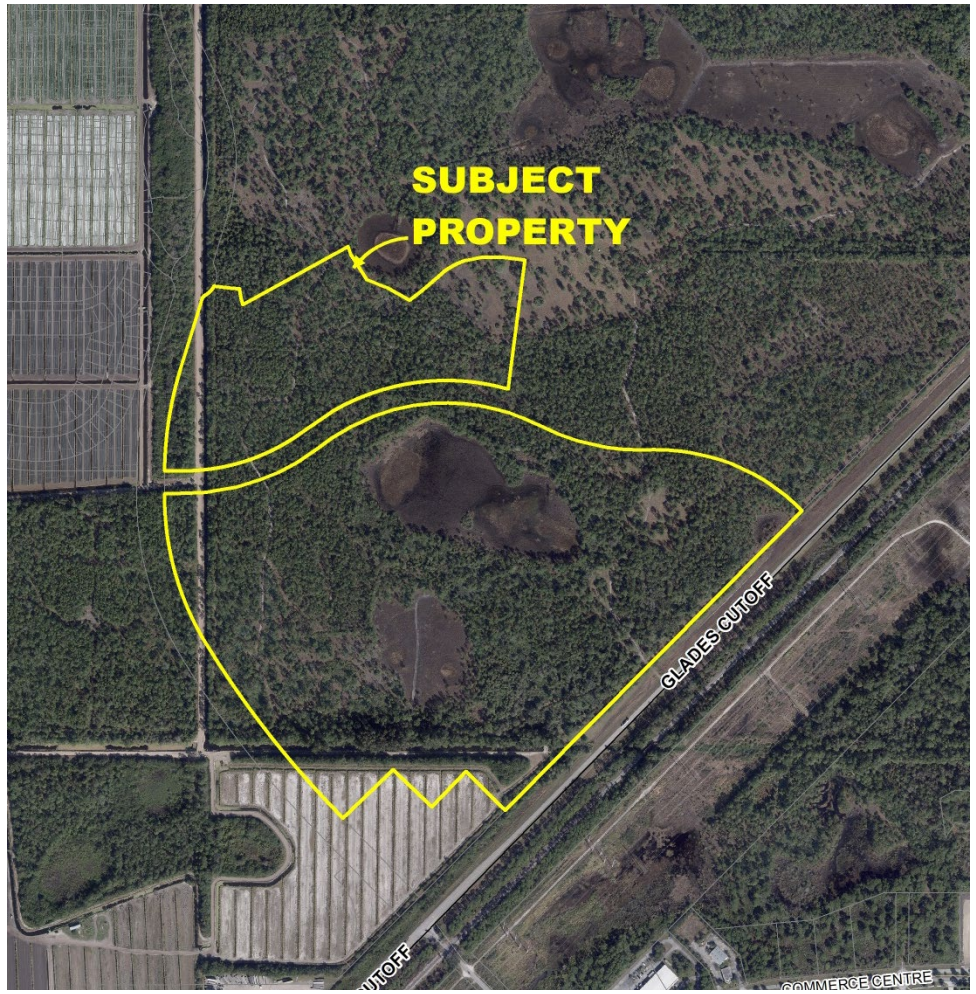
Proposed Project

An application to amend the Future Land Use map for 140 acres within the LTC Ranch DRI

Location



Aerial



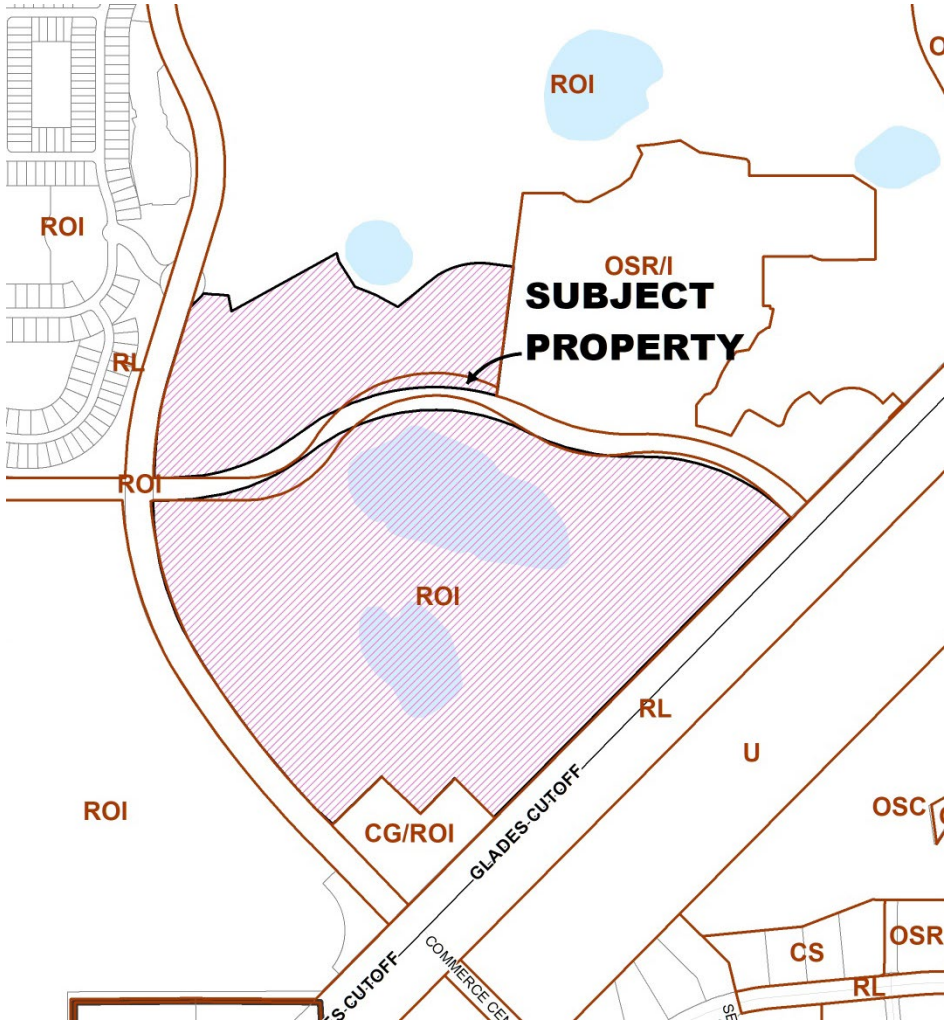
Background

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

Proposed Amendment

- Change 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).
- Realign the adjacent segment of the proposed E/W # 5 roadway to flatten out the curve.

Future Land Use



Comprehensive Plan Consistency

- Goal 3.1 of the Housing Element - Provision of an adequate mix of safe and sanitary housing which meets the needs of existing and future Port St. Lucie residents.
- Objective 3.1.1 - Assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents.

Recommendation

The Planning and Zoning Department recommends approval of the proposed comprehensive plan amendment.

"A City for All Ages"

Agenda Summary

2022-1024

Agenda Date: 2/7/2023 **Agenda Item No.:** 7.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-307 City-Initiated Text Amendment to Chapters 153 - Definitions and 158 - Zoning Code (Cat Cafes).

This is a request to allow cat cafes as a permitted use within the CG (General Commercial) and CS (Service Commercial) zoning districts and as a special exception use within the IN (Industrial) zoning district.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: This is a city-initiated text amendment to allow cat cafes as a permitted use within the CG (General Commercial) and CS (Service Commercial) zoning districts and as a special exception use within the IN (Industrial) zoning district. A cat café can be defined as, "Cat café: means any establishment which houses or contains homeless, orphaned, or unwanted cats for clientele to interact with for profit for the purpose of adoption, and which incorporates retail sales to support the interaction of patrons with cats, such as a café, bookshop, or other permitted use."

Presentation Information: Still will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed text amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the proposed text amendment.
2. Move that the Board not recommend approval.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: See attached staff report.

Location of Project: N/A

Attachments:

1. Staff Report
2. Exhibit "A"
3. Staff Presentation

City of Port St. Lucie Text Amendment
City of Port St. Lucie - Chapter 158 – Zoning Code & Chapter 153 – Definitions (Cat Cafes)
Project No. P22-307

SUMMARY

Applicant's Request:	An amendment to Chapter 153 – Definitions & Chapter 158- Zoning Code (Cat Cafes)
Applicant:	City of Port St. Lucie
Application Type:	Text Amendment to City's Land Development Regulations
Project Planner:	Bethany Grubbs, Planner III

Overview

This is a city-initiated text amendment to allow cat cafes as a permitted use within the CG (General Commercial) and CS (Service Commercial) zoning districts and as a special exception use within the IN (Industrial) zoning district. A cat café shall be defined as follows: "Cat café: a restaurant, excluding drive-through restaurant, which also houses adoptable cats for clientele to interact with, and which incorporates cat adoption services in addition to the restaurant services for the purpose of helping adoptable cats find homes."

Background

Cat cafes are a growing trend. To date, there are approximately 14 cat cafes operational in Florida. The Zoning Code allows for eating places and pet shops within the CG and CS zoning district, along with the similar use of microbreweries and kennels in the IN zoning district as special exception uses. Upon review, the use falls somewhere between a pet shop and a restaurant. Cats are housed on site and are available for restaurant patrons to interact with, and they are also available for adoption. The cat cafes provide another way to increase the visibility of cats in need and help place adoptable cats in forever homes.

Cat cafes offer a variety of food and beverage selections, typically café style cuisine in a coffee shop setting, but may include alcoholic beverages upon securing the proper state licensing. In addition to food and beverage sales, donations and a nominal fee to enter the café are how funds are generated to sustain the cats' needs. The use will be aligned with the current code regulations surrounding pet shops. Section 92.20 of the Code of Ordinances requires an adoption-based business model be required for the retail sale of cats. The felines shall be sourced from stray and unwanted pets that have been taken in by an animal shelter or animal rescue organization. An animal rescue organization means a nonprofit organization that has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, such as the local Humane Society.

The Florida Department of Agriculture and Consumer Services (FDACS) and the Department of Business and Professional Regulations (DBPR) have approved the concept with separation requirements. Cats and

food preparation areas cannot be intermingled, but food and drink for consumption are allowed in the cat lounge. At all times, there must be a closed door to the food prep area to restrict the cats from entering.

Parking Regulations
Cat Cafes proposed in the IN (Institutional) zoning district shall only be considered upon approval of a Special Exception Use (SEU) application. Cafes located within industrial areas shall require more consideration and in-depth evaluation of the site parking. Warehouse buildings require less parking at the time of site plan approval, at a rate of one (1) space per each five hundred (500) square feet of gross floor area. The SEU application will require the applicant to demonstrate that adequate parking exists onsite before receiving zoning approval. Cat cafes shall only be considered when sufficient parking exists to accommodate their use.

The amount of off-street parking shall be calculated at a rate of one (1) parking space for each two hundred (200) square feet of gross floor area. The parking ratios correspond to the required parking for the most closely related uses.

Sec. 158.221. - Off-Street Parking and Lighting; Handicapped Parking Spaces (Excerpt)

Restaurants, cocktail lounges, and bars	One (1) space for each two hundred (200) square feet of gross floor area.
Shopping center	One (1) space for each two hundred (200) square feet of gross floor area.
Brewpub	One (1) space for each two hundred (200) square feet of floor area devoted to a restaurant, pub, and kitchen.

Regulations
A new section would be created within Chapter 158 – Supplementary Use Regulations which would provide detailed regulations. To protect the welfare and well-being of the surrounding properties and the resident cats, the use will be subject to the following supplementary use regulations.

Supplementary Use Regulations
1. Keeping of domestic animals shall be consistent with the provisions of Chapter 92 (Animals), Chapter 94 (Noise), and Chapter 95 (Nuisances, Littering) of the City's Code of Ordinances.
2. Limited to cats (felines) only.
3. Maximum capacity of twenty (20) cats at any one time.
4. The parking requirement shall be one space for each two hundred (200) square feet of gross floor area as set forth in Section 158.221(A)(C)(15) of the Zoning Code.
5. The facility must meet all applicable state and/or local health inspection standards.
6. The cats shall always be kept separate from food preparation areas.
7. The two locations (cat roaming rooms and dining rooms) must be completely separated by a floor-to-ceiling wall or walls.
8. Refuse from the animal shelter is not permitted to pass through the food preparation areas.
9. The boarding of cats shall take place entirely indoors.

10. The proponent must provide written evidence of partnership with a 501 (c)(3) animal rescue organization including but not limited to the Humane Society or the SPCA that will be providing the adoptable cats to the Cat Café as part of the application materials. In addition, all cats housed at the cat café must be current on all required vaccinations, spayed/neutered, receive monthly flea treatment and be micro-chipped prior to arrival.
11. Cats shall enter and exit the cafe in a carrier.
12. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the site in a place clearly visible from the exterior.

Proposed Amendment

See attached Exhibit A. Changes are shown in ~~strikethrough~~ and underline format.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval of the proposed amendment based on the analysis and findings as noted in the staff report.

PLANNING AND ZONING BOARD ACTION OPTIONS: *

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

* Should the Board need further clarification or information from staff it may exercise the right to table or continue the hearing or review to a future meeting.

EXHIBIT "A"

CHAPTER 153. – DEFINITIONS

(A) For the purpose of the land development regulations, the following terms, phrases, words and their derivations shall have the meaning contained herein, except where the context clearly indicates or requires a different meaning. Supplemental terms and definitions are defined in specific chapters.

(B) Construction of Words and Phrases.

1. Terms not defined in this Chapter shall be construed in accordance their customary usage and meaning.
2. The following general rules of construction shall govern the interpretation of words and phrases.
    a. The words "shall" or "will" are mandatory.
    b. The word "may" is permissive.
    c. The word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
    d. The words "used" and "occupied" include the words "arranged," "designed," "constructed," "altered," "converted," "rented," "leased," and "intended to be used or occupied."
    e. The words "lot" includes "plot," "parcel" and "tract."
    f. The word "structure" includes the word "building" as well as other things or facilities constructed or erected on the ground, underground or requiring construction or erection on the ground or underground.
    g. The word "land" includes "water surface" and "land under water."

(C) Defined terms:

ABANDONED SIGN. A sign is abandoned if a business advertised on that sign is no longer licensed, or is no longer doing business at that location.

ABUT/ADJACENT. Properties which are either contiguous or separated by a road or drainage right-of-way.

ABUTTING PROPERTY. Any property that is immediately adjacent to or contiguous with property that may be subject to any hearing required to be held under these regulations or that is located immediately across any road or public right-of-way from the property subject to any hearing under these regulations.

ACCESS. The means of ingress and egress to a lot from a dedicated public or private street right-of-way.

ACCESSORY USE OR STRUCTURE. A use or structure of a nature customarily incidental and subordinate to the principal use or structure and, unless otherwise provided, on the same lot.

On the same lot with respect to accessory uses and structures shall be construed as meaning on the same lot or on a contiguous lot in the same ownership.

ADD-ON SIGN. Any additional sign area added to a previously permitted and/or conforming sign.

ADOPTED LEVEL OF SERVICE. The Level of Service (LOS) adopted in the Comprehensive Plan as referenced in the Capital Improvements Element. The adopted Levels of Service are the regulatory standards to be used in evaluating development order requests for the purposes set forth in this Concurrency Management System.

ADVERTISING. Any form of printed message intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity, or entertainment.

A-FRAME SIGN. A moveable sign not secured or attached to the ground. A sign constructed in such a manner as to form an "A" or tent-like shape, hinged or not hinged at the top; each angular face held at an appropriate distance by a supporting member.

AISLE. The traveled way by which cars enter and depart parking spaces.

ALLEY. A public or approved private way which affords only a secondary means of access to abutting properties and which is not intended for general traffic circulation.

ALTER OR ALTERATION OF VEGETATION. To cut, remove, defoliate, or otherwise destroy leaves, limbs, stems, roots, or other plant parts, dead or alive.

ALTER OR ALTERATION OF STORMWATER SYSTEMS. Work done on a storm water management system other than that necessary to maintain the system's original design and function.

ALTERATION. Any change in size, shape, location, occupancy, character, or use of a building or structure.

AMATEUR RADIO SERVICE. A federally licensed radio communication service for the purpose of self-training, intercommunication and technical investigations, carried out by amateurs that are duly authorized persons interested in radio technique solely with a personal aim, and without pecuniary interest particularly with respect to providing emergency communications. (As per Code of Federal Regulations, Title 47, Part 97).

AMATEUR RADIO ANTENNA. A conductive material, typically aluminum or copper, designed and formed in specific configurations, to send and receive electromagnetic waves by a station licensed to operate in the amateur radio services.

AMATEUR RADIO ANTENNA SUPPORT STRUCTURE. Any permanent structure, such as a mast or tower or any combination thereof, whether ground or roof mounted, freestanding or guyed, used exclusively for supporting an amateur radio antenna.

AMATEUR RADIO ANTENNA AND SUPPORT STRUCTURE OVERALL HEIGHT. The total height of the amateur radio antenna support structure and antenna shall be measured from the mean grade to the highest point of the antenna support structure and antenna. A roof-mounted antenna support structure shall be measured from the established grade adjoining the exterior walls of the structure upon which the antenna or support structure is affixed. A ground-mounted amateur radio antenna support structure shall be measured from the established grade adjoining such antenna or support structure.

ANIMATED SIGN. A sign with action or motion using electrical energy, electronic or manufactured sources of supply, or wind actuated elements, including rotating, revolving, or flashing sign against which it is placed, excluding the necessary supports or uprights on which such sign is placed.

ANNUAL RESIDUAL CAPACITY TRIPS. Within a designated "Critical Area of Concurrency (CAOC)" up to 100% of the remaining capacity of the potentially deficient road segment's remaining capacity.

ANNUAL INVENTORY REPORT AND DATA BASE. (See "YEARLY INFORMATION REPORT (YIR) and DATA BASE.")

APPLICANT. Any person or his duly authorized representative who submits plans through any city agency, department or division for the purpose of obtaining approval thereof.

APPLICATION FOR DEVELOPMENT APPROVAL. The application form and all accompanying documents submitted to the city requesting the approval of a Development Order.

AQUATIC AREA. Aquatic areas include tidal water and wetlands and nontidal sloughs, streams, lakes, and wetlands. The upper limit of aquatic areas is the mean high tide line in tidal areas and the ordinary high water line in nontidal areas.

AQUATIC PRESERVE. An exceptional area of submerged lands and its associated waters set aside for being maintained essentially in its natural or existing conditions.

ARCHAEOLOGICAL SITE. A property or location which has yielded or may yield information on the city's history or prehistory. Archaeological sites are evidenced by the presence of artifacts and features below the ground surface indicating the past use of a location by people.

ARCHITECTURAL WALL. A wall designed to complement adjacent development consisting of masonry block with stucco, fluted block, a finished designer block, poured concrete, or pre-cast concrete with a treatment on top such as a cornice, tile band, or similar accent. A pre-cast concrete wall shall be comparable in visual quality to a block wall.

ARTERIAL ROAD. A roadway providing service which is identified as an arterial, major or minor, in the city's Comprehensive Plan.

ASSISTED LIVING FACILITY (ALF). Assisted living facility is defined as specified in Chapter 429, Part I, F.S., as may be amended from time to time, and means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. An ALF may include one or more of the following facility types: independent living, assisted living, and skilled nursing care. An ALF providing one or more of such services may also be known as a continuing care facility.

AUTOMATED TELLER MACHINE (ATM) (stand-alone) shall mean an automated device that performs banking or financial functions including at remote locations from the controlling financial institution.

EXHIBIT "A"

AUTOMATED TELLER MACHINE SIGNS. Automated teller machine (ATM) signs are all signs located on or architecturally associated with the exterior face of the machine and/or covering.

AWNINGS. Any fixed or moveable roof-like structure, cantilevered, or otherwise entirely supported from a building.

BACKLOGGED ROADWAY FACILITIES. Those roadways operating below the adopted level of service standard which do not have prohibitive financial or environmental constraints, but are not scheduled for major capacity improvement in the Florida Department of Transportation's Five-Year Work Program, St. Lucie County's Five-Year Schedule of Capital Improvements, or the City of Port St. Lucie's Seven-Year Schedule of Capital Improvements.

BANNER. Any sign having the characters, letters, illustrations, or ornamentations applied to cloth, paper, or fabric of any kind with only such material for foundation.

BARBER OR BEAUTY SHOP. An establishment primarily engaged in cutting, trimming, tinting and styling hair.

BARS, LOUNGES, AND NIGHT CLUBS. An area primarily devoted to the serving of alcoholic beverages and in which the service of food and/or entertainment is only incidental to the consumption of such beverages.

BECKER ROAD OVERLAY DISTRICT DESIGN STANDARDS. Site design and architectural design standards for new development and redevelopment within the Becker Road Corridor contained in the "Becker Road Overlay District Design Standards Manual" as set forth in section 158.228(B) of the Code.

BECKER ROAD CORRIDOR. The property described in the "Becker Road Overlay District Design Standards Manual" as set forth in section 158.228(B) of the Code.

BENCH SIGN. A sign located on any part of the surface of a bench or seat.

BILLBOARD. Any off-premises sign or framework thereof installed as authorized by the provisions of Section 155.08.

BINGO HALL. An establishment primarily for the conduct of bingo games pursuant to Chapter 849.0931, F.S. The conduct of bingo games as an accessory or ancillary use to a church or other house of worship, civic, cultural, club or lodge facility shall not be considered a bingo hall provided said games are limited thereat to two days per week.

BLOCK. A group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by street or other physical barriers and having an assigned number, letter or other name through which it may be identified.

BMPs. Best management practices.

BREWPUB. A limited-production brewery establishment that produces and serves no more than 10,000 kegs of beer per year on the premises and may include a taproom for sale of beer for on premises consumption or in sealed containers for later consumption off the premises, and may include a restaurant. A brewpub may also, in conjunction with the sale of beer for consumption on the premises, sell wine for consumption on the premises.

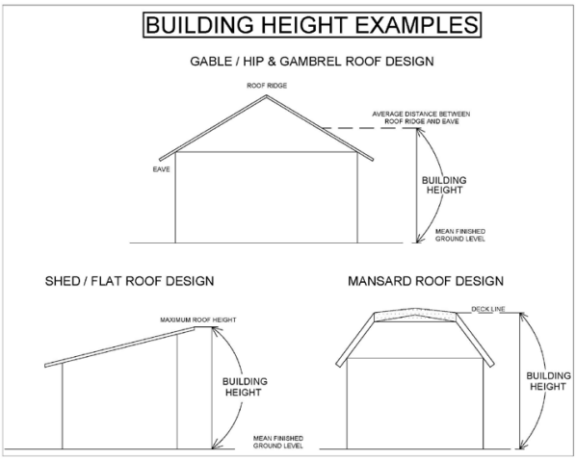
BUFFER. An area which is established in order to protect or insulate one land use from another.

BUILDING. Any structure, temporary or permanent, which has a roof impervious to weather, a fixed base on a fixed connection to the ground and is used or built for the shelter or enclosure of persons, animals or property.

BUILDING COVERAGE. The combined and total percentage of area of a lot covered or occupied by buildings or roof portions of structures.

BUILDING FACADE. That portion of any exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation, including window area.

BUILDING HEIGHT. The vertical distance measured from the mean finished ground level adjoining the front of a building to the level of the highest point of the roof or top surface on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs. The average slope shall be greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run.



BUILDING IDENTIFICATION SIGN. A sign located on a building with a main entry that depicts only the name of the building.

BUILDING LINE. The rear or inner edge of any required front, side or rear yard or the rear or inner edge of any required setback line. Except as specifically provided by this ordinance, no building or structure may be extended to occupy any portion of a lot streetward from the building line.

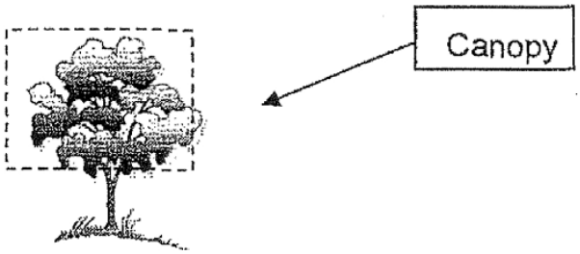
BUILDING LINE, ACTUAL. A line parallel to the street rights of way formed by the face of the building.

BUSINESS FRONTAGE. The lineal distance of the building space occupied by the particular business measured on a straight line parallel to the street. In the event that a building fronts on two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business does not parallel a street, the front foot shall be measured along the exterior of the building space occupied by the particular business.

CALIPER. A nursery standard measurement of a tree's trunk diameter as measured at a predetermined point of measurement. Trunk caliper for trees up to four inches shall be measured six inches above the soil line. Trees greater than four inches in caliper shall be measured 12 inches above the soil line. Caliper measurements shall be used when measuring nursery trees.

CANOPY, BUILDING. A roof like cover, including an awning, that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting over above an outdoor service area, such as at a gasoline station or ATM kiosk, serving the purpose of protecting pedestrians from rain and sun, covered with fabric, metal or other material.

CANOPY, TREE. The area consisting of a tree's branches in all directions from its trunk, the outer edge of which is the dripline.



CANOPY SIGN. A wall sign that is located on the roof, fascia, soffit, or ceiling of a building canopy, and that is otherwise permitted by ordinances.

CAPACITY. Maximum and quantifiable ability for a public facility to provide service to its users. The quantity is calculated relative to a Level of Service (LOS) infrastructure standard compared to the measurable use of the public facility.

CAPACITY. ANNUAL RESIDUAL. (See "ANNUAL RESIDUAL CAPACITY")

CAPITAL FACILITIES. The planning of, engineering for, acquisition of land for, or the construction of drainage and water management facilities, recreation buildings and park equipment, potable water facilities, sanitary sewer facilities, solid waste facilities, and any project eligible for inclusion as a transportation facility, or facilities, of the Capital Improvement Element (CIE) or Transportation Element of the Port St. Lucie Comprehensive Plan, the CIE of St. Lucie County, or the Five-Year Florida Department of Transportation Plan.

CAPITAL IMPROVEMENT. Physical assets constructed or purchased to provide, improve, or replace a public facility, and which are large scale and high in cost. The cost of the capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of the Concurrency Management System, physical assets which have been identified as existing or projected needs in the Comprehensive Plan shall be considered capital improvements.

CARPORT. A roof-like structure open on multiple sides whose purpose is to provide shelter for one or more motor vehicles.

CAR WASH, FULL SERVICE. A structure containing facilities for washing vehicles using a chain conveyor or other method of moving cars along, and automatic application of cleaner, brushes, rinse water, heat for drying, and wax.

CAR WASH, SELF SERVICE. A structure containing facilities for washing vehicles using a semi-automatic application of cleaner, rinse water, and wax.

CAT CAFÉ. An establishment where food and beverage are prepared and served for pay primarily for consumption on the premises which also houses or contains cats for clientele to interact with for the purpose of adoption.

CERTIFICATE OF OCCUPANCY (CO). The official certification that a premises conforms to the provisions of this Code and may be used or occupied.

CERTIFICATE OF CONCURRENCY (COC). The official certification that adequate public facilities are or will be available concurrent with the impact of the proposed development on each public facility (i.e., traffic circulation, parks and recreation, sanitary sewer, potable water, solid waste, and stormwater management facilities and services). Issuance of a final local development order, either final residential subdivision plat approval, or final site plan approval shall be considered a certificate of concurrency.

CHANGE OF OCCUPANCY. The discontinuance of an existing use and the substitution therefore of a use of a different kind or class; not including a change of tenants or proprietors unless accompanied by a change in the type of use.

CHANGEABLE COPY SIGN. A sign which has message characters that are not permanently attached to the sign, but which are attached to permit numerous changes of the message.

CHANNEL LETTERS. A sign comprising of individual letters that are independently mounted to a wall or other surface and may be internally illuminated with a cover face. The air space between the letters is not part of the sign structure but rather of the building façade. A logo may also be considered a channel letter provided it is clearly distinguishable from other sign elements.

CHURCH OR OTHER PLACE OF WORSHIP. A building or group of buildings devoted to the holding of religious services and related religious instruction.

CITY BUILDING OFFICIAL. Means the Port St. Lucie Building Official or duly authorized representative (See also "delegation of authority").

CITY ENGINEER. Means the Port St. Lucie City Engineer or duly authorized representative (See also "delegation of authority").

CIVIC OR CULTURAL FACILITY. A facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature.

CLEAR. Removal or destruction of any vegetation protected by the provisions of the Land Development Regulations.

CLEAR TRUNK HEIGHT (CT). The height of a tree measured from the ground to the bottom of the canopy.

CLUB OR LODGE (PRIVATE). A noncommercial and nonprofit establishment restricted to and providing service activities to an organization or group of individuals maintaining membership therein and collectively contributing to the maintenance and upkeep of that establishment through membership fees and periodic dues.

EXHIBIT "A"

CLUSTER OR CLUSTERING. A cluster or clustering shall refer to a concentration of a particular type of building within 1,200 feet of the same particular type of building within a particular commercial, industrial and/or residential area.

COASTAL HIGH HAZARD AREA. The area subject to, but not limited to, Category I hurricane evacuation.

CODE COMPLIANCE DIVISION. The city agency duly authorized to enforce the laws and ordinances of the city.

COLLECTOR ROAD. A roadway providing service which is identified as a collector, major or minor, in the city's Comprehensive Plan.

COMMERCIAL AREA. Any area zoned commercial or office, including commercial or office areas designated in an approved PUD development plan.

COMMERCIAL/INDUSTRIAL/RESIDENTIAL COMPLEX. A land area under unity of title which is designed to accommodate:

1. An office park;
2. A retail shopping center;
3. An industrial center; or,
4. A multiple family residential project of greater than ten units.

COMMERCIAL LAUNDRY FACILITY AND LINEN SUPPLY. A facility primarily engaged in laundering of items, including uniforms, gowns, and coats of the type used by doctors, nurses, barbers, beauticians, and waitresses; and table linens, bed linens, towels and toweling, and similar items for commercial establishments.

COMMON AREA AND FACILITIES. A parcel of land, together with improvements thereon, the use, enjoyment and maintenance thereof are shared by the owners of a development.

COMMUNITY RESIDENTIAL HOME. Is defined as specified in Section 419.001, F.S., as may be amended from time to time. (See Section 158.224, Zoning Code).

COMPREHENSIVE PLAN. The Future Land Use Plan and elements thereof as adopted by the City of Port St. Lucie in accordance with the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act.

CONCEPT PLAN. A preliminary presentation and attendant documentation of a proposed development of sufficient accuracy to be used for the purpose of discussion and classification. It describes the basic parameters of a major development proposal, rather than giving full engineering details.

CONGESTION MANAGEMENT SYSTEM STRATEGIES. Alternative strategies to alleviate congestion and enhance mobility as related to criteria for adequate public facilities.

CONSTRAINED ROADWAY FACILITIES. Those roadways that exhibit a level of service lower than the adopted level of service standard which are not able to attain the adopted standard because prohibitive costs and physical or environmental limitations prevent the construction of at least two additional through lanes.

CONSTRUCTION. Construction includes the placing of construction materials in a permanent position and fastened in a permanent manner; except that where demolition, excavation, or removal of an existing structure has been substantially begun preparatory for new construction, such excavation, demolition, or removal shall be deemed to be actual construction. Fill and the installation of drainage facilities shall be considered a part of construction.

CONSTRUCTION AND DEMOLITION DEBRIS. This debris is "clean debris" which is virtually inert, not water soluble, not a pollution threat and not hazardous in nature and includes steel, glass, brick, concrete, roofing material, pipe, wall board, lumber, clearing debris and other such materials as defined and pursuant to a permit issued by the Florida Department of Environmental Protection.

CONSTRUCTION PLANS/DETAIL PLANS. Those detailed engineered drawings, specifications and calculations prepared in accordance with city and other applicable regulations, codes and standards, submitted for approval of a site and/or development plan or preliminary plat or final subdivision plat, which set forth the specific improvements to be made in conjunction with development as they affect the existing site, its boundary conditions, topography, drainage, access, and associated road and other right-of-way and easements.

CONSTRUCTION SIGN. A temporary sign erected on the premises on which construction is taking place, during the period of such construction, identifying those engaged in construction on any building site. This includes the builder, contractor, developer, architect, engineer, financing entity, or other persons or artisans involved in said construction.

CONVENIENCE GOODS. Foodstuffs, drugs, cosmetics, and incidental household and/or personal articles which are normally purchased and expended on a day-by-day or week-by-week basis.

CONVENIENCE STORE. An establishment limited to the sale of convenience goods.

CONVERSION AREA. Areas designated in the "City of Port St. Lucie Land Use Conversion Manual" which establishes land assembly requirements for the conversion of single-family residential lots.

COUNTRY CLUB. A club for social life and recreation for members and their personal guests.

CREDIT CARD SIGN. A sign signifying that goods or services may be purchased on credit by means of an established credit line (Visa, Master Card, American Express, etc.).

CRITICAL AREA OF CONCURRENCY (CAOC). Based upon accepted transportation planning practices, an area of influence or significant impact established around any deficient or potentially deficient road segment, where development may be expected to place an unreasonable number of new trips on the deficient or potentially deficient road segment.

CUL-DE-SAC. A street with only a single means of ingress and egress and having a turnaround loop at the end, or a "T" type turnaround area.

DAY CARE CENTER. An establishment where five or more persons, other than the members of the family occupying the premises, are cared for during daytime hours only, and expressly excluding overnight care. The term includes a day nursery, kindergarten, adult day care service, day care agency, nursery school, or play school.

DECK LINE. In case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the lower edge of the eave; or in the case of an extended façade or parapet, the uppermost height of said façade or parapet.

DEDICATION. An act transferring ownership of property or interest thereto.

DEGRADED ESTUARINE BEACH. An estuarine beach is degraded when its natural flexible functions are inhibited by pestilent exotic species or shoreline hardening structures.

DEFICIENT ROAD SEGMENT. Any city, county or state road segment on the city's major road network system that is operating below the adopted level of service standard, or is located in a Critical Area of Concurrency (CAOC) and specifically allowed to operate at up to five percent above the service volumes listed in Table 1 or 5 for the adopted Level of Service (LOS), or situations where a proposed development's additional impact on such roads could exceed the facility's adopted Level of Service (LOS) standard.

DELEGATION OF AUTHORITY. Whenever a provision appears requiring the head of a department or some other city officer or employee to do some act or perform some duty, it is to be construed to authorize the head of the department or some other city officer or employee to designate, delegate and authorize professional level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

DENSITY. The number of residential dwelling units permitted per gross acre of land as determined by the City of Port St. Lucie Comprehensive Plan and Code of Ordinances.

DESIGN REVIEW BOARD. An individual or group of individuals created by the overall project developer charged with the responsibility of implementing development and design criteria established by the overall project developer to promote unified design concepts.

DETENTION. The collection and storage of surface water for subsequent gradual discharge.

DETENTION AREA. An area designed to temporarily store and provide controlled release of stormwater runoff.

DEVELOPER. Any person including a governmental agency, undertaking any development.

DEVELOPMENT. The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; or the division of land into two or more parcels.

DEVELOPMENT AGREEMENT. (See "ENFORCEABLE DEVELOPMENT AGREEMENT")

DEVELOPMENT ORDER. Any action granting, denying, or granting with conditions, an application for a development approval or permit, including approval of preliminary or final site plan, preliminary or final subdivision plat, building permit, temporary use permit, temporary construction and development permit, sign permit, well permit, spot survey, electrical permit, plumbing permit, occupational license, boat dock permit, HVAC permit, septic tank permit, right-of-way permit, blasting permit, excavation permit, construction approval for infrastructure (including water, sewer, grading and paving), development of regional impact (DRI), zoning ordinance amendment, comprehensive plan amendment, flood variance, tree removal permits, rezoning, special exception, PUD amendment, certification, condition use, variance, or any other

official action of Port St. Lucie having the effect of permitting development as defined in 380.04, F.S.

DEVELOPMENT PERMIT. Any building permit, zoning permit, preliminary subdivision plan, subdivision or other plat approval, site and development plan approval, rezoning, certification, special exception, variance, environmental permit or any other official action of the City of Port St. Lucie or any other state or local government commission, board, agency, department, division or official having the effect of permitting development of land located with the geographic area subject to the provisions of the Port St. Lucie Land Development Code. Development shall include all activities set forth in Section 380.04, F.S.

DEVELOPMENT SIGN. A temporary sign advertising the sale or rental of structures under construction upon land which is under development.

DIAMETER BREAST HEIGHT (DBH). The diameter of a tree trunk measured at 4.5 feet above grade. In the case of multi-stemmed trees, the DBH shall be measured at 4.5 feet above grade on each stem and added together to count as one tree.

DIPOLE ANTENNA. A wire antenna that is split at its center for connection to a feed line. Its length usually is equivalent to one-half of the wavelength of the frequency for which it has been designed. A typical height for this type of antenna is approximately 35 feet.

DIRECTIONAL SIGN. Any sign permanently or temporarily installed on public property by or with approval of the city or any authorized governmental agency. Such directional signs shall be designated to guide or direct vehicles and/or pedestrians to any public building or transportation facility.

DIRECTORY SIGN. A sign which lists only the names of individuals or businesses within a building, or contiguous buildings on one (1) premises.

DOMESTIC ANIMAL. Dogs, cats, or other animals which are required to obtain a rabies vaccination and are kept primarily for pleasure rather than utility, and that primarily and customarily live within the confines of an owner's home as further defined in Section 92.01 and restricted in number per Section 158.229 Domestic Animal Restrictions.

DOUBLE-FACED SIGN. A sign with two faces which are parallel to each other, and back to back. A double-faced sign shall be considered one (1) sign.

DRAINAGE. The removal of surface water or groundwater from land by drains, grading or other means.

DRIPLINE. An imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.

DRI. Development of Regional Impact. Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

DRIVE-THROUGH SERVICE. A structure in which a customer is permitted or encouraged to, either by design or physical facilities or by service or packaging, to enter into the service area when seated in a motor vehicle.

DWELLING, SINGLE-FAMILY. A building containing only one dwelling unit and occupied or intended to be occupied exclusively by one family. The term shall include modular

housing and residential design manufactured housing but shall not be construed as including a mobile home, travel trailer, housing mounted on a self-propelled or drawn vehicle, tent, or other form of temporary or portable housing.

DWELLING, SINGLE-FAMILY (ZERO LOT LINE OR CLUSTER). A single-family dwelling designed and located as part of an approved planned complex where all dwellings are placed at or near a lot line or are otherwise arranged in clustered groups so as to create compensating open space for the use and enjoyment of residents.

DWELLING, MULTIPLE-FAMILY. A building containing two or more dwelling units.

DWELLING, TOWNHOUSE. A narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development.

DWELLING UNIT. A room or rooms connected together, constituting a separate, independent housekeeping establishment for a family, for owner occupancy or rental or lease, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing sleeping facilities and one kitchen.

EASEMENT. An interest in land owned by another person, consisting in the right to use or control the land, or an area above or below it, for a specific limited purpose.

ENCLOSED ASSEMBLY AREA. Any enclosed area, building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit or not-for-profit entity, and includes, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private clubs and fraternal lodges, assembly halls, exhibition halls, convention centers, and places of worship, or other areas, buildings or structures that are used for religious purposes or assembly by persons. Day care centers will be considered an enclosed assembly area.

ENFORCEABLE DEVELOPMENT AGREEMENT. Any agreement entered into by a local government with any person having a legal or equitable interest in real property located within its jurisdiction as provided for by Sections 163.3220 — 163.3243, F.S.

ENVIRONMENTAL CONSTRAINTS. Features, natural resources or land characteristics that are sensitive to improvements and may require conservation measures or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

EROSION. The detachment and movement of soil or rock fragments, or the weaving away of the land surface by water, wind, ice and gravity.

ESSENTIAL SERVICES. Public utility facilities either underground or overhead and related to the transmission or distribution systems of water, sanitary or storm sewerage (including treatment plants), telephone cable, gas, electricity, television cable, and public safety, including poles, wires, mains, hydrants, drains, sewer lift stations, pipes, conduits, police or fire call boxes, warning sirens, traffic signals, and other similar equipment necessary for the furnishing of adequate service.

ESTUARINE BEACH. The zone of unconsolidated material that extends landward from the mean low water line of an estuary to the place where there is marked change in material or

physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. Estuarine beaches are sometimes partially vegetated by native saltmarsh vegetation.

ESTUARY. A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. Estuaries include bays, embayments, lagoons, sounds, and tidal streams.

EVERGREEN. Non-deciduous foliage that remains green or living throughout the year.

FACADE SIGN. (See "WALL SIGN").

FACILITY-BASED DAY TREATMENT PROGRAM. A facility for youth who are placed on probation in a non-residential commitment program and youths participating in post commitment probation services consisting of group counseling, and academic programs.

FAMILY. One or more persons related by blood, adoption, or marriage or no more than two unrelated persons occupying the whole of a dwelling unit as a single housekeeping unit.

FAMILY DAY CARE HOME. An occupied residence in which child care is regularly provided for children from at least two unrelated families and which received a payment fee or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be licensed or registered as required by the State of Florida. A family day care home shall be allowed to provide care for one of the following groups of children which shall include household children under 13 years of age:

1. A maximum of four children from birth to 12 months of age.
2. A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children.
3. A maximum of six preschool children if all are older than 12 months of age.
4. A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age.

FDEP. Florida Department of Environmental Protection.

FEATHER FLAG. A vertical flag affixed to a single pole.

FENCE. A freestanding structure, designed and intended to serve as a barrier or as a means of enclosing a structure, yard, or other area, or to serve as a boundary feature separating two or more properties.

FINAL APPROVAL. The official action of the City Council taken on a preliminary approved subdivision, after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed or guarantees properly posted for their completion or approval conditioned upon the posting of such guarantee.

FINAL DEVELOPMENT ORDER. A "final local development order" or a "final Development of Regional Impact (DRI) development order."

FINAL DRI DEVELOPMENT ORDER. A development order, as amended from time to time, adopted by the City Council and approved by the State pursuant to Section 380.06, F.S., notice of which is recorded pursuant to Section 380.06(15) (f), F.S.

FINAL LOCAL DEVELOPMENT ORDER. Any valid, unexpired approval by the city of a final subdivision plan (including construction plans and plat), final site plan (including construction plans) or building permit.

FINAL PLAT. The final map of all or a portion of a subdivision which is presented for approval, showing all building lots, easements, rights-of-way and other information necessary for providing the detailed description of the subdivision of a parcel of land.

FINAL SITE PLAN. (See "PLAN, FINAL SITE").

FINAL SUBDIVISION PLAN. (See "PLAN, FINAL SUBDIVISION").

FINE ARTS STUDIO. A studio for teaching or displaying any form of fine arts or performing arts. Fine arts will include both visual and performing art forms, such as painting, sculpture, installation, dance, and theatre.

FLAG. A piece of fabric with a color or pattern that represents some country, state, county, city, party, organization, or business activity.

FLASHING SIGN. Any sign with a light or lights which flash, blink, operating on and off intermittently, change in intensity, or otherwise create the illusion of flashing or movement.

FLAT SIGN. (See "WALL SIGN").

FLORIDA-FRIENDLY LANDSCAPING OR XERISCAPE. A landscaping method that uses environmentally sustainable practices, maximizes the conservation of water, utilizes native and suitable non-native trees, shrubs and groundcovers that require minimal maintenance when planted and an efficient watering system.

FLUCCS. Florida Land Use, Cover, and Forms Classified system, published by the Florida Department of Transportation, as amended from time to time.

FOOD PROCESSING FACILITY. A commercial establishment in which food is processed or otherwise prepared for human consumption but not consumed or sold at retail on the premises.

FOSTER CARE HOME. A facility certified by the State of Florida, whether operated for profit or not, providing housing and collective care and sustenance for no more than five adults or children on a 24-hour basis who are unrelated by blood, adoption, or marriage.

FREESTANDING EMERGENCY DEPARTMENT. A freestanding emergency department (FSED) is a facility that receives individuals for emergency care and is structurally separate and distinct from a hospital. Physicians and other medical staff are primarily engaged in providing medical and emergency care services on an outpatient basis. These establishments accept patients by ambulance in the same manner as a hospital emergency room and, typically, have specialized facilities and specialized equipment including a heliport.

FREE STANDING SIGN. A sign, including ground signs, pole signs and monument signs, which is supported by one (1) or more columns, uprights or braces anchored into the ground independent of support from any building.

FRONTAGE, BUILDING. The face of a building most nearly parallel with the public right-of-way line.

FUEL PUMP VALANCE SIGN. Any permanent sign attached to the top of a fuel pump.

GAS SERVICE FACILITY. Any structure used for the retail dispensing or sale of vehicular fuels.

GEOGRIDS or GEOTEXTILES. Flat, interlocking shore protection structures which follow the natural slope of the shore.

GOLF COURSE. A golf facility capable of being classified as a regulation, executive, or par 3 course, comprised of one or more increments of nine holes, and occupying a minimum of 20 acres per nine-hole increment.

GOLF COURSE, MINIATURE. A putt-putt or pitch'n putt golf recreation facility or any like facility not meeting the requirements of a golf course as herein defined.

GOLF DRIVING RANGE. A tract of land or water improved with tees for practicing golf.

GROSS ACREAGE. Total land area of a parcel including streets, roads, drainage, undevelopable areas, and water bodies.

GROSS FLOOR AREA. The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

GROUND AREA. That portion of a lot covered by buildings.

GROUND COVER. Low growing plants planted in such a manner as to form a continuous cover over the ground.

GROUND SIGN. A sign suspended or supported by one or more uprights or braces anchored in the ground.

GROUND-MOUNTED AMATEUR RADIO ANTENNA SUPPORT STRUCTURE: An amateur radio antenna support structure that is not affixed to any building or accessory structure.

GUEST HOUSE. A dwelling unit in a building separate from and in addition to the main residential building on a lot, intended for intermittent or temporary occupancy by a nonpaying guest. However, those quarters shall not be rented or otherwise used as a separate dwelling.

HABITAT CORRIDORS. A naturally-vegetated transportation route for plants and animals that connects larger natural areas.

HOME OCCUPATION. An occupation for gain or support conducted entirely within a dwelling unit, as herein defined, by the occupant residing therein, which occupation is clearly subordinate and incidental to the use of the dwelling as a place of residence, and which complies with all provisions of Section 158.217(F).

HOSPITAL. A building or group of buildings having facilities for overnight care of one or more human patients, providing services to in-patients and medical care to the sick and injured, and which may include as related facilities laboratories, out-patient services, training facilities, central service facilities, and staff facilities. However, any said related facility or service shall be clearly incidental and subordinate to the principal hospital use and operation.

HOTEL or MOTEL. A building or group of buildings, with or without kitchenettes, in which sleeping accommodations are offered to the public and intended primarily for rental to transients with daily charge, as distinguished from multiple-family dwellings and rooming or boarding

houses, where rentals are for periods of a week or longer and occupancy is generally by residence rather than transience.

ILLUMINATED SIGN. A sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs.

IMPACT. Significant and quantifiable effect of use of a public facility. The quantity of use calculated or measured relative to user volume in the facility, compared to calculated capacities of the public facility.

IMPERVIOUS SURFACE. All surface area of a lot or parcel, including portions occupied by buildings or structures, where surface drainage waters are unable to freely percolate downward through the natural soils.

IMPROVEMENT. Any man-made, immovable item which becomes part of, placed upon, or is affixed to, real estate, such as street pavement, curb and gutter, sidewalk, alley pavement, walkway pavement, water main, sanitary sewer, storm sewer or drain, street name, sign, landscaping, permanent reference monument (PRM), permanent control point (PCP) or any other improvement required by the Site Plan Review Committee.

INOPERABLE EQUIPMENT. Equipment which is in a state of disrepair or not in working condition.

INOPERABLE MOTOR VEHICLE. A vehicle which cannot be legally driven upon the public streets for any reason including but not limited to being unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

INSTALL. To erect, replace, hang, paint, display, apply, or otherwise put in place in any manner whatsoever.

INSTRUCTIONAL SIGN. A sign conveying instructions with respect to the premises on which it is maintained, such as, but not limited to, "exit", "entrance", "parking", "carry out", or similar instruction.

INTENSITY. The square footage of nonresidential floor area permitted per gross acre of land as determined by the Port St. Lucie Comprehensive Plan and Code of Ordinances.

JUNKYARD, SALVAGE YARD, or RECYCLING CENTER. A place, structure, or lot where junk, waste, discarded, salvaged or similar materials such as automobiles, appliances, old metal, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like are brought, bought, sold, exchanged, baled, packed, disassembled, stored, or handled, including used lumber and building material yards, house wrecking yards, heavy equipment, wrecking yards, and yards or places for the storage, sale, or handling of salvaged house wrecking or structural steel materials.

KENNEL. An establishment where six or more domesticated animals more than six months, old are housed, bred, or trained.

KITCHENETTE. A small kitchen or a small recessed section of a room principally used or designed for cooking or preparation of food (i.e., a stove, refrigerator, microwave, etc.) and typically smaller in size than a kitchen found in a single-family residence.

LAND DEVELOPMENT CODE OR LAND DEVELOPMENT REGULATIONS. The ordinances enacted by City of Port St. Lucie pursuant to Section 163.3161 et. seq., F.S., for the regulation of the development of land within the incorporated area of the city.

LAND SURVEYOR. A professional land surveyor and mapper registered under Chapter 472, F.S. who is in good standing with the Florida State Board of Professional Regulation.

LAND USE. The development activity or use that has occurred on the land or the development that is proposed by a developer of land that will generate demands for services offered by public facilities.

LAND CLEARING PLAN. A graphic diagram or aerial showing the areas of land disturbance, areas to be cleared and sediment and erosion control measures.

LANDSCAPE ISLAND. A curbed area located at the end of a parking bay and designated for landscaping.

LANDSCAPE STRIP. A strip of land designated for landscaping.

LANDSCAPE BUFFER STRIP. A strip of land designated to provide a visual buffer between abutting properties that consists of landscaping and an architectural wall.

LANDSCAPING. Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or palms; and nonliving durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls, or fences, but excluding paving.

LEVEL OF SERVICE (LOS). An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facility. LOS indicates the capacity per unit of demand of each public facility.

LICENSING ENTITY OR LICENSING ENTITIES. The Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, the Department of Children and Families, the Agency for Health Care Administration, or any other state agency with state authorization to license a community residential home to serve residents.

LISTED SPECIES. Those species of plants and animals listed as endangered, threatened, rare, or species of special concern by an official state or federal plant or wildlife agency, or the Florida Natural Areas Inventory (FNAI), includes species ranked as S1, S2, or S3). These species are targeted for protection for a number of reasons, e.g. they are in imminent danger of extinction, are rapidly declining in number or habitat, or have an inherent vulnerability to habitat modification, environmental alteration, or human disturbance which puts them at risk of extinction.

LISTED SPECIES, LIKELY TO OCCUR. Species listed in "Appendix B," Conservation Element, Port St. Lucie Comprehensive Plan.

LIVING AREA. The enclosed area of a dwelling unit which may be heated or air-conditioned, and excluding garages, carports, porches, and breezeways. A living area shall be measured from the exterior faces of the exterior walls excluding any exterior attachment.

LONG-WIRE ANTENNA. A wire antenna consisting of a single conductor of a random length, which typically is conducted to a transceiver at one end. It most often is parallel to the ground at a typical height of approximately 35 ft.

LOT. A designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

LOT AREA. The size of a lot measured within the lot lines and expressed in terms of acres or square feet.

LOT DEPTH. The distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

LOT FRONTAGE. The lineal distance of a lot measured along abutting public or private rights-of-way.

LOT OF RECORD. Land designated as a separate and distinct parcel on a legally recorded subdivision plat.

LOT, NONCONFORMING. A land parcel, however constituted, which does not meet all minimum zoning requirements.

LOT WIDTH. The distance between side lot lines measured on the front building line.

LOW-THC CANNABIS. Any plant(s) or part of a plant(s) of the genus Cannabis, the dried flowers of which contain 0.8 percent or less of tetrahydrocannabinol and more than 10 percent of cannabidiol weight for weight; the seeds thereof; the resin extracted from any part of such plant; or any compound, manufacture, salt, derivative, mixture, or preparation of such plant or its seeds or resin that is dispensed only from a dispensing organization as specified in Section 381.986(1), F.S., as may be amended from time to time.

MAINTENANCE GUARANTEE. Any security which may be required and accepted by a governmental agency to ensure that necessary improvements will function as required for a specific period of time.

MAJOR ROAD NETWORK SYSTEM. All city, county and state arterial and collector roads within the total incorporated area depicted in the Traffic Circulation Element of the Comprehensive Plan.

MAJOR SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into three (3) or more lots, tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease. (Also see SUBDIVISION.)

MANGROVES. Any specimen of the species Avicenna germinans (black mangrove), Laguncularia racemosa (white mangrove), Rhizaphora mangle (red mangrove), and Conocarpus erectus (buttonwood mangrove).

MANUFACTURED HOUSE. A single-family dwelling which is factory constructed in its entirety in units or components, and then placed or assembled on a building site, and which has been determined to be constructed in compliance with the Federal Manufactured Home Construction and Safety Standards Act. Manufactured houses are further described as being of either residential design or standard design.

1. Residential design manufactured housing has the following characteristics:

    a. Minimum width of main body. Minimum width of the main body of the residential design manufactured housing as located on the site shall not be less

than 20 feet, as measured across the narrowest portion. This is not intended to prohibit the offsetting of portions of the house.

b. Minimum roof pitch, minimum roof overhang and roofing materials. Minimum pitch of the main roof shall be not less than one foot to rise for each four feet of horizontal run and the minimum roof overhang shall be one foot. In cases where site built housing generally has been constructed in adjacent or nearby locations with roof pitches less than 1:4 and/or roof overhang of less than one foot, then the residential design manufactured house may have less roof pitch and overhang, similar to the site built houses. In general, any roofing material other than built up composition roof, may be used which is generally used for site built houses in adjacent or nearby locations.

c. Exterior finish and light reflection. Any material may be used for exterior finish which is generally acceptable for site built housing which has been constructed in adjacent or nearby locations, provided, however, that reflection for such exterior shall not be greater than from siding coated with clean white gloss exterior enamel.

d. Approved foundations required in residential districts. Where approval of homes or model plans does not include approval of type of foundation, no residential design manufactured house shall be placed or occupied for residential use on a site in a residential district until such foundation plans have been submitted and approved by the Building Official as to the appearance and durability of the proposed foundation and whether it is acceptably similar or compatible in appearance to foundations of residences built on adjacent or nearby sites.

e. Site orientation. Residential design manufactured houses shall be placed on lots in such a manner as to be compatible with and reasonably similar in orientation to the site built housing which has been constructed in adjacent or nearby locations.

2. Standard design manufactured houses are manufactured houses certified as meeting the HUD Code, but not meeting the residential design standards contained herein.

MARINA. An establishment with a waterfront location providing for the refueling and/or in-water storage of watercraft used for recreational and noncommercial purposes, and including minor repair services for such craft not involving removal of watercraft from the water or removal of inboard or outboard engine from the watercraft.

MASS GRADING PLAN. A plan showing the areas to be cleared, stockpile areas, locations of lakes, locations of roads, and anticipated haul routes. These plans are associated with clearing land, road grading, and excavation of lakes within approved DRIs or PUDs prior to review or approvals of site development plans.

MASTER PLAN. A comprehensive long-range plan intended to guide the growth and development of a community or region. Includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

MASTER SIGN PROGRAM. A comprehensive sign program for projects which promote unified design concepts harmonious with the overall project and adjacent properties.

MEAN HIGH WATER LINE. Water line which is the average height of the high waters over a 10-year period. For shorter periods of observation, mean high water means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent known variations and to reduce the result to the equivalent of mean 19-year value.

MEDICAL CANNABIS. All parts of any plant of the genus Cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, sale, derivative, mixture, or preparation of the plant or its seeds or resin that is dispensed only from a dispensing organization for medical use by an eligible patient as defined in Section 499.0295, F.S. as specified in Section 381.986(1), F.S., as may be amended from time to time.

MEDICAL MARIJUANA. Medical Cannabis and/or Low-THC Cannabis lawfully prescribed to a qualifying patient pursuant to Florida law and the Department of Health's regulations.

MEDICAL MARIJUANA CULTIVATION FACILITY. Any area designated to be used for the cultivation of low-THC cannabis and/or medical cannabis.

MEDICAL MARIJUANA DISPENSING FACILITY OR DISPENSING FACILITY. A facility where Low-THC and/or Medical Cannabis is dispensed at retail.

MEDICAL MARIJUANA DISPENSING ORGANIZATION OR DISPENSING ORGANIZATION. An organization approved by the Florida Department of Health to cultivate, process, transport, and dispense low-THC cannabis or medical cannabis to qualified patients and legal representatives pursuant to this section as specified in Section 381.986(1), F.S., as may be amended from time to time.

MEDICAL MARIJUANA PROCESSING FACILITY. Any area to be used for the processing of low-THC cannabis and/or medical cannabis.

MEDICAL MARIJUANA TREATMENT CENTER(MMTC). An entity that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their caregivers and is registered by the Florida Department of Health.

MEDICAL USE. The acquisition, possession, use, delivery, transfer, or administration of the prescribed amount of low-THC cannabis or medical cannabis not in conflict with Department of Health's applicable rules, or of related supplies by a qualifying patient or caregiver for use by the caregiver's designated qualifying patient for the treatment of a debilitating medical condition as specified in Article X, Section 29 of the Florida Constitution as may be amended from time to time.

MENU BOARD. A wall or permanently mounted sign displaying the bill of fare for a drive-through restaurant.

MENU OR SANDWICH SIGNS. A-frame sign on sidewalks in front of the business it applies to. A portable sign displaying the type and price of services in connection with the business.

MICROBREWERY. A facility where beer and malt beverages are made on the premises and may include a taproom for sale of beer for on premises consumption or in sealed containers for later consumption off the premises. A microbrewery may also, in conjunction with the sale of beer for consumption on the premises, sell wine for consumption on the premises.

MINING or EXCAVATION. The removal of mineral resources or any earth material in excess of one hundred (100) cubic yards from its natural position upon a lot to another site, other than incidental excavation directly related to foundation preparation for an approved building, structure, or surface drainage.

MINOR SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into two (2) tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease. (Also see "SUBDIVISION").

MOBILE HOME.

1. A detached unit with all the following characteristics:
    a. Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems;
    b. Designed for transportation after fabrication on streets and highways on its own wheels or on a flatbed or other trailer;
    c. Arriving at the site where it is to be occupied as a dwelling complete, including major appliances, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connection to utilities, and the like; and
    d. Built prior to the enactment of the Manufactured Home Construction and Safety Standards Act.
2. A recreational vehicle is not to be considered as a mobile home.

MOBILE HOME PARK. A lot or parcel developed in accordance with Chapter 158 and maintained under single ownership, where designated sites are offered for rent or lease for the placement and/or occupancy of mobile homes as dwelling units.

MODULAR HOUSE. A single-family dwelling which is factory-constructed in its entirety, in units or components, and then placed or assembled on a building site, and which has been approved by the Department of Community Affairs of the State of Florida, or its successor agency.

MONUMENT SIGN. A freestanding sign where the base of the sign structure is flush with and anchored into the ground independent of support from any building. The width of the top of the sign structure can be no more than 120 percent of the width of the base.

MOTOR HOTEL, MOTOR LODGE. (See "HOTEL OR MOTEL").

MULCH. Nonliving, small, aggregate material such as gravel, rock, pebbles, bark, or pine needles spread over exposed soil.

MULTIPLE-FACED SIGN. A sign with more than two (2) faces.

MULTI-FAMILY RESIDENTIAL/ INSTITUTIONAL AREAS. Any area zoned multi-family residential or institutional, including areas designated for multifamily/ institutional uses in an approved PUD development plan.

MULTI-STORY STRUCTURE. A building or structure or portion thereof with two (2) or more stories measured from the surface of any floor and the surface of the floor directly above it not including basements or underground parking garages.

MUSIC RECORDING STUDIOS. A facility for sound recording and mixing.

NATIVE HABITAT. The natural abode of a plant or animal that contains the arrangement of food, water, cover and space required to meet the biological needs of a given species which occur indigenously on the land, in the soil, or in the water.

NATIVE SHORELINE WETLAND VEGETATION. Indigenous shoreline vegetation typically adapted for life in saturated soil conditions and characterized by wetland species listed in Chapter 17-3, F.A.C., as amended from time to time.

NATIVE UPLAND HABITAT. Indigenous vegetation typically adapted for life in non-wetland areas.

NATIVE WETLAND VEGETATION. An area that is inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

NEIGHBORHOOD SIGNAGE. Signs designating separate and distinct neighborhoods which may be part of a larger subdivision or have distinct characteristics which are unlike those in adjoining areas.

NOI. Notice of Intent. Form sent to FDEP notifying FDEP that clearing or construction activities will occur on the project. The NOI is an application to work under the Generic Permit for Stormwater Discharge from Large and Small Construction Activity.

NONCONFORMING SIGN. Any sign which does not comply with the regulations of this Sign Code, or subsequent amendments.

NONCONFORMING STRUCTURE, USE OF LAND, USE OF LAND AND STRUCTURE, AND THE LIKE. See Section 158.275 through 158.286.

NONRESIDENTIAL SUBDIVISION. A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations.

NPDES. National Pollutant Discharge Elimination System. This is a federal permitting program to regulate stormwater discharges.

NURSING OR CONVALESCENT HOME. An extended or intermediate care facility which provides continuous personal care or nursing for three or more persons not related by blood or marriage to the operator who by reason of illness, physical or mental infirmity, or advanced age are unable to care for themselves.

OCCUPANCY. The residing of an individual or individuals overnight in a dwelling unit, or the installation, storage or use of equipment, merchandise, or machinery in any public, commercial, or industrial building.

OFF-PREMISES SIGN. A sign identifying, advertising or directing the public to a business, merchandise, service institution, residential area, entertainment, or activity which is located, sold, rented, based, produced, manufactured, furnished or taking place at a location other than on the property on which the sign is located.

OFFICE, BUSINESS. An office for such activities as real estate agencies, advertising agencies (but not sign shops), insurance agencies, travel agencies and ticket sales, chamber of commerce, credit bureaus, finance companies, abstract and title agencies or insurance companies, stockbrokers, and the like (but not including banking institutions). It is characteristic of a BUSINESS OFFICE that retail or wholesale good are not shown to or delivered from the premises to a customer.

OFFICE, PROFESSIONAL. An office for the use of persons generally classified as professionals, such as architects, engineers, attorneys, accountants, doctors, dentists, veterinarians (but not including boarding of animals on the premises), psychiatrists, psychologists, and the like.

OFF-STREET PARKING. A site or a portion of a site, devoted to the off-street parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas.

ON-PREMISES SIGN. Any structure, device, display board, screen, surface or wall, characters, letters, or illustrations placed thereto, thereon, or there under by any method or means whatsoever where the matter displayed is used for advertising on the premises, a product or service, actually or actively offered for sale or rent thereon or therein.

OPEN LOT STORAGE AREA. An area outside the confines of an enclosed building which is enclosed by an opaque fence or wall and where inoperative vehicles, scrap metal, scrap lumber, building materials, machinery, machinery parts, or other similar items are customarily sold or stored.

OPEN/OUTSIDE STORAGE. Non-transitory containment, holding, leaving, or placement of goods or material for longer than 24 hours outside of a fully-enclosed building. It does not include the interim accumulation of a limited amount during processing, maintenance or repair.

OPEN SPACE. Land devoid of any structure or buildings except for minor pavilions, landscape structures or terraces and designed and maintained for recreation or leisure-time enjoyment, buffer areas, drainage or conservation.

OTHER VEHICULAR USE AREAS. All land upon which vehicles traverse the property as a function of the primary uses.

OVERALL PROJECT DEVELOPER. The individual, company or corporation who obtained preliminary approval of a multi-phased project under a single unity of title or an individual, company or corporation who purchased a multi-phased project in its entirety.

OVERLAY ZONING DESIGN STANDARDS. Site design and architectural standards for new development and redevelopment in designated areas contained in the "City of Port St. Lucie Citywide Design Standards Manual" as set forth in section 158.288(A) of the Code.

PAIN MANAGEMENT CLINIC. Is defined as specified in Section 458.3265(1)(a), F.S., as may be amended from time to time, and includes a privately owned pain-management clinic, facility, or office, which advertises in any medium for any type of pain management services, or employs a physician who is primarily engaged in the treatment of pain by prescribing or dispensing controlled substance medications; a physician is primarily engaged in the treatment of pain by prescribing or dispensing controlled substance medications for the treatment of chronic nonmalignant pain. Chronic nonmalignant pain is pain unrelated to cancer which persists beyond the usual course of the disease or the injury that is the cause of the pain for more than ninety (90) days after surgery.

The definition shall not include any of the following:

1. A clinic licensed as a facility pursuant to Chapter 395, F.S.;
2. The majority of the physicians who provide services in the clinic primarily provide surgical services;
3. The clinic is owned by a publicly held corporation whose shares are traded on a national exchange or on the over-the-counter market and whose total assets at the end of the corporation's most recent fiscal quarter exceeded $50 million;
4. The clinic is affiliated with an accredited medical school at which training is provided for medical students, residents, or fellows;
5. The clinic does not prescribe or dispense controlled substances for the treatment of pain; or
6. The clinic is owned by a corporate entity exempt from federal taxation under 26 U.S.C. § 510(c)(3).

PAINTED SIGN. Any sign painted on any surface, including the roof of any building.

PARAPET. That portion of the facade which extends above the roof.

PARCEL OF LAND. Any quantity of land capable of being described with such definiteness that its location and boundaries may be established.

PARKING BAY. A single alignment of 12 or fewer parking spaces that is terminated at each end with a landscape island.

PARKING LOT. An off-street, ground level area, usually surfaced and improved, used or intended to be used for the parking of motor vehicles.

PERFORMANCE GUARANTEE. Any security that may be accepted by a municipality as a guarantee that the improvements required as part of an application for development are satisfactorily completed.

PERMANENT REFERENCE MONUMENT. A monument according to Section 177.031, F.S.

PERMANENT SIGN. Any sign permanently affixed to a structure or the ground which cannot be removed without special handling.

PERSON. An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a point or common interest, or any other entity, and its designated agents, successors or assigns.

PERSONAL SERVICE USE. A use intended primarily to provide direct and personal service to its customers, including such uses as barber shops, beauty shops, tailors, shoe repair shops, laundry pick-up stations, watch repair shops, and the like.

PERVIOUS SURFACE. A surface that permits absorption of storm water.

PESTILENT EXOTIC VEGETATION/SPECIES. Non-native vegetation that is considered a nuisance, invasive, or a pest. Exotic vegetation includes, but is not limited to, Brazilian pepper (Schinos terebinthisfolios), Australian Pine (Casuarina equisetifolia), and Melaleuca (Melaleuca quinquenervia).

PHARMACY. Means the same as the definition in Section 465.003(11)(a), F.S., as may be amended from time to time, and includes community pharmacy, internet pharmacy, and special pharmacy, but does not include institutional pharmacy or nuclear pharmacy, as each of those terms are used in that section.

PLAN, FINAL SUBDIVISION. Includes the plat to be recorded; final engineering and construction drawings, specifications and calculations; certification of improvements, as-built drawings, or performance guarantee; and other required certifications, bonds, agreements, approvals, and materials for a development phase or the entirety of a parcel of land, meeting the requirements of the Code of Ordinances.

PLAN, PRELIMINARY SUBDIVISION. Includes the site plan and preliminary plat; tree location map or aerial photographic overlay; preliminary engineering drawings, specifications and calculations; and other necessary materials for a development phase or the entirety, meeting the requirements of the Code of Ordinances.

PLAN, SITE AND/OR DEVELOPMENT. Includes the site plan, statements of use and unified control, preliminary and/or final engineering drawings, specifications and calculations; and other required certifications, as-built drawings, performance guarantees, bonds, agreements, approvals and materials for a development phase or the entirety meeting the requirements of the land development regulations.

PLANNED RESIDENTIAL COMMUNITY. A City-approved, planned unit development that is under unified control, is planned and developed as a whole, has a minimum gross lot area of 8 acres, and has amenities that are designed to serve residents with developmental disabilities as defined in Florida Statutes Section 393.063 but that shall also provide housing options to other individuals.

PLANNING AND ZONING DEPARTMENT. The city agency duly authorized to review applications and plans for compliance with the land development regulations.

PLANTING AREA. Any area designated for landscape planting having a minimum area of ten square feet and having a minimum dimension of 3 feet; except that wherever a tree shall be planted, a minimum area of 25 square feet, with a minimum dimension of at least five feet.

PLAT. A map or delineated representation of the subdivision of lands, being complete, exact representation of the subdivision and other information in compliance with the requirement of all applicable statutes and of local ordinances, and may include the terms "replat," "amended plat" or "revised plat."

PLATTED LOT OF RECORD. A lot which is part of a subdivision which has been recorded in the office of the Clerk of the Circuit Court of St. Lucie County prior to the effective date of these regulations.

POLE SIGN. A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure.

POTENTIALLY DEFICIENT ROAD SEGMENT. A city, county or state road segment on the Major Road Network System that is presently operating at [80-90%] of its adopted Level of Service (LOS)S standard.

PORTABLE SIGN. Any sign that is designed to be transported, including but not limited to signs: with wheels removed; with chassis or support constructed without wheels; designed to be transported by trailer or wheels; menu and sandwich signs, searchlight stands; and tethered inflatable signs.

PREMISES. A distinct unit, site, parcel of land, or property, with or without buildings, but including the buildings, which is the subject of a development action.

PRE-APPLICATION CONFERENCE. An initial meeting between developers and municipal representatives which affords developers the opportunity to present their proposals informally.

PRELIMINARY APPROVAL. The conferral of certain rights prior to final approval after specific elements of a development plan have been agreed upon by the Site Plan Review Committee and the applicant.

PRELIMINARY SUBDIVISION PLAT. A map indicating the proposed layout of a development and related information that is submitted for preliminary approval.

PRINCIPLE. A broad and basic rule but not measurable. Accompanied by the words "shall" or "will."

PRINCIPAL USE. The primary use of any lot or land parcel, with other use or uses thereon being clearly of a secondary or accessory nature.

PROJECTING BLADE SIGN. Any blade sign hung or projecting perpendicular to promote a pedestrian environment.

PROJECTING SIGN. A sign projecting at an angle from the outside wall or walls of any building which is supported by only one (1) rigid support, irrespective of the number of guy wires used in connection therewith.

PROTECTED TREE. Any tree having a DBH of 12 inches or greater or any native palm with a minimum clear trunk of ten (10) feet or greater. The term "protected tree" shall also apply to any replacement tree and any tree that is represented in a landscape plan, street tree planting

plan or other planning document for the purposes of securing an approved building permit, clearing permit, or certificate of occupancy. This excludes the following:

1. Non-native fruit trees cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to: mangos, avocados, or species of citrus.
2. Non-native invasive or undesirable plants listed under Section 154.03(L).
3. All non-native trees in the palm family.

PSLUSD. Port St. Lucie Utility Systems Department.

PUBLIC FACILITIES. Major capital improvements including but not limited to transportation, sanitary sewer, solid waste, drainage, potable water, parks and recreational facilities and services.

PUBLIC FACILITY OR USE. Any building or open area publicly owned and operated for the purpose of providing public services.

PUBLIC SIGN. A sign placed under the authority of duly authorized government officials, including traffic signs, legal notices, public safety signs, or signs placed by such authorized official for the public health, safety, welfare, or convenience.

PUBLIC UTILITY FACILITY. A facility which provides initial generation or major treatment, storage, or distribution with respect to a public utility such as water supply, sewer, gas, telephone, and electricity, but not including wireless communication antennas and towers.

PUD - PLANNED UNIT DEVELOPMENT. A land area under unified control which is planned and programmed in a single development operation or in a series of prescheduled phases according to an officially approved final development plan.

RATE. Volume per unit of time

RECOVERY RESIDENCE. An alcohol and drug-free residential dwelling, for individuals deemed disabled/handicapped by the Fair Housing Act and/or the Americans With Disabilities Act as a result of alcohol and/or drug addictions, that is in compliance with the standards set forth by the National Association of Recovery Residences and the Florida Association of Recovery Residences as much as is practicable.

RECLAMATION PLAN. A plan which describes how reclamation, including the restructuring, reshaping, and vegetation of disturbed lands to a form in which the lands may be beneficially used and includes the process of restoration, will take place.

RECREATIONAL FACILITY. A place designed and equipped for the conduct of sports, leisure time, fitness and recreational activities, including sports instruction schools.

RECREATIONAL VEHICLE PARK. A lot or parcel designed and developed in accordance with the requirements of this chapter and maintained under single ownership, where designated sites are offered for rent, lease or sale for the temporary placement of recreational vehicles to be utilized for sleeping or eating in conjunction with recreation and/or vacation purposes. RV parks are restricted to temporary occupancy of any individual unit of no more than six months.

RECREATION VEHICLES. Any vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own mode of power or is

mounted on or propelled by another vehicle including: camper, travel trailer, truck camper, and motor homes.

REPLACEMENT TREE. Shall mean any tree planted or preserved as a condition of approval of a tree removal permit.

RESIDENT. A resident of a community residential home is any of the following: a frail elder as defined by Florida Statutes Section 429.65, a person who is handicapped as defined in Florida Statutes Section 760.22(7)(a), a person who has a developmental disability as defined by Florida Statutes Section 393.063, a nondangerous person who has a mental illness as defined in Florida Statutes Section 394.455, or a child who is found to be dependent as defined in Florida Statutes Section 39.01 or 984.03, or a child in need of services as defined by Florida Statutes Section 984.03 or 985.03.

RESIDENTIAL COMPLEX. (See "COMMERCIAL/INDUSTRIAL/RESIDENTIAL COMPLEX").

RESTAURANT. An establishment where food and beverage are prepared and served for pay primarily for consumption on the premises.

RESTAURANT, DRIVE-THROUGH. An establishment whose is serving food to the public for consumption on the premises by order from and service to vehicular passengers outside the structure.

RESUBDIVISION. A change in a map of an approved or recorded subdivision if such change affects any street layout on such map or area reserved thereon for public use, or any lot line or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions. (Also see "SUBDIVISION").

RETAIL BUSINESS. An establishment where goods are displayed and offered for purchase directly by the intended consumer or user of those goods.

REVOLVING SIGN. ("See ANIMATED SIGN").

RIGHT-OF-WAY. A strip of land dedicated, deeded, occupied or intended to be occupied by a street, walkway, boulevard, road, avenue, alley or other means of ingress or egress, railroad, electric transmission line, gas pipeline, water main, sanitary main, storm water main, swale, drainage canal, ditch or other drainage facility or structure, shade trees or for another special use.

RIP RAP. A loose assemblage of unconsolidated boulders, rocks, or clean concrete rubble arranged along the natural slope of the shoreline, often over a porous filter cloth, intended to stabilize the shoreline and reduce erosion. Concrete rubble shall be free to exposed reinforcing rods or similar protrusions, tar, asphalt, and paint.

ROOF-MOUNTED AMATEUR RADIO ANTENNA SUPPORT STRUCTURE. An amateur radio antenna support structure that is affixed to any building or accessory structure.

ROOF LINE. The highest continuous horizontal line of a roof on a sloping roof, the roof line is the principal ridge line or the highest line common to one (1) or more principal slopes of the roof. On a flat roof, the roof line is the highest continuous line of the roof or parapet, whichever is higher.

ROOF SIGN. Any sign, installed, constructed or maintained above the deck line or eave of any building.

ROOT PROTECTION ZONE. The pervious area beneath a tree centered on the trunk. For preserved trees, this means the area beneath the drip line of the tree. Root protection zones that include existing impervious area(s) not adversely affecting the viability of the tree, may be acceptable.

ROTATING SIGN. (See "ANIMATED SIGN").

RUNOFF. A term generally used to describe stormwater that is unable to soak into the ground and which flows over land.

RUNOFF COEFFICIENT. Ratio of the amount of rain which runs off a surface to that which falls on it; a factor from which runoff can be calculated.

SANDWICH SIGN. (See "A-FRAME SIGN").

SEDIMENTATION OR SILTATION. The process by which mineral or organic matter is removed from its site or origin, transported and subsequently deposited by air, water or mechanical activities.

SELF-SERVICE STORAGE FACILITY. An enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for dead storage of their household goods and/or personal property.

SEMI-PUBLIC FACILITY OR USE. Any building or open area privately owned and operated for the purpose of providing public services, but not including wireless communication antennas and towers.

SERVICE AND REPAIR FACILITY. An establishment whose primary function is to provide service and/or repairs upon personal, household, or small commercial equipment, but excluding automotive or vehicle repair.

SERVICE STATION. An establishment utilized principally for the business of fueling and lubricating motor vehicles and for performances of incidental service to motor vehicles such as hand washing, cleaning, polishing, tire changing and repair, battery recharging and replacement, minor repairs and tune-ups, and including the sale of tires, batteries, incidental parts, and accessories. Service permissible in a service station shall not include major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, operation of a commercial parking lot or a commercial garage as an accessory use, or other characteristics to an extent greater than normally found in such stations; any establishment performing those services shall be deemed to be an auto repair shop or garage.

SERVICE VOLUME (ROADS). (See "CAPACITY (ROADS)").

SETBACK LINE, BUILDING. An imaginary line running parallel to a front, side, or rear property line and establishing the rear edge of a yard or open area in which no building, structure, or use may be placed or established, unless otherwise permitted herein. For irregular shaped lots, the Zoning Administrator may interpret from where the setback line is to be measured.

SFWMD. South Florida Water Management District.

SHORELINE. The immediate interface of land and water; the mean high tide line in non-vegetated areas, and the landward extent of wetland species of vegetation as listed in Chapter 17-4, FAC. where such "Marine Species" constitute the dominant plant community.

SHORE PROTECTION STRUCTURES. Shore hardening structures, such as seawalls, bulkheads, revetments, groins, and aggregates of materials other than natural sediments, used to prevent erosion and protect other structures from waves and other hydrodynamic forces.

SHRUBS. Any low, self-supporting, multi-stemmed evergreen.

SIGHT DISTANCE TRIANGLE. An area adjacent to an intersection or driveway that must be clear of visual obstructions, such as landscaping, to allow drivers to see intersecting traffic. See Section 158.204 of the Zoning Code for visibility at intersections in Zoning Districts.

SIGN. Any writing (including letter, word, or numerical), pictorial presentation (including illustration or decoration), emblem (including device, symbol, or logo), flag (including banner or pennant), or any other figure of similar character, that; (1) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; (2) is used to announce, direct attention to, or advertise; and (3) is visible from outside a building. A sign includes writing, representation, or other figures of similar character, within a building not attached to a window and can be viewed through a glassed wall of a building.

SIGN HEIGHT. The vertical distance to the highest point of a sign. Freestanding signs shall be measured from the crown of the nearest abutting street.

SINGLE-FAMILY RESIDENTIAL AREA. Any portion of the city divided into lots intended to contain a single dwelling unit designed for occupancy by one family.

SITE PLAN REVIEW COMMITTEE. A committee established by Chapter 158 of the city's Code of Ordinances. The Committee reviews, comments and makes recommendations with respect to development applications.

SNIPE SIGN. Any off premises sign of any size, made of any material, including but not limited to paper, cardboard, wood, and metal, when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.

SOLAR ENERGY SYSTEM. Any device or combination of devices or elements which rely upon direct sunlight as an energy source, including but not limited to any substance or device which collects sunlight for use in the heating or cooling of a structure or building, the heating or pumping of water, or the generation of electricity. A solar energy system may be used for purposes in addition to the collection of solar energy. These uses include, but are not limited to, serving as a structural member or part of the roof of a building or structure and serving as a window or wall. A solar energy system may be mounted on the building or on the ground and is not the principal use of the property.

SOLAR GENERATION STATION. An energy generation facility comprised of one or more freestanding, ground mounted devices that capture solar energy and convert it to electrical energy for use in locations other than where it is generated. Solar generation stations typically utilize photovoltaic solar cells, but can also be combinations of light reflectors, concentrators, and heat exchangers. A solar generation station is also known as a solar plant, solar generation plant, solar farm, solar power plant, or solar thermal power plant.

SPECIAL EXCEPTION USE. Any use so designated within Section 158.260, which use shall be subject to review and approval in accordance with the requirements of this chapter for the particular lot or parcel involved

SPECIMEN TREE. A tree which is of high value because of its type, size, age or other relevant criteria.

SPONSORING AGENCY. An agency or unit of government, a profit or not for profit agency, or any other person or organization which intends to establish or operate a community residential home.

SPREAD. Means the crown diameter measured by taking the average of the widest branch spread and the branch spread perpendicular to it.

STORMWATER. The flow of water which results from, and that occurs immediately following, a rainfall.

STORMWATER MANAGEMENT SYSTEM. The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater on, through, and/or from a site.

STREET. A public or approved private thoroughfare which affords the principal means of access to abutting property. Street includes a lane, way, place, drive, boulevard, road, avenue, alley or other means of ingress or egress, regardless of the descriptive term used.

STREET, APPROVED PRIVATE. A private thoroughfare which affords the principal means of access to abutting property and which has been specifically approved for said access by official action of the City Council, but the maintenance and upkeep of which remains the responsibility of the owner or owners of record.

STREET, ARTERIAL. Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Arterial streets and highways are intended to serve moderate to large traffic volumes traveling relatively long distances. Requirements for speed and level of service are usually quite high. Access to arterials should be well-controlled and, in general, limited to collector streets or highways.

STREET, COLLECTOR. Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Collectors are intended to serve as the connecting link for local streets and highways and to provide intra-neighborhood transportation. The traffic characteristics generally consist of relatively short trip lengths and moderate speeds and volumes. Access to collectors should be restricted to local streets and highways and major traffic generators.

STREET, LOCAL. Any street not designated as a collector or arterial street. The primary function of a local street or highway is to serve the adjacent property by providing the initial access to the highway network. These facilities are characterized by short trip lengths, low speeds and small traffic volumes. The design of the network should be directed towards eliminating through traffic from these facilities.

STRUCTURAL ALTERATION. Any change, alteration, or addition to a building or structure which involves bearing walls or supporting members.

STRUCTURE. Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.

SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into two (2) or more lots, tracts, parcels or other divisions of land for the purpose,

whether immediately or future, of transfer of ownership, development or lease, or, if the establishment of a new street is involved, any division of such lot, tract or parcel. The term includes a resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

SUBSTANTIAL CONSTRUCTION WORK. The commencement and continuous prosecution of construction of required improvements toward completion.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Any extension, repair, reconstruction, or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value either before the improvement is started or, if the property has been damaged and is being restored, before the damage occurred.

SURFACE WATER. Water above the surface of the ground whether or not flowing through definite channels.

SWINGING SIGN. Any sign that swings freely from or on supports regardless of the guy wires used in connection therewith.

SWPPP. Stormwater Pollution Prevention Plan. Plan showing the BMPs to reduce storm water runoff from cleared areas or construction sites. Can also be referred to as an Erosion Control Plan.

TELECOMMUNICATION SWITCHING FACILITIES. Telecommunication switching facilities will have the following characteristics: Consist of less than four hundred twenty-five (425) square feet of total floor space; not be occupied; have only two (2) parking spaces; and be used for telecommunication switching equipment only.

TEMPORARY INSTALLATIONS. Those installations of amateur radio antennas and amateur radio support structures that remain in place for a period less than ninety (90) consecutive days and whose manufacturer's specifications do not recommend or require concrete footings

TEMPORARY SIGN. Any sign that is not a permanent sign and is intended to be used for less than 12 months.

TEMPORARY USE. A use, other than an accessory use, that does not involve the construction or alteration of any permanent structure and that is established for a fixed period of time with the intent to discontinue such use upon the expiration of the established time period.

TIME AND TEMPERATURE SIGN. A display containing illuminated numerals flashing alternately to show the time and/or temperature.

TOWNHOUSE. A single-family dwelling unit constructed in a series or group of attached units with property lines separating such units.

TREE. Any self-supporting, woody plant having at least one well-defined stem that will gain a minimum height of 20 feet when mature.

TREE PROTECTION BARRIER. A suitable structure as installed as close as possible to the perimeter of the tree protection area prior to construction, land clearing, or demolition.

TRAILER SIGN. Any sign installed on a frame or structure with wheels other than a motor vehicle. Also see "Portable Sign".

UNDER CANOPY SIGN. Any sign hung under a canopy perpendicular to the building to promote a pedestrian environment.

UPLAND. All land areas not defined as wetlands per Section 157.08.

USACE. United States Army Corps of Engineers.

USE. The purpose for which land or water or a structure thereon is designated, arranged, or intended to be occupied or utilized or for which it is occupied or maintained. The use of land or water in the various zoning districts is governed by this chapter.

USE OF LAND OR WATER. Includes use of land, water surface, and land under water to the extent covered by zoning districts, and over which the city has jurisdiction.

UTILITIES. Any publicly or privately operated utility, such as but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, telephone and television cable systems.

VSHAPED SIGN. Any sign which has two (2) faces which are not parallel.

VARIABLE MESSAGE BOARD. Portable electronic devices which may be used for providing information to motorists about construction schedules, alternate routes, expected delays, detours, and any other public message for the health, safety or welfare of the traveling public and residents. Use limited to government agencies.

VARIANCE. A relaxation of the terms of this zoning code where a variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the petitioner or applicant, a literal enforcement of the requirements of this chapter would result in unnecessary and undue hardship on the land.

VEHICLE SIGN. A sign affixed to or painted on a transportation vehicle or trailer for the purpose of identification or advertisement. Vehicle signs shall not include political signs, bumper stickers, or signs required by law, ordinance, or regulations.

VERTICAL ANTENNA. A vertically polarized conductor of radio waves that is perpendicular to the ground and that has an omni-directional pattern.

VETERINARY HOSPITAL OR CLINIC. Any structure or premises used primarily and essentially for the medical and surgical care of ill, disabled, or injured animals.

VINES. Any of a group of woody or herbaceous plants which may climb by twining, by means of aerial rootlets or tendrils, or which may simply sprawl over the ground.

WALL SIGN (FACADE SIGN). Any sign fastened to, painted on, or incorporated into the structure or architecture of the outside facade of a building. Such signs, located on the exterior of a building are considered wall signs and are calculated as part of the total façade signage permitted.

WATER REFUSE PLAN. A plan which describes how water used in the mining process will be conserved through a reuse program.

WETLANDS. Hydrologically sensitive areas which are identified as being inundated or saturated by surface or ground water with a frequency and duration sufficient to support, and that

under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

WHOLESALE TRADE. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for such individuals or companies.

WILDLIFE CORRIDORS. Areas of open space, preferably well vegetated, which connect conservation areas and allow wildlife traffic between different vegetative communities.

WINDOW SIGN. Any sign which is attached or painted, either permanently or temporarily, on the interior or exterior of a window, glass door, glass wall, or which is placed within 12 inches of the window, glass door, or glass wall.

WIRELESS COMMUNICATION ANTENNAS. An antenna designed to transmit or receive communications as authorized by the Federal Communications Commission.

WIRELESS COMMUNICATION TOWERS.

1. A structure or ground-mounted tower which:
    a. Is greater than 35 feet in height, as measured from the base of the structure as provided in Section 158.213(M)(2);
    b. Does not exceed 300 feet in height (including antenna); and
    c. Is principally intended to support communication (transmission or receiving) equipment for radio, TV, microwave, cellular, and similar communication purposes.
2. The term COMMUNICATION TOWER shall not include amateur radio operators' equipment licensed by the Federal Communications Commission (FCC). Communication towers are generally described as either monopole (free-standing), guyed (anchored with guy wires), or self-supporting (square, triangular, or pyramidal in plan view and constructed of steel lattice, tubular steel, reinforced concrete, or wood.).

YAGI ANTENNA. Often referred to as a beam antenna, the yagi is directional and typically results in a gain in signal strength. It is very similar in appearance to a traditional outdoor television antenna in that its elements or radiators are parallel to the ground.

YARD.

1. A required open space which is unobstructed from the ground upward except as otherwise allowed in this chapter, and except for fences, poles, posts, permitted signs, children's play equipment, other customary yard accessories, driveways, ornaments, statuary, and furniture which will not violate height limitations and requirements limiting obstruction of visibility.
2. The depth of any yard shall be measured at right angles to the appropriate lot line so that the yard established is a strip the minimum depth required by district regulations.

YARD, FRONT. A yard extending between side lot lines across the front of a lot adjoining a street; except that on lots fronting on more than one street, the front yard will be determined by the Zoning Administrator based on the location of any abutting arterial or collector streets, the prevailing patterns and the lot depth requirements of the zone.

YARD, REAR. A yard extending across the rear of the lot between side yards. The rear yard shall be at the opposite end of the lot from the front yard, unless otherwise specified by the Zoning Administrator.

YARD, SIDE. A yard extending from the interior (rear) line of the front yard to the rear lot line along any side lot line.

YARD, SPECIAL. A yard so placed or oriented that neither the term side yard nor the term rear yard clearly applies. In those cases, the Zoning Administrator shall require a yard with minimum dimensions as generally required for a side yard or rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon.

YEARLY INFORMATION REPORT (YIR) AND DATA BASE. An annual report prepared by the Director of Planning and Zoning which determines the existing condition of public facilities, determines and summarizes the available capacity of the public facilities based on their Level of Service (LOS), and forecasts the capacity of existing and planned public facilities identified in the Five-Year Capital Improvement Schedule.

ZONING ADMINISTRATOR. (See Section 158.350 of the Zoning Code).

ZONING DISTRICT. Any of the designated districts established within Section 158.020, for which delineation may be shown on the zoning map and for which specific regulations and requirements are included herein.

ZONING REGULATIONS. City of Port St. Lucie Code, as may be amended, which controls and regulates zoning for the incorporated portion of the city.

ZONING MAP. The official map described within Section 158.022(A), upon which the delineation of the several zoning districts are shown for locations within the city.

CHAPTER 158. – ZONING CODE

Sec. 158.124. – General Commercial Zoning District (CG).

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and

functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted.

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

(2) Horticultural nursery, garden supply sales, or produce stand.

(3) Office for administrative, business, or professional use.

(4) Public facility or use.

(5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.

(6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.

(7) Park or playground or other public recreation.

(8) Motel, hotel, or motor lodge.

(9) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(10) Brewpub. provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.

(11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(12) Kennel, enclosed.

(13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.

(14) Pharmacy.

(15) Cat cafés in accordance with Section 158.235.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.

(3) Semi-public facility or use.

(4) Car wash (full or self-service).

(5) Kennel, enclosed with outdoor runs.

(6) Bars, lounges, and night clubs.

(7) Schools (public, private or parochial) or technical or vocational schools.

(8) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.

(9) Automobile fuel sales.

(10) Repair and maintenance of vehicles. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.

(11) Retail convenience stores with or without fuel service station.

(12) Hospitals, free standing emergency department, nursing, or convalescent homes.

(13) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.

(14) Pain management clinic as set forth in Section 158.231.

(D) Accessory Uses. As set forth in section 158.217.

(E) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.

(F) Maximum Building Coverage. Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) Maximum Building Height. Thirty-five (35) feet. (See subsection 158.174(E) for height variations allowed through PUD zoning.)

(H) Minimum Building Size and Minimum Living Area. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. For automobile service stations and drive-through restaurants: nine hundred (900) square feet.

(I) Setback Requirements and Landscaping.

(1) Front Setback. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

(2) Side Setback. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.

(3) Rear Setback. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a residential future land use category, public right-of-way.

(4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan.

(J) Off-Street Parking and Service Requirements. As set forth in section 158.221.

(K) Site Plan Review All permitted and special exception uses shall be subject to the provisions of section 158.235 through 158.245.

Sec. 158.136. – Industrial Zoning District (IN).

(A) Purpose. The purpose of the industrial zoning district (IN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of industrial activities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated heavy industrial (HI), flexible industrial (FI), and light industrial (LI).

(B) Permitted Principal Uses and Structures.

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances:

a. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.

b. Research and development facility.

c. Public or semi-public facility or use.

d. Television broadcasting station and telephone call centers.

e. Analytical laboratory.

f. Warehouse.

g. Wholesale trade and distribution.

h. Office space as needed in conjunction with a use listed above.

i. Retail and business services primarily intended to serve the industrial facilities.

j. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which regulate this use.

k. Facility-based youth day treatment program.

l. Commercial laundry facilities and linen supply.

m. Microbrewery.

n. Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building. (Doors, including garage doors, may be open during operating hours.

o. Medical Marijuana Dispensing Organizations.

(2) The following principal uses which need not be fully enclosed in a building or structure are permitted;

a. Public utility facility, including water pumping plant, reservoir, and electrical substation.

b. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.

c. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.

d. Self-service storage facilities in accordance with Section 158.227.

(C) Special Exception Uses. The following uses may be permitted following the review and specific approval by the City Council and serve to implement heavy industrial land uses as contemplated in the Comprehensive Plan:

(1) Mobile home or apartment for use by custodian or night watchman.

(2) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.

(3) Wireless communication antennas and towers, as set forth in section 158.213.

(4) Recreational vehicle park.

(5) Airport or landing field.

(6) Commercial driving school.

(7) Kennel (enclosed), with outdoor runs.

(8) Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts.

(9) Billboards as allowed under 155.08(N).

(10) Solar generation station subject to the requirements of 158.230.

(11) Secondary metals recycler in accordance with Chapter 117.

(12) Cat cafes in accordance with Section 158.235.

(D) Accessory Uses. As set forth within section 158.217.

(E) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred sixty (160) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements within the City of Port St. Lucie Land Use Conversion Manual.

(F) Maximum Building Coverage. Fifty (50%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) Maximum Building Height. Thirty-five (35) feet, except for transmission and broadcast towers.

(H) Minimum Living Area. Mobile home or apartment: Six hundred (600) square feet.

(I) Setback Requirements and Landscaping.

(1) Front Setback. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

(2) Side Setback. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential future land use category or to a public right-of-way.

(3) Rear Setback. Each lot shall have a rear yard with a building setback line of twenty-five (25) feet from any residential future land use, ten (10) feet from any other land use.

(4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.

All open storage areas shall be screened from view from public rights-of-way and residentially zoned property. Said screening shall be an opaque fence or wall at least eight (8) feet tall, with no material placed so as to be visible beyond the height of said fence or wall.

(J) Off-Street Parking and Service Requirements. As set forth in Section 158.221.

(K) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of sections 158.235 and 158.245.

ARTICLE XI. – SUPPLEMENTARY USE REGULATIONS

Sec. 158.235. – Cat Cafes.

(A) In General. To protect the welfare and well-being of the surrounding properties and the resident cats, the use will be subject to the following supplementary use regulations.

(B) Supplementary Use Regulations.

(1) Keeping of domestic animals shall be consistent with the provisions of Chapter 92 (Animals), Chapter 94 (Noise), and Chapter 95 (Nuisances, Littering) of the City's Code of Ordinances.

(2) Limited to cats (felines) only.

(3) Maximum capacity of twenty (20) cats at any one time.

(4) The parking requirement shall be one space for each two hundred (200) square feet of gross floor area as set forth in Section 158.221(A)(C)(15) of the Zoning Code.

(5) The facility must meet all applicable state and/or local health inspection standards.

(6) The cats shall be separated from any food preparation areas.

a. The cat roaming rooms and dining rooms must be completely separated by a floor-to-ceiling wall or walls.

b. Refuse from the animal shelter is not permitted to pass through the food preparation areas.

(7) The boarding of cats shall take place entirely indoors.

(8) Cats shall enter and exit the cafe in a carrier.

(9) The boarding of cats shall take place entirely indoors.

(10) A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the site in a place clearly visible from the exterior.

Cat Cafes
City-initiated Text Amendment
P22-307

Planning and Zoning Board Meeting
February 7, 2023
Bethany Grubbs, Planner III

Background

- Staff recently spoke with a customer who expressed interest in opening a cat café in Port St. Lucie.
- Cat cafes are a growing trend. There are approximately 14 cat cafes operational in Florida.
- Cat Cafes typically offer food and beverage service of some type and then have a separate area for patrons to enter for the purpose of interacting with the resident cats if they wish.
- Our Zoning Code does not currently provide for Cat Cafes so an amendment to the text of the zoning code would be required to allow this type of business.

Request

This is a City-initiated Text Amendment to Chapters 153 – Definitions and 158 – of the City of Port St. Lucie Code of Ordinances.

<u>The following revisions are proposed:</u>

- Amend Section 153 to provide a definition for the use.
- Amend Section 158 to include cat cafes as a permitted use within the CG (General Commercial), and CS (Service Commercial) zoning districts, and as a special exception use in the IN (Industrial) Zoning District.
- Provide supplementary use regulations.

Proposed Definition

A cat café can be defined as, *"Cat café: a restaurant, excluding drive-through restaurant, which also houses adoptable cats for clientele to interact with, and which incorporates cat adoption services in addition to the restaurant services for the purpose of helping adoptable cats find homes."*

Issues/Analysis

- This use would fit in as a permitted use in CG and CS districts (commercial districts).

- This use could be appropriate in some, *but not every*, IN zoned property. For this reason staff recommends it is a SEU in the IN district.

  - Parking
  - Traffic circulation
  - Non-traditional users could out-compete industrial uses for the limited inventory of industrial space, and/or create other challenges that impede the industrial uses and their customary operations.

Parking Requirements

The amount of off-street parking shall be calculated at a rate of one (1) parking space for each two hundred (200) square feet of gross floor area. The parking ratios correspond to the required parking for the most closely related uses.

Sec. 158.221. - Off-Street Parking and Lighting; Handicapped Parking Spaces

Restaurants, cocktail lounges, and bars	One (1) space for each two hundred (200) square feet of gross floor area.
Shopping center	One (1) space for each two hundred (200) square feet of gross floor area.
Brewpub	One (1) space for each two hundred (200) square feet of floor area devoted to a restaurant, pub, and kitchen.

Proposed Supplementary Use Regulations

To protect the welfare and well-being of the surrounding properties and the resident cats, the use will be subject to the following supplementary use regulations.

Supplementary Use Regulations

1. Keeping of domestic animals shall be consistent with the provisions of Chapter 92 (Animals), Chapter 94 (Noise), and Chapter 95 (Nuisances, Littering) of the City's Code of Ordinances.
2. Limited to cats (felines) only.
3. Maximum capacity of twenty (20) cats at any one time.
4. The facility must meet all applicable state and/or local health inspection standards.

Proposed Supplementary Use Regulations

6. The cats shall always be kept separate from food preparation areas.
7. The two locations (cat roaming rooms and dining rooms) must be completely separated by a floor-to-ceiling wall or walls.
8. Refuse from the animal shelter is not permitted to pass through the food preparation areas.
9. The boarding of cats shall take place entirely indoors.
10. The proponent must provide written evidence of partnership with a 501 (c)(3) animal rescue organization including but not limited to the Humane Society or the SPCA that will be providing the adoptable cats to the Cat Café as part of the application materials. In addition, all cats housed at the cat café must be current on all required vaccinations, spayed/neutered, receive monthly flea treatment and be micro-chipped prior to arrival.

Proposed Supplementary Use Regulations

11. Cats shall enter and exit the cafe in a carrier.
12. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the site in a place clearly visible from the exterior.

Examples



Examples





Recommendation

Staff recommends approval of the proposed Text Amendment.

"A City for All Ages"

Agenda Summary

2023-117

Agenda Date: 2/7/2023 **Agenda Item No.:** 7.c

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-356 St. Lucie Lands/Veranda - Comprehensive Plan Amendment/Large Scale

Location: Generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Gardens.
Legal Description: Parcel 7, Veranda Plat No. 2; all of Veranda Plat No. 9; portions of Veranda Plat No. 4 - Veranda Gardens West Phase 2; and portions of Veranda Plat No. 5 - Veranda Gardens West Phase 3.
This request is to change the future land use designation from Residential, Office and Institutional (ROI) to Residential Golf Course (RGC)

Submitted By: Stephen Mayer, Planner III

Executive Summary: The City of Port St. Lucie has requested to change the future land use designation from Residential, Office and Institutional (ROI) to Residential Golf Course (RGC). The properties total approximately 84 acres in size.

Presentation Information: Staff is requesting to table the item.

Staff Recommendation: Move that the Board table the item until the March 7, 2023 meeting.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: Generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Preserve

Attachments: 1. Memo to Table

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

M E M O R A N D U M

TO: Planning and Zoning Board

FROM: Stephen Mayer, Planner III

DATE: January 26, 2023

RE: P22-356 – St. Lucie Lands/Veranda - Comprehensive Plan Map Amendment – Large Scale

The Planning and Zoning Department respectfully requests the subject application be tabled until the March 7, 2023, Planning and Zoning Board meeting. Necessary information and documents are still needed to prepare the staff report. Staff anticipates the application will be complete in time to make the March 7, 2023, agenda. Please contact me if you have any questions.

"A City for All Ages"

Agenda Summary

2023-118

Agenda Date: 2/7/2023 **Agenda Item No.:** 7.d

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-357 St. Lucie Lands (VF II, LLC)- Comprehensive Plan Amendment/Small Scale

Location: Generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Gardens.

Legal Description: Veranda Plat No. 8, Tract 2

This request is to change the Future Land Use designation for 12.4 acres from Residential, Office, Institutional (ROI) to Residential Golf Course (RCG).

Submitted By: Stephen Mayer, Planner III

Executive Summary: VF II, LLC, owner, has requested to change the future land use designation from Residential, Office and Institutional (ROI) to Residential Golf Course (RGC).

Presentation Information: Staff is requesting to table the item.

Staff Recommendation: Move that the Board table the Comprehensive Plan Map amendment until March 7, 2023 meeting date.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: Generally located south of Becker Road, north of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Landings.

Attachments: 1. Memo to Table

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

M E M O R A N D U M

TO: Planning and Zoning Board

FROM: Stephen Mayer, Planner III

DATE: January 26, 2023

RE: P22-357 – St. Lucie Lands (VF II, LLC) Comprehensive Plan Map Amendment – Small Scale

The Planning and Zoning Department respectfully requests the subject application be tabled until the March 7, 2023, Planning and Zoning Board meeting. Necessary information and documents are still needed to prepare the staff report. Staff anticipates the application will be complete in time to make the March 7, 2023, agenda. Please contact me if you have any questions.

"A City for All Ages"

Agenda Summary

2023-115

Agenda Date: 2/7/2023 **Agenda Item No.:** 7.e

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-003 City of Port St. Lucie - Comprehensive Plan Amendment/Small Scale

Location: Southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard.

Legal Description: Port St. Lucie Section 33, Block 2325, Lots 2,3 and 4

This request is to change the Future Land Use designation of Residential, Office and Institutional (ROI) to Low Density Residential (RL) for a 0.69-acre parcel.

Submitted By: Stephen Mayer, Planner III

Executive Summary: The vacant 0.69-acre parcel currently has future land use designation of ROI (Residential, Office, Institutional). Through this application, the applicant is requesting a future land use designation of RL (Low Density Residential); primarily to allow three (3) single family homes on the three previously platted lots. The proposed land use designation of RL will be consistent with the future land use designation of the adjacent properties.

Presentation Information: Staff will make a brief presentation.

Staff Recommendation: Move that the Board recommend approval of the Small-Scale Comprehensive Plan Amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board not recommend approval.

Background: In 2001, the City initiated a future land use map amendment (P21-010) changing the future land use designation of all the adjacent properties in the block from ROI to RL via Ordinance 21-43. Lots 2,3 and 4 (subject property) remained ROI.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: Southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard

Attachments: 1. Staff Report; 2. Application; 3. Staff Presentation

City of Port St. Lucie
Small-Scale Comprehensive Plan Amendment
P23-003



SUMMARY

Applicant's Request:	Residential Single Family (RS-2)
Applicant:	City of Port St. Lucie
Property Owner:	Donald F. Defenthaler
Location:	Southeast corner of SW Abraham Avenue and SW Port St. Lucie Boulevard
Address:	736, 742 and 750 SW Abraham Avenue
Project Planner:	Stephen Mayer, Planner III

Project Description

The vacant 0.69-acre parcel currently has a future land use designation of ROI (Residential, Office, Institutional). The request is to change the future land use designation to RL (Low Density Residential); primarily to allow three (3) single family homes on the three previously platted lots. The proposed land use designation of RL will be consistent with the future land use designation of the adjacent properties.

In 2001, the City initiated a future land use map amendment (P21-010) changing the future land use designation of all the adjacent properties in the block from ROI to RL via Ordinance 21-43. Lots 2,3 and 4 (subject property) remained ROI.

Public Notice Requirements

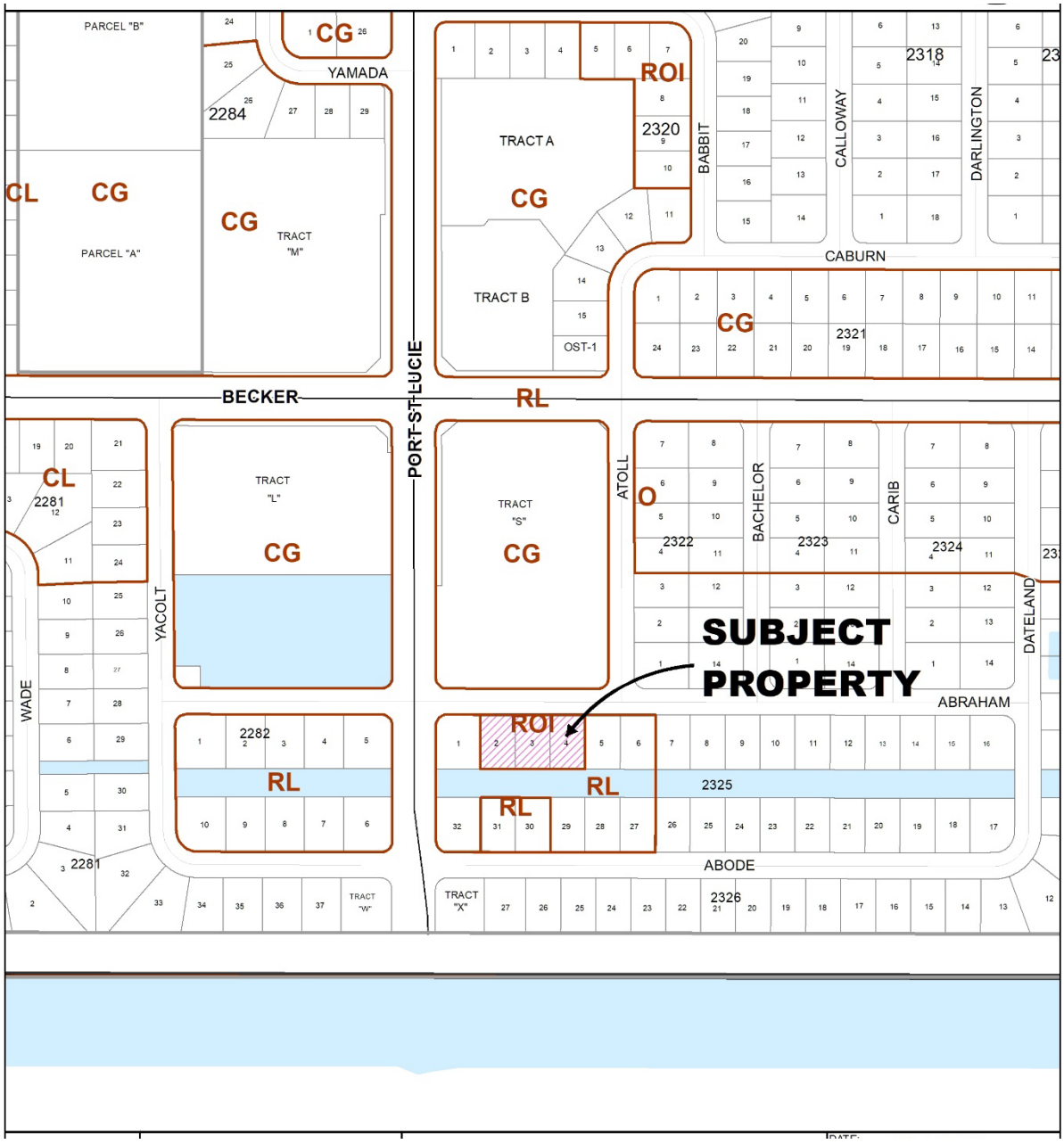
Public notice was sent to owners within 750 feet and the file was included in the ad for the February 7, 2023 Planning & Zoning Board.

Location and Site Information

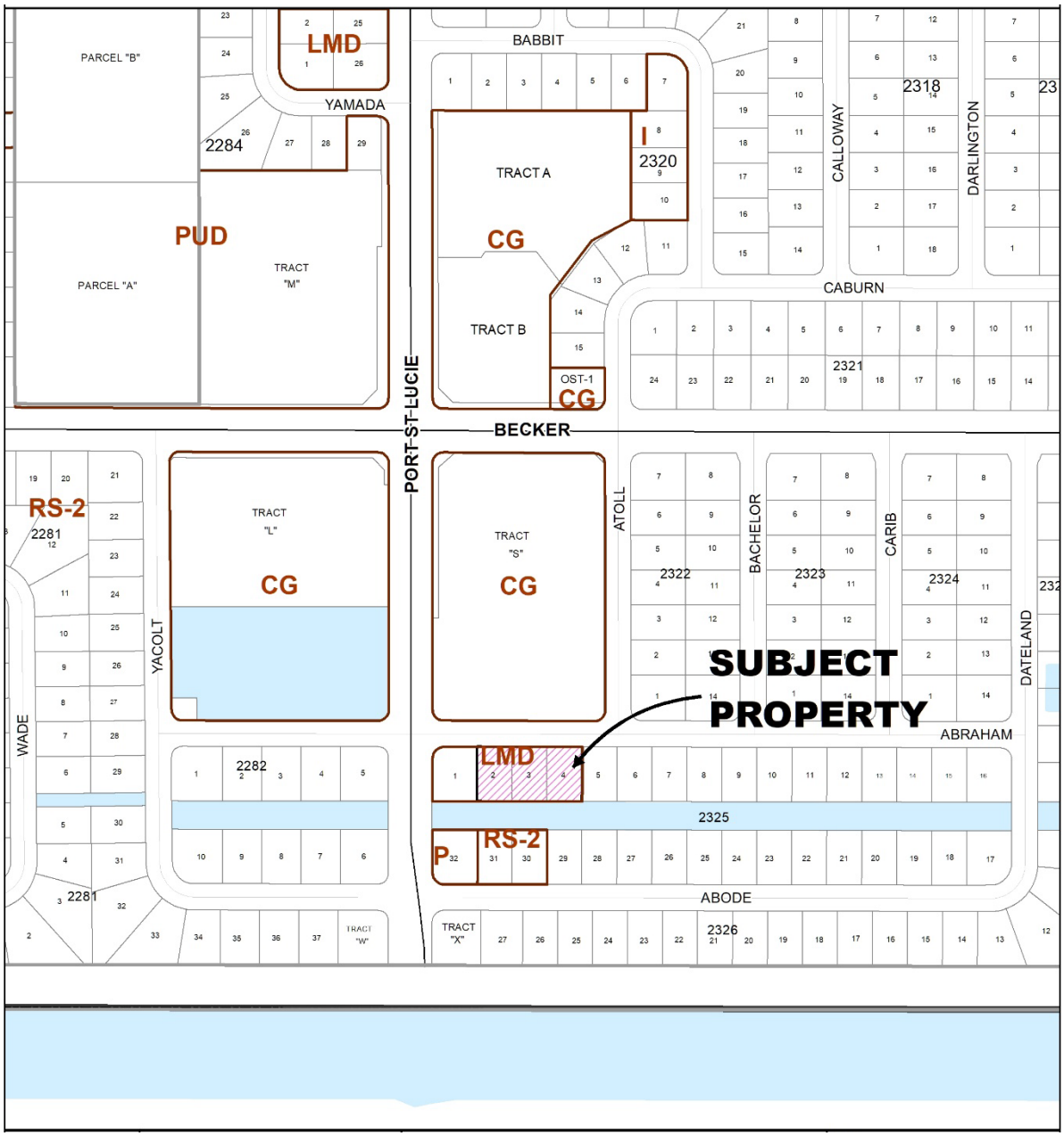
Parcel Number:	342066034960001
Property Size:	.69-acres (30,061 square feet)
Legal Description:	PORT ST LUCIE-SECTION 33- BLK 2325 LOTS 2,3 AND 4 (MAP 44/31S) (OR 1914-2599: 1928-728: 2113-2130)
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	Limited Mixed-Use District (LMD)
Existing Use:	Vacant
Requested Future Land:	RL (Low Density Residential)
Requested Zoning:	RS-2 (Single-Family Residential)
Proposed Use:	Three (3) single-family residences

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG)	Commercial General (CG)	Vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences
East	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences
West	Low Density Residential (RL)	Limited Mixed-Use District (LMD)	City owned parcel/ vacant/ access



Future Land Use Map


PARCEL "B"
LMD
YAMADA
2284
PUD
PARCEL "A"
TRACT "M"
BABBIT
TRACT A
I
2320
CG
TRACT B
OST-1
CG
CALLOWAY
2318
DARLINGTON
CABURN
2321
PORT ST LUCIE
BECKER
RS-2
2281
TRACT "L"
CG
TRACT "S"
CG
ATOLL
BACHELOR
2322
2323
CARIB
2324
DATELAND
YACOLT
WADE
SUBJECT PROPERTY
ABRAHAM
LMD
2282
2325
P
RS-2
ABODE
2281
TRACT "W"
TRACT "X"
2326

Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The small-scale future land use amendment is proposed to allow for three (3) single family residences on the three platted lots.

Land Use Consistency (Objective 1.1.4): This application is consistent with Objective 1.1.4 states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

Staff Analysis: The proposed future land use map amendment is not out of character with the surrounding area. The site will not significantly change the character of the surrounding area, since the character will be similar to the uses surrounding this property, that of single-family residences.

Adequate Public Facilities Review (Objective 1.1.3):
The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in the future land use designation, the potable water demand is expected to increase by 706 gallons per day and wastewater demand by 565 gallons per day. This increase is because the gallons per day identified in the Comprehensive Plan per policy 4.D.1.2.1 establishes a slightly higher number for residential units (115 gallons per day per capita) versus office uses (120 gallons per day per 1,000 SF). The increase in water and wastewater will not have a negative impact on capacity.

Comparison of sewer and water use based on the existing and proposed uses based on maximum amount of development allowed and documented as follows:

Water and Wastewater Calculations by Land Use					
Future Land Use	Maximum Coverage (in S.F.)	Potable Water Rate (gallons per day - gpd - 1000 SF or per capita)	Rate	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85% of potable water rate) (gpd)
Existing (ROI)	5,330 SF	120 gpd	5.33	640	512
Proposed (RL)	3 residential units	115 gpd x 3.9 (pph)	448.5	1,346	1,077

pph = person per household
SF = square feet

Transportation: With the change in the future land use designation, the weekday trips decrease by 23 trips and at peak hour the decrease is 5 trips. The decrease will not impact levels of service in the area.

Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Future Land Use	Maximum Coverage (SF)/dwelling units (DU)	Trip Generation Average Rate (ITE Code)	Trip Generation Calculation (weekday)	PM Peak Hour
Existing (ROI)	5,330 SF	710 (office)	52	8
Future (RL)	3 DUs	210	29	3

SF = square feet
DU = dwelling unit

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there are adequate lands available to meet the required level of service.

Stormwater: Stormwater will be managed as provided for in the drainage plans for the plat of Section 33.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: Per Policy PSFE 2.4.2, single family lots of record that received final plat approval prior to May 1, 2008 are exempt from school concurrency requirements.

Environmental: Pursuant to Section 154.14, platted single family lots are exempt from the tree preservation requirements. Also, pursuant to Section 157.04, parcels under two acres are exempt from native upland habitat protection.

Wildlife Protection: A gopher tortoise survey is required prior to the commencement of construction.

Flood Zone: The flood map for the selected area is number 12111C0405K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 13 at 201 SW Becker Road will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately 6-10 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Community Redevelopment: N/A

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

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

RELATED PROJECTS

P22-366. City of Port St. Lucie (Defenthaler) Rezoning Application

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed small-scale comprehensive plan amendment.

Planning and Zoning Board Action Options:

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

P23-003 City of PSL - Small Scale

TYPE	STATUS	BUILDING TYPE
CP	SUBMITTED	

ASSIGNED TO

Stephen Mayer

ADDRESS

SW Port St. Lucie Blvd

SECTION	BLOCK	LOT
33	2325	1-4

LEGAL DESCRIPTION

PORT ST LUCIE-SECTION 33- BLK 2325 LOTS 2,3 AND 4 (MAP 44/31S) (OR 1914-2599: 1928-728: 2113-2130)

(736,742,750 SW AbrahamAve)

SITE LOCATION

SW Abraham, East of Port St. Lucie Blvd, South of Becker Road

PARCEL #

3420-660-3496-000-1

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
ROI	RL	LMD	RS-2

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
0.69		

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Primary Contact Email

AGENT/APPLICANT

FIRST NAME	LAST NAME

Business Name

City of Port St. Lucie

ADDRESS

121 SW Port St. Lucie Boulevard

CITY	STATE	ZIP
Port St. Lucie	FL	

EMAIL	PHONE

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name
Donald F. Defenthaler

ADDRESS
8568 SE Wilkes Place

CITY	STATE	ZIP
Hobe Sound	FL	33455

EMAIL	PHONE
premierdon1@yahoo.com	(772) 370-9133

City of Port St. Lucie

Small-Scale Future Land Use Map Amendment

(P23-003)

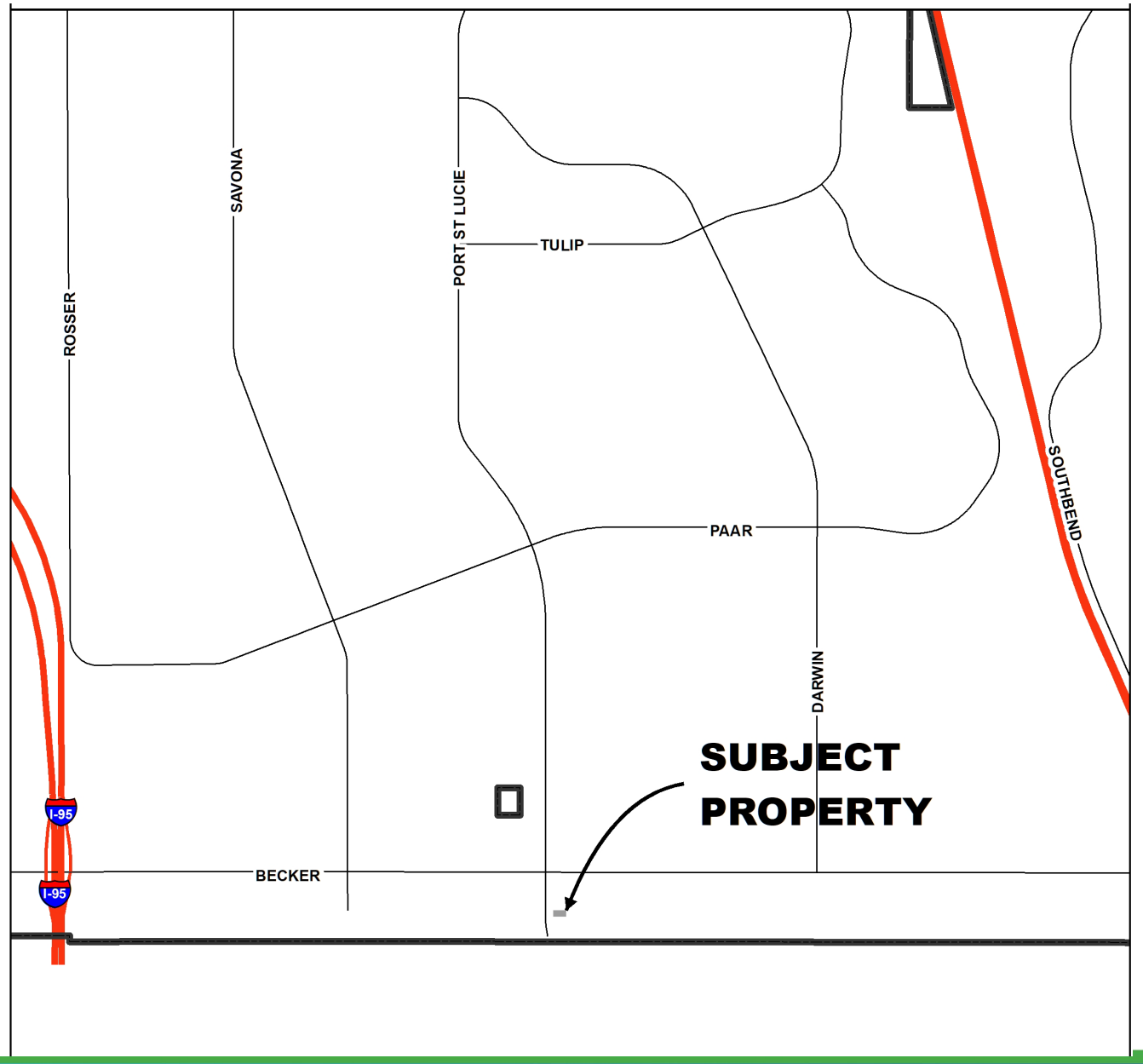
Request:

-To amend the Future Land Use designation for 0.69-acres from Residential, Office, Institutional (ROI) to Residential, Low Density (RL); and

-This proposal is concurrent to a rezoning request, which will be detailed under separate presentation; and

-Purpose of request is to allow for the property (3 platted lots) to be developed with 3 single-family residences.

Location Map



Aerial


YAMADA
BABBIT
CALLOWAY
DARLINGTON
CABURN
PORT ST LUCIE
BECKER
ATOLL
BACHELOR
CARIB
DATELAND
YACOLT
WADE
SUBJECT
PROPERTY
ABRAHAM
ABODE

Background:

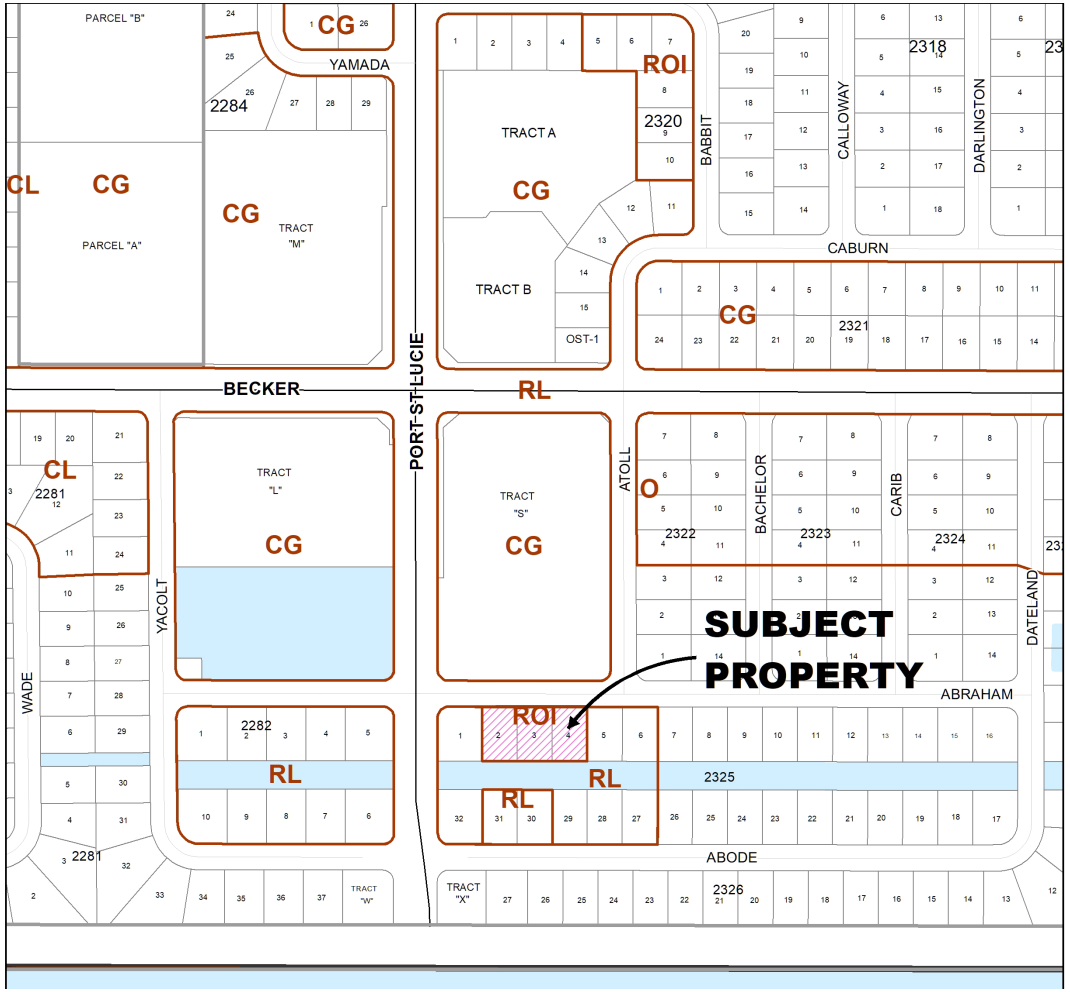
The 0.69-acre property (3 lots) is located southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard. The properties addresses are 736, 742 and 750 Abraham Avenue.

The property has an existing future land use designation of Residential, Office, Institutional (ROI). In order to accommodate the residential use proposed, the application is to amend the future land use designation to Low Density Residential (RL).

Existing
Future Land Use

Residential, Office, Institutional (ROI)

Direction	Future Land Use	Zoning	Existing Use
North	North	Commercial General (CG)	Commercial General (CG)
South	South	Low Density Residential (RL)	Single Family Residential (RS-2)
East	East	Low Density Residential (RL)	Single Family Residential (RS-2)
West	West	Low Density Residential (RL)	Limited Mixed-Use District (LMD)



Justification:

Land Use Consistency: The future land use map amendment application is supported by and furthers the following objective and policies of the comprehensive plan:

- ❑ Objective 1.1.4 delineates the necessity of the future land use map to convey sound planning principals including the prevention of sprawl, energy efficiency, and natural limitations.
- ❑ Policy 1.1.4.1 (a) as it defines the intention of the RL future land use designation is principally to allow residential uses with a maximum density of five (5) dwelling units per acre.

Planning and Zoning Staff Recommendation:

The Planning and Zoning Staff recommends approval of the small-scale future land use map amendment from Residential, Office, Institutional (ROI) to Low Density Residential (RL).

"A City for All Ages"

Agenda Summary

2023-112

Agenda Date: 2/7/2023 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-006 Wawa - Special Exception Use

Location: Southwest corner of SW Port St. Lucie Boulevard and SW Becker Road

Legal Description: Port St. Lucie Section 33, Tract L, Less S 262.18 ft

This is a request for a Special Exception Use (SEU) to allow a convenience store and gas station to be located in a General Commercial (CG) zoning district and to allow a gas station to be located in the Activity Center Subdistrict of the Becker Road Overlay District.

Submitted By: Holly Price, AICP, Senior Planner, Planning and Zoning Department

Executive Summary: The applicant is requesting approval for a Special Exception Use (SEU) to allow a convenience store with a fuel service station to be located in a CG (General Commercial) zoning district pursuant to Section 158.124(C)(11) of the Zoning Code and to allow a fuel service station to be located in the Activity Center Subdistrict pursuant to Section 2.3.3.1.a of the Becker Road Overlay District Design Standards. The proposed project consists of a 6,119 S.F. convenience store with a 688 S.F. exterior dining area and a gas station with 8 fuel pumps for 16 fuel stations.

Presentation Information: PowerPoint Presentation, 15 minutes by Holly Price of the Planning and Zoning Department and Diana Spriggs of the Public Works Department.

Staff Recommendation: Move that the Board approve with the following conditions:

1) Becker Road Mid-block Driveway Access: Staff finds the requirements of Zoning Code Section 158.224, Driveway Spacing from Intersections, to ensure public safety and high-quality public infrastructure have not been met and staff finds that there are viable alternatives that would not create a potentially hazardous driveway configuration at this location. The proposed mid-block access driveway located on Becker Road shall be removed or relocated from Becker Road. The Conceptual Site Plan shall be updated prior to SEU approval by the City Council.

2) Yacolt Drive Side Street Access: If side street access to the subject site from Yacolt Drive is provided, a right-turn lane from Becker Road to Yacolt Drive shall be provided and Yacolt Drive shall be closed to thru-traffic. These improvements shall be located in the area to the west of the subject site. Such changes shall be reflected on the Conceptual Site Plan prior to SEU approval by the City Council.

3) Buffering on South Perimeter Lot: The Conceptual Site Plan and/or Landscape Plan shall be modified prior to SEU approval by the City Council to indicate either a 6-foot-high opaque fence in the landscape buffer or a

hedge in the landscape buffer that is at least 4 feet in height at time of planting to be maintained at a height of 6 feet.

4) Buffering on West Perimeter Lot: Buffering between the Wawa site and the residential houses in the conversion area along Yacolt Drive shall be provided by one of the following:
1) The west side of the site or Phase 2 shall not be cleared until development for Phase 2 is approved. Provided there is enough native vegetation to maintain a visual buffer, the native vegetation may be used for the perimeter area buffer until Phase 2 is developed. 2) If the whole site, inclusive of Phases 1 and 2, is cleared prior to approval of Phase 2 or if there is not enough native vegetation to create a visual buffer, a perimeter buffer along Yacolt Drive with a fence shall be provided as indicated in Landscape Code Section 154.03.C.5.d. The buffer for the west perimeter shall be reviewed at the time of Site Plan Review for the Wawa site, Phase 1.

Alternate Recommendations:
1. Move that the Board amend the recommendation and approve with similar conditions.
2. Move that the Board not approve and provide staff direction.

Background: On September 14, 2022, the Site Plan Review Committee (SPRC) recommended approval with all comments addressed. Some of the comments from Public Works have not been addressed. The applicant requested to proceed with this application and not address the following comments from the SPRC.

1. Public Works does not support the placement of the mid-block driveway located in the Becker Road right-turn lane. [Remove or relocate the mid-block driveway so that it is not in the functional area of the Port St. Lucie Blvd. & Becker Rd. intersection.]

2. Public Works does not support the spacing distance of the mid-block driveway from Yacolt Drive. [The spacing does not meet the minimum 250-foot distance. The proposed spacing is 243.27 feet.]

3. Public Works requested a right-turn lane from Becker Road onto Yacolt Drive. [This street is located on west side of the subject parcel. This right-turn lane correlates with having side street access.]

P22-198 Wawa Variance: On August 2, 2022, the Planning and Zoning Board voted unanimously to grant a variance to allow a proposed mid-block driveway to be located in the right-turn lane on Becker Road.

Issues/Analysis: See staff report.

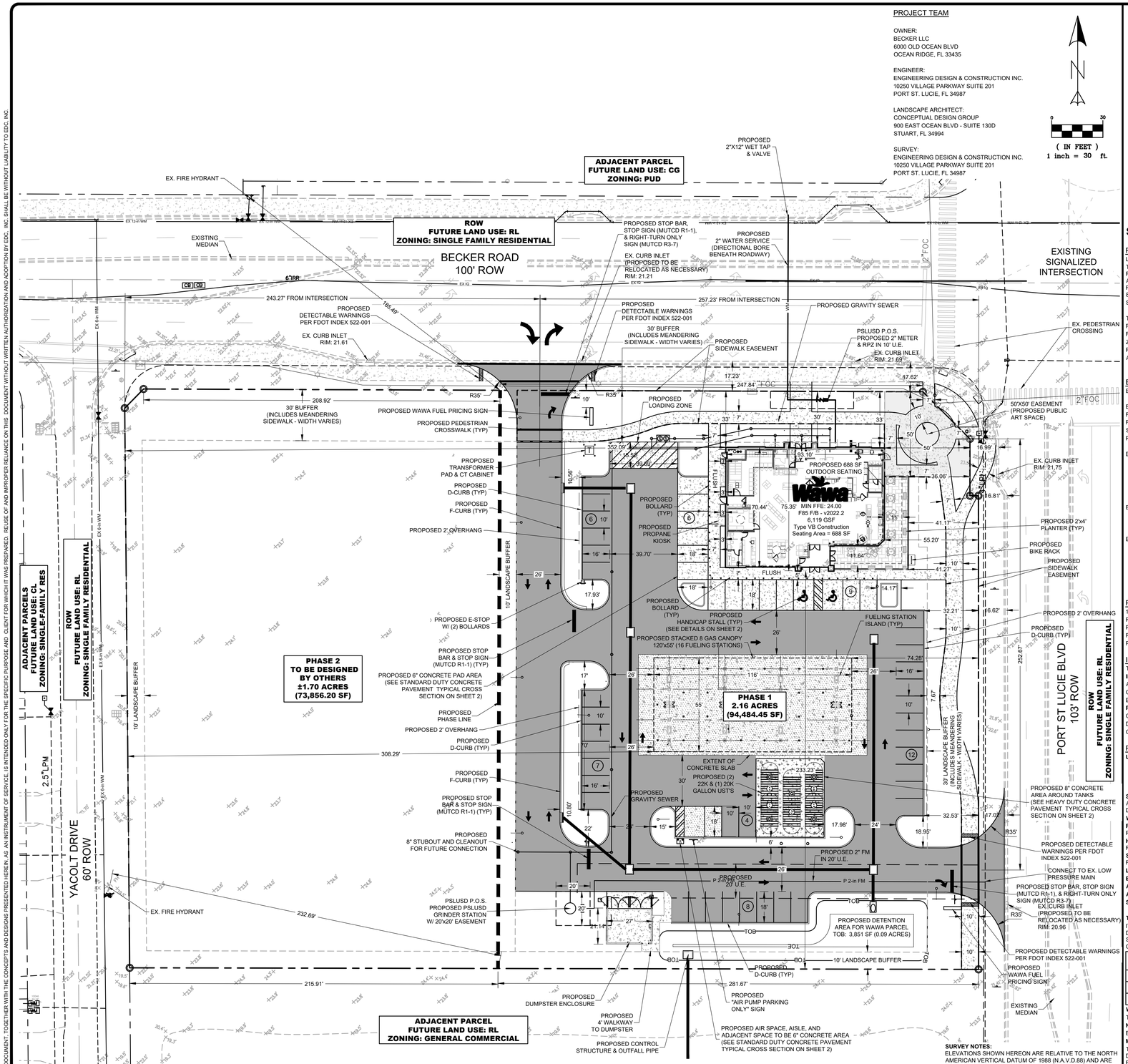
Special Consideration: N/A

Location of Project: Southwest corner of SW Port St. Lucie Boulevard and SW Becker Road.

Attachments:
1. Staff Report
2. Exhibit A-Conceptual Site Plan
3. Applicant's SEU Questionnaire
4. Preliminary Landscape Plan

5. Conceptual Elevations and Floor Plan
6. Traffic Auto-turn Analysis
7. Public Works Traffic Memo
8. Application and Deed
9. Staff Presentation

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



PROJECT TEAM

OWNER:
BECKER LLC
6000 OLD OCEAN BLVD
OCEAN RIDGE, FL 33435

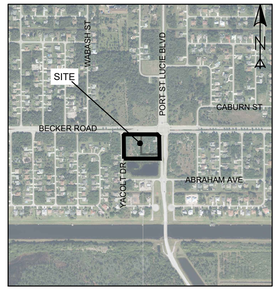
ENGINEER:
ENGINEERING DESIGN & CONSTRUCTION INC.
10250 VILLAGE PARKWAY SUITE 201
PORT ST. LUCIE, FL 34987

LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN GROUP
900 EAST OCEAN BLVD - SUITE 130D
STUART, FL 34994

SURVEY:
ENGINEERING DESIGN & CONSTRUCTION INC.
10250 VILLAGE PARKWAY SUITE 201
PORT ST. LUCIE, FL 34987

(IN FEET)
1 inch = 30 ft.

LEGEND	
	PROPOSED CATCH BASIN
1	PARKING STALL COUNT
	HANDICAP STALL
	PROPOSED LIGHT POLE
	PROPOSED FUEL CANOPY LIGHTS
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED STANDARD ASPHALT
	PROPOSED 6" STANDARD CONCRETE
	PROPOSED 8" HEAVY DUTY CONCRETE
	PROPOSED 4" CONCRETE



LOCATION MAP
SCALE: 1" = 1000'

SITE DATA - PHASE 1

PROPERTY DATA

LEGAL DESCRIPTION:
THE EASTERN HALF OF PORT ST LUCIE-SECTION 33- TRACT L-LESS S 262.18 FT AND LESS THAT PART MPDAF: FROM INT OF PSL BLVD AND A POINT 262.18 FT N OF ABRAHAM AVE,TH N 00 05 23 W 327.49 FT TO CURVE CONC SW, R OF 25 FT,TH NWLY ALG ARC 39.18 FT, TH N 89 52 22 W 453.34 FT TO CURVE CONC SE, R OF 25 FT, TH SWLY ALG ARC 39.31 FT,TH N 44 27 31 E 15.43 FT,TH S 89 52 22 E 456.93 FT,TH S 45 02 50 E 39.04 FT,TH S 00 05 23 E 33.30 FT,TH N 89 54 37 E 5 FT,TH S 00 05 23 E 277.60 FT,TH S 89 58 11 E 3 FT TO POB FOR RD R/W AS IN OR 3121-412 (3.80 AC) (MAP 44/31S) (OR 1906-2062: 1916-247: 3121-412)
SECTION 31, TOWNSHIP 37S, RANGE 40E

TOTAL ACREAGE:	3.86 AC
PROJECT PHASE 1 SIZE:	2.16 AC
FUTURE LAND USE:	CG
ZONING:	CG
PARCEL ID	3420-660-0012-000-4
ADDRESS:	SW BECKER ROAD PORT ST LUCIE, FL

BUILDING DATA

BUILDING: 6,119 GSF BUILDING W/ 688 SF OF OUTDOOR SEATING & 16 FUELING STATIONS

BUILDING SETBACKS

FRONT (BECKER RD)	REQUIRED 30'-40'	PROPOSED 30'
FRONT (PORT ST LUCIE BLVD)		PROPOSED 50'
SIDE (WEST)	REQUIRED 10'	PROPOSED 98.59'
REAR (SOUTH)	REQUIRED 15'	PROPOSED 233.23'

BUILDING HEIGHT
PROPOSED: 21'-2" AT ROOF MIDPOINT
*REQUIRED: THE FAÇADE OF A BUILDING THAT FACES AN ARTERIAL OR COLLECTOR ROAD OR INTERSTATE HIGHWAY SHALL HAVE A MINIMUM BUILDING WALL HEIGHT OF 22 FEET, EXCLUSIVE OF SLOPED ROOF HEIGHT, FOR AT LEAST 60% OF THE LENGTH OF THE BUILDING.
*NOTE: DESIGN RELIEF WAS APPROVED FOR HEIGHT LESS THAN 22-FOOT REQUIREMENT

BUILDING COVERAGE
PROPOSED: 6,119.00 SF 3.63%
MAXIMUM ALLOWED: 34,136.83 SF 40%

BUILDING FRONTAGE (BASED ON PHASE 1 BOUNDARY)
PORT ST LUCIE BLVD:
MIN FRONTAGE - 30% (PLUS OR MINUS 10% WAIVER REQUIRED)
PROPOSED FRONTAGE - 24.24% - BUILDING LENGTH = 75.35' & PROPERTY LENGTH = 310.90 - ((75.35/310.90) x100)
BECKER ROAD:
MIN FRONTAGE - 40% (PLUS OR MINUS 10% WAIVER REQUIRED)
PROPOSED FRONTAGE - 37.53% - BUILDING LENGTH = 93.02' & PROPERTY LENGTH = 247.84 - ((93.02/247.84) x100)

PARKING DATA - (ALL PARKING SPACES AND SIDEWALK ARE FLUSH IN AND AROUND THE BUILDING)

1 SP PER 200 SF BUILDING AND 1 SP PER 200 SF OUTDOOR SEATING (6,119 SF BUILDING & 688 SF OUTDOOR SEATING)

REQUIRED PARKING:	34 SPACES
PROPOSED PARKING:	52 SPACES
REQUIRED HANDICAP:	2 SPACES
PROPOSED HANDICAP:	2 SPACES

IMPERVIOUS/PERVIOUS DATA

TOTAL PARCEL AREA:	168,340.65 SF	3.86 AC	100%
IMPERVIOUS			
ASPHALT PHASE 1:	28,382 SF	0.65 AC	16.86%
CONCRETE PHASE 1:	22,820 SF	0.52 AC	13.56%
BUILDING PHASE 1:	6,119 SF	0.14 AC	3.63%
PERVIOUS			
OPEN SPACE PHASE 1:	33,312.45 SF	0.76 AC	19.79%
DRY DETENTION PHASE 1:	3,851 SF	0.09 AC	2.29%
OPEN SPACE PHASE 2:	73,856.20 SF	1.70 AC	43.87%

PROJECT NOTES

UTILITY PROVIDERS

WATER & WASTEWATER:	PSLUSD
IRRIGATION:	---
SOLID WASTE:	WASTEPRO
ELECTRIC:	FPL

STORM WATER DRAINAGE: THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE RUNOFF TO A DETENTION AREA WHICH ULTIMATELY OUTFALLS TO AN EXISTING DRAINAGE SYSTEM.
WATER AND SEWER: EXISTING WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.
FIRE PROTECTION: EX. FIRE HYDRANTS SHOWN ON PLAN VIEW. EX. FIRE HYDRANT IS ±304' TO THE CLOSEST POINT OF THE PROPOSED BUILDING.
HAZARDOUS WASTE: ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
SOLID WASTE: BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.
LANDSCAPE: LANDSCAPE TO BE PROVIDED BY OTHERS.
ENVIRONMENTAL: AN ENVIRONMENTAL ASSESSMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN SUBMITTAL.
ACCESSIBILITY AND ADA COMPLIANCE: ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.
A/C UNITS: A/C UNITS TO BE LOCATED ON THE ROOF.
SIGNAGE: SIGNAGE IS SUBJECT TO SEPARATE REVIEW FOR APPROVAL.

TRAFFIC STATEMENT
ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 945 (CONVENIENCE STORE/GAS STATION) WAS USED TO DETERMINE EXPECTED DAILY TRIPS FOR THE PROPOSED PROJECT. PASSBY TRIPS ITE/FDOT STATE AVERAGE IS 77%. 6,119 SF BUILDING, 688 SF OUTDOOR SEATING, AND 16 VEHICLE FUELING POSITIONS FOR A 6,119 SF BUILDING WAS USED TO OBTAIN THE FOLLOWING RESULTS:

	RATE	IN	OUT	TOTAL AVG	NEW TRIPS
WEEKDAY	345.75 x16	2766	2766	5532	1272
WEEKDAY AM	31.31 x16	250	251	501	115
WEEKDAY PM	28.03 x16	224	224	448	103

	RATE	IN	OUT	TOTAL AVG	NEW TRIPS
SATURDAY PEAK	29.77 x16	233	243	476	109
SUNDAY PEAK	25.67 x16	209	202	411	95

WELLFIELD PROTECTION ORDINANCE:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.
NEAREST FIRE HYDRANT LOCATIONS:
EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW.
MAINTENANCE NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).

SURVEY NOTES:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

CONTINUED

EXHIBIT A

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JLW	DESIGNED BY
JLW	DRAWN BY
21-150 Rev Wav r11.dwg	FILENAME
SEU Plan	LAYOUT
AS SHOWN	SCALE
28FEB22	DATE

DATE	REVISION COMMENTS
12-22-22	UPDATE SEU PLAN PER CITY COMMENTS
09-26-22	UPDATE SEU PLAN PER CITY COMMENTS
09-26-22	UPDATE SEU PLAN PER CITY COMMENTS
06-21-22	UPDATE SEU PLAN PER CITY COMMENTS
05-17-22	SHIFT SEU PLAN 10'SOUTH (NO CHANGE TO FFE) INCLUDES 7.5'SIDEWALK EASEMENT
04-26-22	SHIFT SEU PLAN 10'SOUTH (NO CHANGE TO FFE) INCLUDES 7.5'SIDEWALK EASEMENT

WAWA
PORT ST LUCIE BLVD & BECKER
SEU PLAN
PORT ST LUCIE FLORIDA

(DATE)

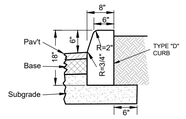
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-150

1 OF 2

PORT ST LUCIE PROJECT #P22-006
PSLUSD PROJECT NUMBER 11-447-00

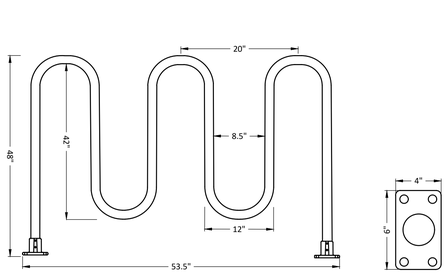
Z:\EDC-2021\21-150 - Wawa - PSL Blvd and Becker\ENGINEERING\AutoCAD\DWGs\21-150 SEU Plan R11.dwg, SEU Plan, 12/22/2022 7:57:08 AM, Jessica, EDC, Inc.



NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

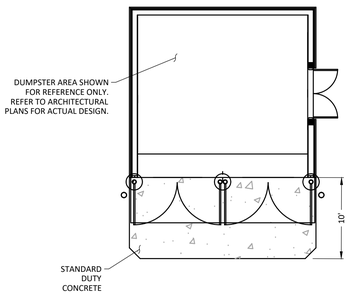
TYPE "D" CURB

Luminaire Schedule								
Project: WAWA MIDWAY & SELVITZ 02-04-2022								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	4	SE		RN30-135W80LED4K-G3-LE4S-HS	13987	0.900	130	520
	10	SD		RN30-135W80LED4K-G3-LE3S-HS	13737	0.900	130	1300
	30	SC		SFC-CD-48L-400-NW-G2	8962	0.900	59.6	1788



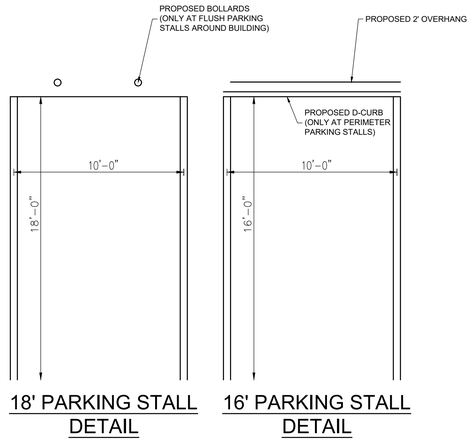
MADE OF ROLLED ALUMINUM:	1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
STANDARD LENGTHS:	60" SECTION FITS UP TO 5 BIKES
STANDARD HEIGHT:	46"
INSTALLATION OPTIONS:	SURFACE MOUNT
FINISHING OPTIONS:	STANDARD CLEAR ANODIZED
MANUFACTURED BY:	IDEAL SHIELD 2525 CLARK ST DETROIT, MI 48209 PHONE: 1-866-825-8659

STANDARD BICYCLE RACK DETAIL



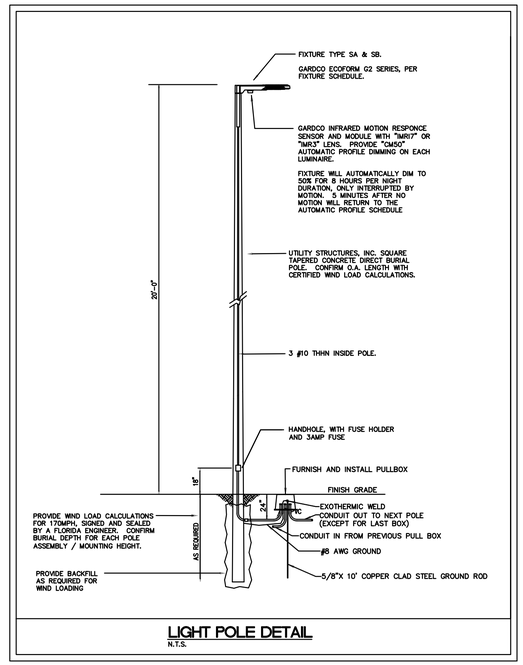
DUMPSTER CONCRETE APRON

NTS



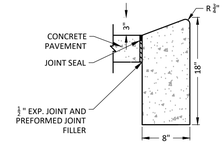
18' PARKING STALL DETAIL

16' PARKING STALL DETAIL



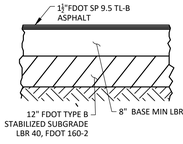
LIGHT POLE DETAIL

N.T.S.



WAWA TYPE B1 CURB

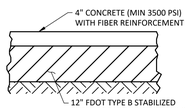
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NOTE: TO BE CONSTRUCTED PER FDOT SPECIFICATIONS (SECTIONS 330, 351, 200, & 160), GEOTECHNICAL ENGINEERING REPORT, AND WAWA SPECIFICATIONS

STANDARD DUTY ASPHALT PAVEMENT TYPICAL CROSS SECTION

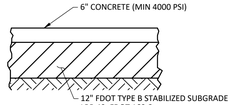
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NOTE: TO BE CONSTRUCTED PER WAWA & FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

CONCRETE SIDEWALK TYPICAL CROSS SECTION

NTS

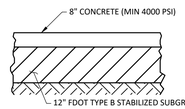


NOTE: TO BE CONSTRUCTED PER WAWA & FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

STANDARD DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION

PARKING AT BUILDING & AIR PUMP PARKING SPACES

NTS

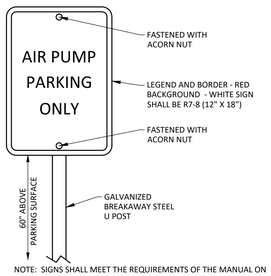


NOTE: TO BE CONSTRUCTED PER WAWA & FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT

HEAVY DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION

CANOPY AREA, LOADING ZONE & TANK FIELD AREA

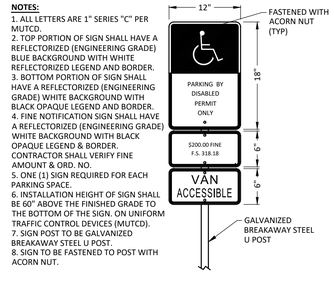
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NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

AIR PARKING SIGN

NTS

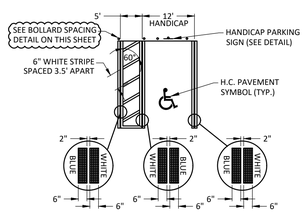


NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT & ORD. NO.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE 60" ABOVE THE FINISHED GRADE TO THE BOTTOM OF THE SIGN. ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN POST TO BE GALVANIZED BREAKAWAY STEEL U POST.
8. SIGN TO BE FASTENED TO POST WITH ACORN NUT.

HANDICAP PARKING SIGN

NTS

SIGNAGE AND STRIPING NOTES:
1. ALL STANDARD PARKING STRIPES ARE TO BE 4" YELLOW
2. ARROWS SHOWN IN DRIVE AISLES ARE FOR INFORMATION ONLY AND SHALL NOT BE PAINTED.

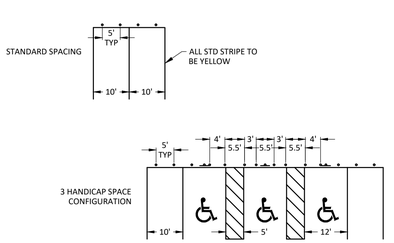


STRIPING, SPACING, AND CURB RAMPS SHALL COMPLY WITH THE LATEST STATE OF FLORIDA ACCESSIBILITY CODE & FDOT STANDARD INDEX 17346

NOTE: ALL SIGNS TO USE ACORN BOLTS.

HANDICAP STRIPING DETAIL

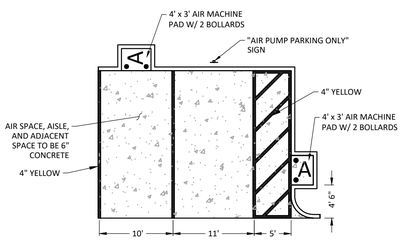
NTS



NOTE: ALL DIMENSIONS MEASURED TO CENTER OF BOLLARD. BOLLARD SPACING IS 5' UNLESS OTHERWISE NOTED.

BOLLARD SPACING/DIMENSION DETAIL

NTS



AIR PARKING SPACE DETAIL

NTS

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	SCALE	DATE
JLW	JLW	21-150 wawa sheet set1.dwg	AS SHOWN	28FEB22

SEU Plan Details
LAYOUT

DATE	REVISION COMMENTS
11-04-22	UPDATE SEU PLAN PER CITY COMMENTS
09-26-22	UPDATE SEU PLAN PER CITY COMMENTS

WAWA
PORT ST LUCIE BLVD & BECKER
SEU PLAN DETAILS
PORT ST LUCIE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-150

2 OF 2

PORT ST LUCIE PROJECT #P22-006
PSLUSD PROJECT NUMBER 11-447-00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-20\21-150 - Wawa - PSL Blvd and Becker\ENGINEERING\AutoCAD\DWGS\21-150 SEU Plan R11.dwg, SEU Plan Details, 12/22/2022 7:57:18 AM, Jessica, EDC, Inc.

BECKER, LLC. (Wawa Convenience Store and Fuel Service Station)
Special Exception Use Application
P22-006

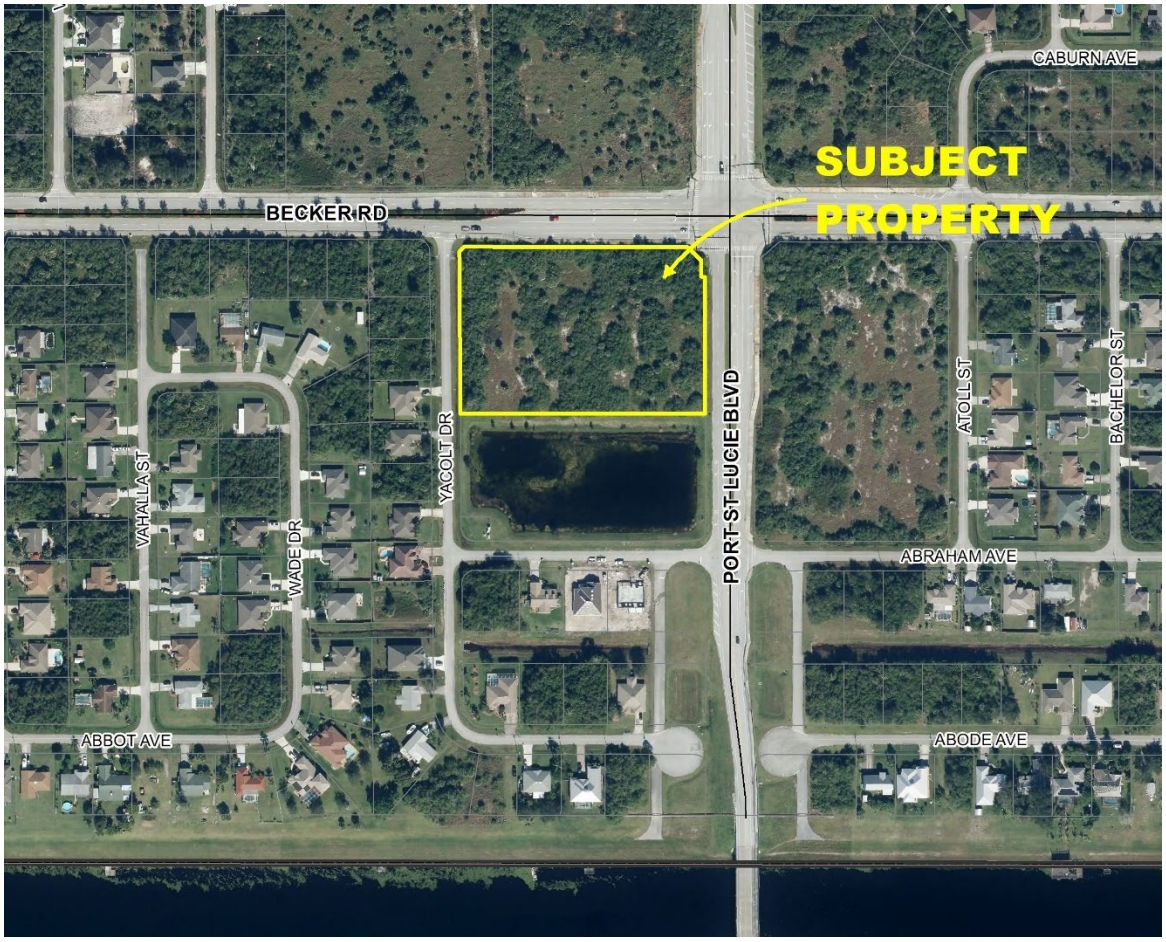


Figure 1. Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) for a Wawa convenience store with a fuel service station.
Applicant's Agent:	Brad Curry, Engineering, Design, and Construction, (EDC)
Applicant/Property Owner:	Becker, LLC.
Location:	Located at the southwest corner of SW Port St. Lucie Boulevard and SW Becker Road.
Address:	TBD
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

The applicant is requesting approval for a Special Exception Use (SEU) to allow a convenience store with a fuel service station to be located in a CG (General Commercial) zoning district pursuant to Section 158.124(C)(11) of the Zoning Code and to allow to a fuel service station to be located in the Activity Center Subdistrict pursuant to Section 2.3.3.1.a of the Becker Road Overlay District Design Standards. The proposed project consists of a 6,119 S.F. convenience store with a 688 S.F. exterior dining area and a gas station with 8 fuel pumps for 16 fuel stations.

On September 14, 2022, the Site Plan Review Committee (SPRC) recommended approval with all comments being addressed. **Some of the comments from Public Works have not been addressed**. The applicant requested to proceed with this application and not address the following comments from the SPRC.

1. Public Works does not support the placement of the mid-block driveway located in the Becker Road right-turn lane. [Remove or relocate the mid-block driveway so that it is not in the functional area of the Port St. Lucie Blvd. & Becker Rd. intersection.]

2. Public Works does not support the spacing distance of the mid-block driveway from Yacolt Drive. [The spacing does not meet the minimum 250-foot distance. The proposed spacing is 243.27 feet.]

3. Public Works requested a right-turn lane from Becker Road onto Yacolt Drive, [if side street access from Yacolt Drive is provided. **Side street access would require a SEU approval process**.] [This street is located on the west side of the subject parcel.]

Context: This site is currently vacant and the properties on the other three corners of PSL Boulevard and Becker Road are also vacant. On Yacolt Drive, to the west side of the subject parcel, three houses are located on the first four lots. These lots are located in a Conversion Area and shown in pink. These four properties have a future land use designation of CL (Limited Commercial) and are zoned RS-2 (Single-family Residential). It was the intention of the Planning and Zoning Department that these Conversion Area lots would be assembled and rezoned to a commercial use. However, several of these houses are new, and it is doubtful that these lots would be combined for commercial use anytime soon.



Figure 2. Context Map

Previous Actions and Prior Reviews

Site Plan Review Committee: As indicated above, On September 14, 2022, the Site Plan Review Committee (SPRC) reviewed the Special Exception Use (SEU) application and recommended approval with all comments being addressed. **There are three comments by the Public Works Department that have not been addressed by the applicant as indicated on previous page. The applicant indicated that he wanted to send this SEU application forward regardless of these comments**.

P22-198 Wawa Variance: On August 2, 2022, the Planning and Zoning Board voted unanimously to grant a variance to allow a proposed mid-block driveway to be located in the right-turn lane on Becker Road. See Figure 3. below. Public Works opposed the variance application.

This property is located at a major intersection of two arterial roads on the south side of the city. The property is currently one parcel. The proposed Wawa is located on the east (right) side of the property. See Figure 3. The block length along Becker Road is 498 feet and the distance to the proposed driveway is approximately 257 feet from Becker Road and 243 feet from Yacolt Drive. The driveway does not meet minimum spacing distance. The minimum driveway spacing requirement is 250 feet. More importantly, the proposed driveway is also located in the functional area of the intersection creating a safety concern due to the additional traffic conflict point it creates.

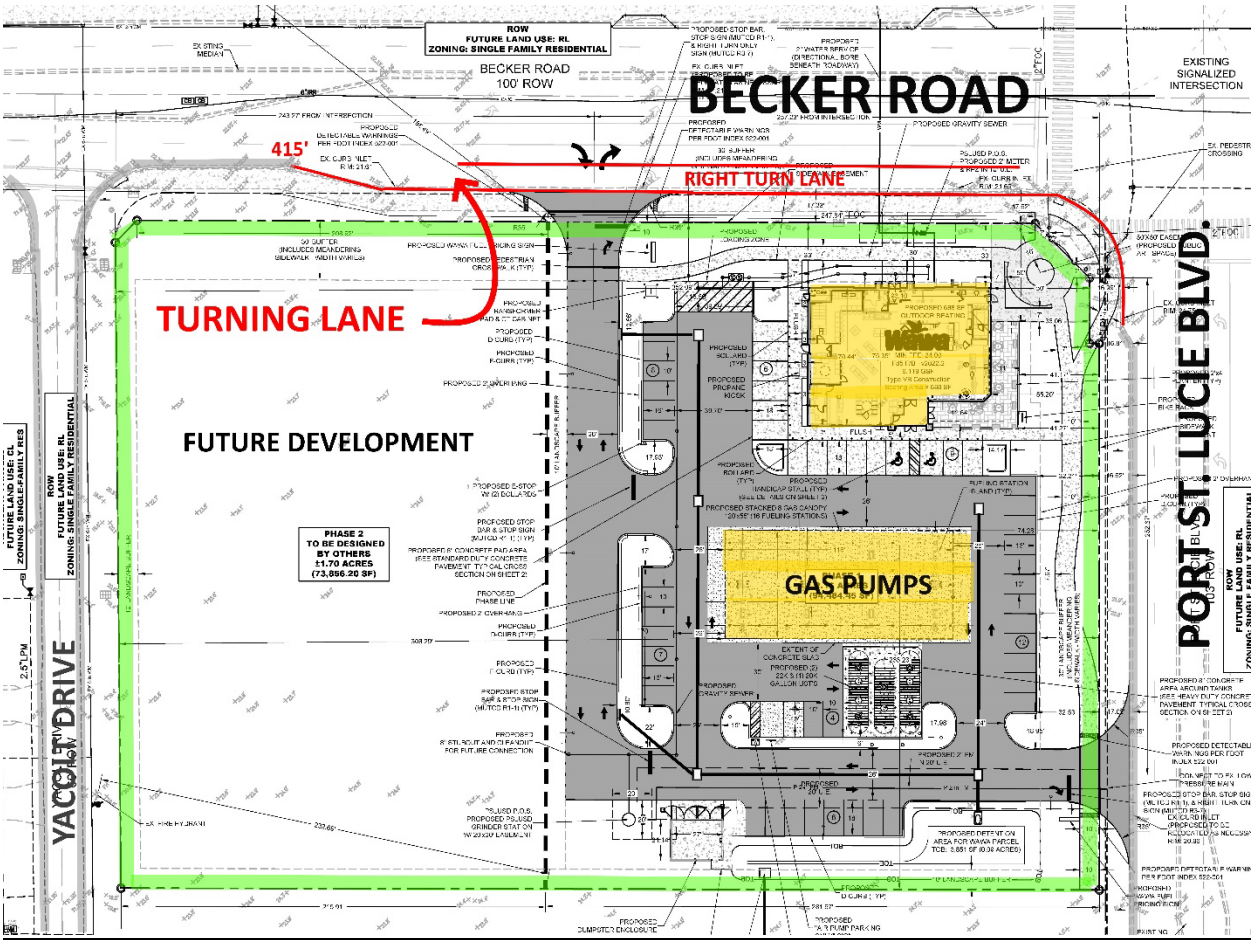


Figure 3. Conceptual Site Plan

Public Notice Requirements

Notice of this request for a special exception use was mailed to owners of property within a maximum distance of 750 feet to the subject property on January 26, 2023.

Location and Site Information

Parcel Number:	3420-660-0012-000-4
Property Size:	3.6 acres total, 2.16 acres phase 1
Legal Description:	Port St. Lucie Section 33, Tract L, Less S 262.18 ft
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Vacant
South	CG	CG	City Detention Pond
East	CG	CG	Vacant
West	CL	RS-2	Residential Single-Family

CG – General Commercial, CL – Limited Commercial, RS-2 – Single-family Residential

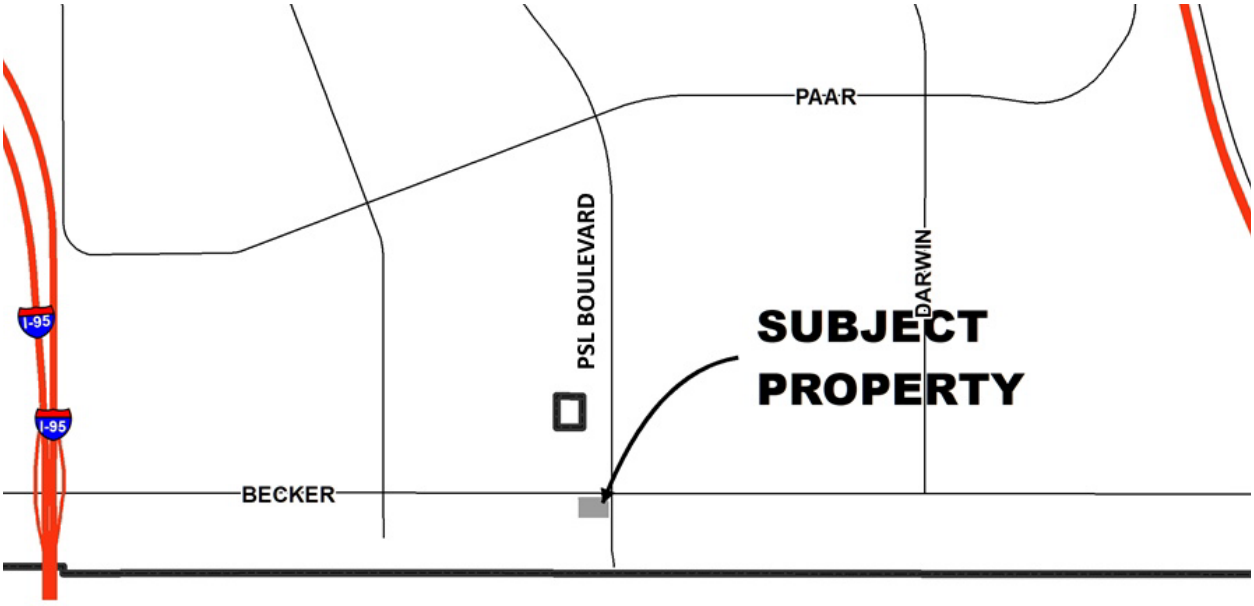


Figure 4. Location Map

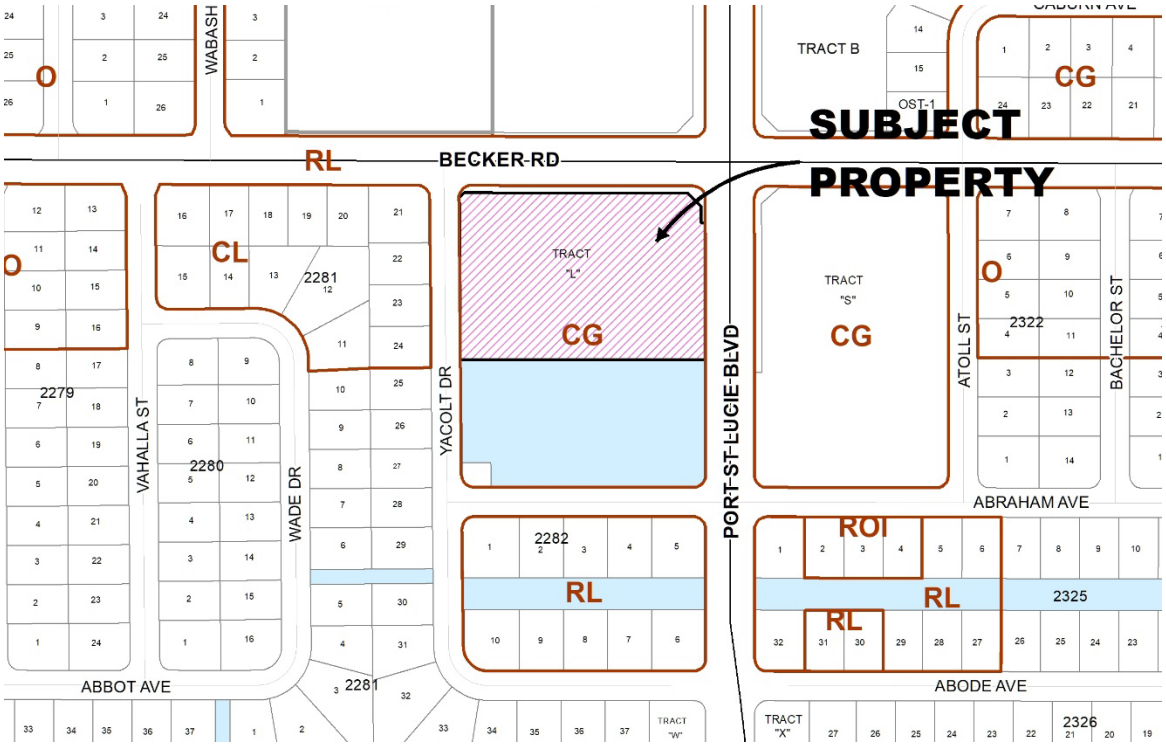


Figure 5. Land Use Map

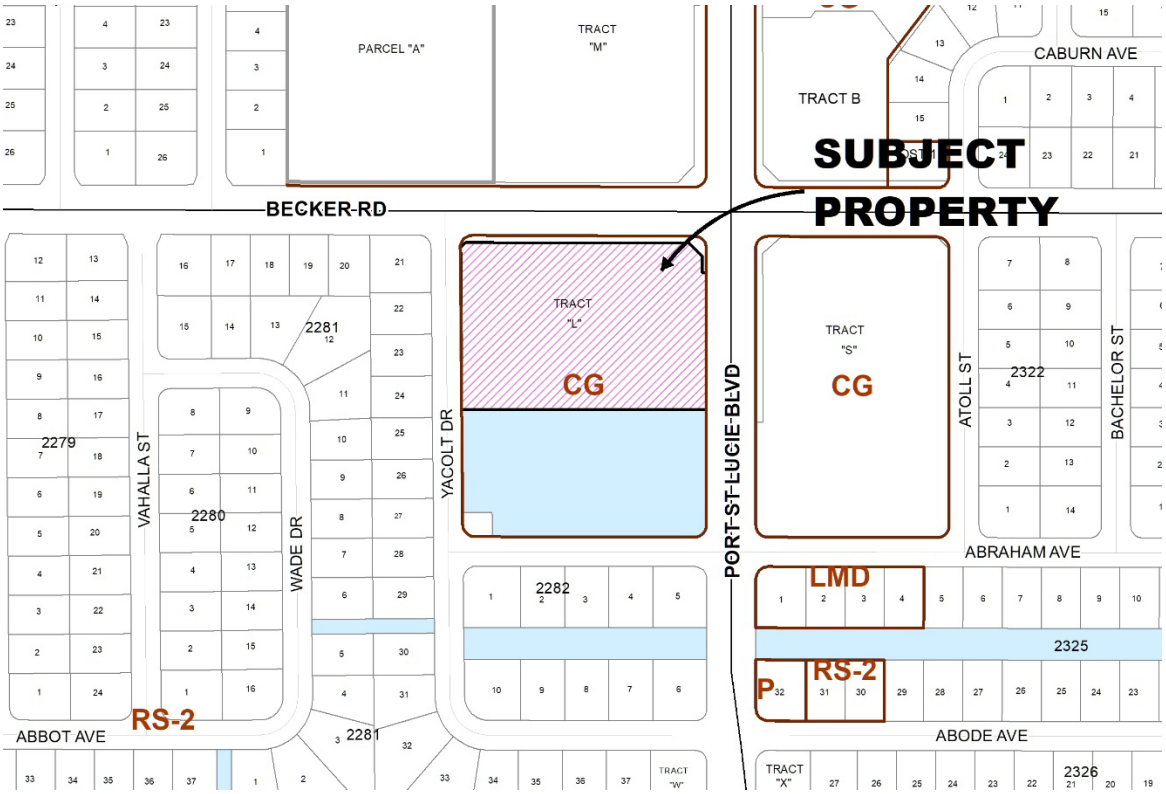


Figure 6. Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Staff findings: The project as proposed does not meet these criteria. Ingress and egress on Becker Road is not satisfactory. The Public Works Department has indicated that they do not support the proposed mid-block driveway from Becker Road since the driveway would extend from a southbound turn lane – and be located in the functional area of influence near the intersection of Becker Road and Port St. Lucie Boulevard. The southbound turning lane extends approximately 415 feet from Port St. Lucie Boulevard, or almost the entire length of the block. See Figure 3. The proposed driveway would extend from the turning lane. A driveway in this area would cause conflict between drivers wanting to turn right at the corner and drivers wanting to turn right into the property. It should be noted that Public Works does not object to the proposed land use, Public Works just does not support the proposed driveway location due to safety concerns.

- This application has been reviewed by the Public Works Department and the transportation elements of the project were found to NOT comply with the requirements of City Code, and Public Works Policy 19-01pwd.

- Per City Code Section 158.222(B)(4), the driveway spacing from intersections shall be measured from the right-of-way line of the intersecting street to the midpoint of the driveway. The minimum spacing shall be 250' for a commercial site on Becker Road. However, the applicant is proposing a driveway separation distance of 243'. Of more concern to the Public Works Department, the proposed driveway is being proposed within the existing right turn lane of the Becker Road and Port St. Lucie Blvd. intersection. City Code goes on to state that *"standards in excess of these spacing requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway."*; such as with this particular case to reduce conflicts.

- This section of City Code is also supported by the adopted City of Port St. Lucie Engineering Standards, Section 8.12.1. Of practical concern to Public Works is the additional number of conflict points that will be created within the functional area of the intersection by the addition of the proposed driveway, and therefore creating a safety concern.

- The applicant has discussed the project with the Public Works Department including the director, Heath Stocton, P.E., and they are aware of Public Work's concerns and the City Code requirements. This application for development which includes a mid-block driveway on Becker Road is not supported by the Public Works Department as currently designed.

- The applicant indicated at the August 2, 2022 P&Z Board meeting for the Wawa Variance to allow the mid-block driveway, P22-198, that there were several sites in Port St. Lucie where driveways to a site extended from a turn-lane. These driveways appear to occur at small sites. It is likely that the City had no other reasonable option but to allow driveway access from a turn-lane. Poor site access design in the past is not justification to continue poor site access design now.

- Staff supports the proposed use with the elimination of the driveway access from Becker due to public safety concerns. Staff doesn't presume to design sites; we review proposals as they are submitted. We do note that this site has other options for site design available. For example, the subject parcel has the potential for a side street access driveway on Yacolt Drive. (The side street access would require a SEU approval process). The city has many properties with side street access where the street leads to a residential neighborhood. This street could be closed off to the south of the side street access driveway to prevent thru-traffic, as was discussed by Public Works and the Applicant multiple times. It is currently possible for traffic heading east on Becker Road to turn right onto Yacolt Drive and then turn left on Abraham Avenue to bypass the stoplight at the corner of PSL Boulevard and Becker Road, and thus allow thru-traffic. See Figure 2. At the P&Z Board meeting, one of the neighbors indicated concern about possible thru-traffic coming from the south via Abraham Avenue. Closing off Yacolt Drive would prohibit drivers coming from Martin County on PSL Boulevard to turn left on Abraham Avenue and then right on Yacolt Drive to access Becker Road or development located on the proposed Wawa site. The map below indicates recommendations from the Public Works Department for driveway access from Yacolt Drive to the subject site.

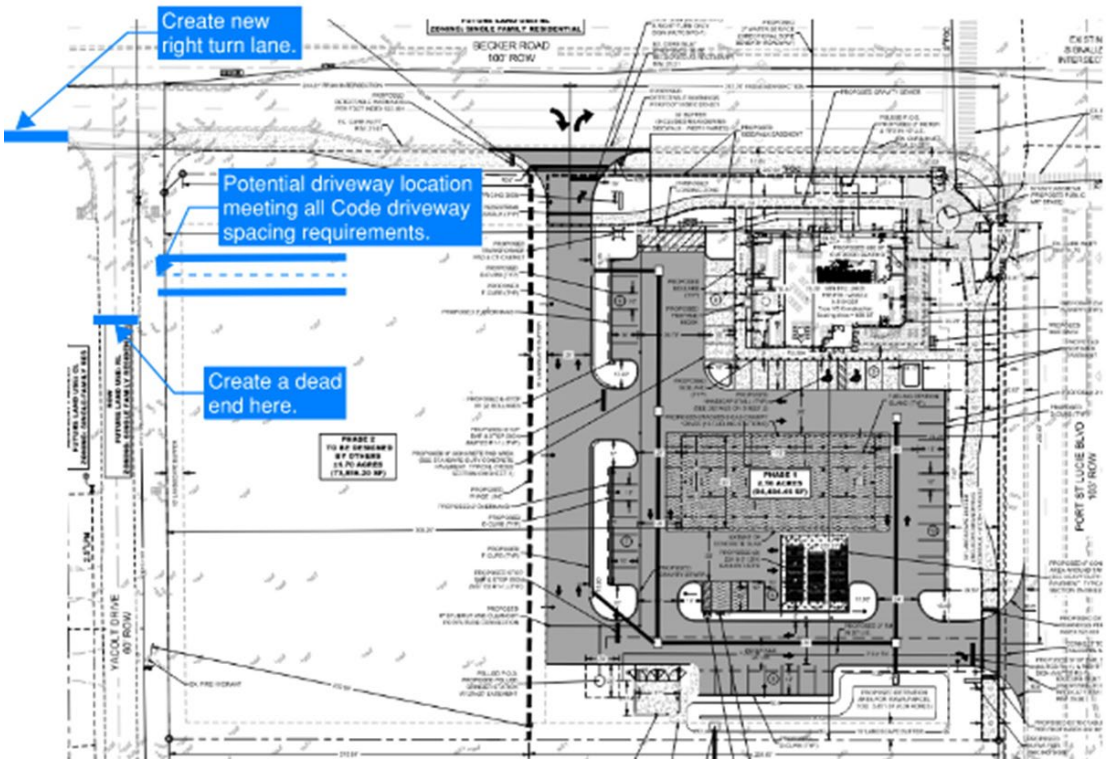


Figure 7. Yacolt Street Side Driveway option

- It should be noted this thru-traffic will only increase with the Martin County Pinelands Prairie development directly off of Port St. Lucie Blvd. (Citrus Blvd. when in Martin County). This thru-traffic would be mitigated with the dead ending of Yacolt Drive just south of the desired driveway location.

- According to Section 2.3.3.c of the Becker Road Overlay District (BROD) Design Standards, side street access for properties located in the Activity Center Subdistrict requires SEU approval.

- The proposed sidewalks meet the requirements of the Becker Road Overlay District Design Standards and provide adequate pedestrian ingress and egress.

- The applicant provided an auto-turn study that shows that large delivery trucks have adequate turning radii for ingress and egress to the site. See Auto-turn Analysis attached to this report.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Staff findings: **The project as proposed does not meet these criteria in terms of providing adequate buffering of the parking and loading areas to residential uses on the south side.** The site is surrounded on the north and east sides by commercial uses.

- South Side: The south side has a 10-foot-wide landscape buffer. However, the south of the site side features a gas station canopy, fuel pumps, and parking that would not be screened adequately from view if the hedge is two feet in height as required by code or if palm trees are used, as currently proposed. The fueling station cars, pumps, and canopy would be visible to the neighbors to the south. **Staff recommends that the applicant provide a 6-foot-high opaque fence in the landscape buffer** to provide a visual screen for the neighbors to the south. In addition, the type of proposed trees should include canopy trees such as oak trees, not palm trees, that will facilitate in creating an opaque landscape buffer. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side should be continued along the entire south side of the property. Otherwise, residents to the south will have view of Becker Road.

- West Side: As indicated in the Landscape Code Section 154.03.C.5.d, the west side of the proposed development requires a landscape buffer with a 6-foot-high opaque fence since the existing houses are in a conversion area. However, the applicant has indicated that he does not plan to clear the site for Phase 2. If there is sufficient vegetation in Phase 2 to maintain a visual buffer, the landscape buffer with fence may not be needed until Phase 2 is developed. The west buffer will be addressed at the time of Site Plan review.

- Lighting will be required to be shielded from adjacent properties as required by code. Adequate off-street parking and loading is provided.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: The project as proposed meets these criteria. The subject property is located in a developed area of the City and utilities are in place to serve the development by the City.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

Staff findings: **The project as proposed does not meet these criteria in terms of providing adequate buffering for compatibility with adjacent residential uses to the south.** The south side

has a 10-foot-wide landscape buffer. However, the south of the site side of the lot features a gas station canopy, fuel pumps, and parking that would not be screened from view if the hedge is two feet in height as required by code or if the trees are palm trees, as currently proposed. The fueling station pumps, canopy, and parking lot would be visible to the neighbors to the south. Staff recommends that the applicant provide a 6-foot-high opaque fence in the landscape buffer. In addition, the type of proposed trees should include canopy trees such as oak trees, not palm trees, that will facilitate in creating an opaque landscape buffer. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side should be continued along the entire south side of the property. Otherwise, residents to the south will have view of Becker Road.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Staff findings: The project as proposed meets these criteria. All exterior lighting shall be in conformance with Section 158.221 of the City Zoning Code and all signage shall be in accordance with Chapter 155 of the City Sign Code.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: **The project as proposed does not meet these criteria in terms of providing adequate buffering for compatibility with adjacent residential uses to the south.** The south side has a 10-foot-wide landscape buffer. However, the south of the site side of the lot features a gas station canopy, fuel pumps, and parking lot that would not be adequately screened from view if the hedge is two feet in height as required by code or if palm trees are used, as currently proposed. The fueling station pumps, canopy, and parking lot would be visible to the neighbors to the south. Staff recommends that the applicant provide a 6-foot-high opaque fence in the landscape buffer. In addition, the type of proposed trees should include canopy trees such as oak trees, not palm trees, and other vegetation that will facilitate in creating an opaque landscape buffer. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side should be continued along the entire south side of the property. Otherwise, residents to the south will have view of Becker Road.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: Acknowledged. As per Zoning Code Section 158.124(C)(11), convenience stores with or without a fuel service station require approval of a Special Exception Use in a CG (General Commercial) zoning district. As per the Becker Road Overlay District (BROD) Design Standards Section 2.3.3.1.a, a Special Exception Use is required to allow a fuel service station in the Activity Center Subdistrict. The BROD Design Standards Section 2.3.3.1.c also indicates that if access to a site from a side street is provided for a property located in the Activity Center Subdistrict, approval of a Special Exception Use is required.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

- Staff findings: The project as proposed meets these criteria. The convenience store and fuel service station are planned to be open 24 hours, 7 days a week, similar to other Wawa businesses in the city. This is a commercial property located at the intersection of two major arterial roads.

With adequate landscape buffering to the residential houses to the south and west, this use should not create a nuisance.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Staff findings: **The project as proposed does not meet these criteria in terms of vehicular movement.** The Public Works Department is not in support of the proposed access driveway that extends from a right-turn lane on Becker Road. See comments in Paragraph A. The proposed vehicular movement is not supported by Public Works. As currently proposed, there would be an increase in the likelihood of additional thru-traffic within the surrounding neighborhood.

- Pedestrian circulation has been reviewed by the Site Plan Review Committee for safety and function.

- The site is surrounded on three sides by non-residential uses: the north and east sides are zoned for commercial development and the south side has an existing City detention pond.

- The convenience store and fuel service station are planned to be open 24 hours, 7 days a week, similar to other Wawa businesses in the city. The proposed use is compatible with a property located at the intersection of two major arterial roads with CG (General Commercial) zoning, provided adequate landscape buffering from residential uses is provided.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: **The project as proposed does not meet these criteria in terms of the proposed driveway access on Becker Road and the proposed landscape buffer on the south side of the site.** The Public Works Department is not in support of the proposed access driveway that extends from a right-turn lane on Becker Road. See comments in Paragraph A. The proposed vehicular movement is not supported by Public Works.

- **The project as proposed does not meet these criteria in terms of providing adequate buffering for compatibility with adjacent residential uses to the south.** The south side has a 10-foot-wide landscape buffer. However, the south of the site side of the lot features a gas station canopy, fuel pumps, and parking that would not be adequately screened from view if the hedge is two feet in height as required by code or if palm trees are used, as currently proposed. The fueling station pumps, canopy, and parking lot would be visible to the neighbors to the south. Staff recommends that the applicant provide a 6-foot-high opaque fence in the landscape. In addition, the type of proposed trees should include canopy trees such as oak trees, not palm trees, and other vegetation that will facilitate in creating an opaque landscape buffer. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side should be continued along the entire south side of the property. Otherwise, residents to the south will have view of Becker Road.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

a) Staff findings: Acknowledged. The Planning and Zoning Department recommends that this project be approved with the following conditions:

1) Becker Road Mid-block Driveway Access: Staff finds the requirements of Zoning Code Section 158.224, Driveway Spacing from Intersections, to insure public safety and high-quality public infrastructure have not been met and staff finds that there are viable alternatives that would not create a potentially hazardous driveway configuration at this location The proposed mid-block access driveway located on Becker Road shall be eliminated. The Conceptual Site Plan shall be updated prior to SEU approval by the City Council.

2) Yacolt Drive Side Street Access: If side street access to the subject site from Yacolt Drive is provided, a right-turn lane from Becker Road to Yacolt Drive shall be provided and Yacolt Drive shall be closed to thru-traffic. These improvements shall be located in the area to the west of the subject site. Such changes shall be reflected on the Conceptual Site Plan prior to this SEU approval by the City Council, and the side street access requires it's own SEU which should be advanced to the City Council at the same time as this SEU.

3) Buffering on South Perimeter Lot: The Conceptual Site Plan and/or Landscape Plan shall be modified prior to SEU approval by the City Council to indicate either a 6-foot-high opaque fence in the landscape buffer. In addition, the type of proposed trees shall include canopy trees such as oak trees, not palm trees, and other vegetation that will facilitate in creating an opaque landscape buffer. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side shall be continued along the entire south side.

4) Buffering on West Perimeter Lot: Buffering between the Wawa site and the residential houses in the conversion area along Yacolt Drive shall be provided by one of the following: 1) The west side of the site or Phase 2 shall not be cleared until development for Phase 2 is approved. Provided there is enough native vegetation to maintain a visual buffer, the native vegetation may be use for the perimeter area buffer until Phase 2 is developed. 2) If the whole site, inclusive of Phases 1 and 2, are cleared prior to approval of Phase 2 or it there is not enough native vegetation to create a visual buffer, a perimeter buffer with a fence shall be provided as indicated in Landscape Code Section 154.03.C.5.d shall be provided. The buffer for the west perimeter shall be reviewed at time of Site Plan review for the Wawa site, Phase 1.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

a) Staff findings: Acknowledged.

Public Works - Traffic Analysis

This analysis is also attached to the staff report, Public Works Traffic Memorandum.

This application and Traffic Statement prepared by Engineering Design & Construction Inc. dated August 17, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to NOT comply with requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Per City Code Section 158.222(B)(4), the driveway spacing from intersections shall be measured from the right-of-way line of the intersecting street to the midpoint of the driveway. The minimum spacing shall be 250' for a commercial site on Becker Road. However, the applicant is proposing a driveway separation distance of 243' from the Yacolt Dr right-of-way. Of more concern to the Public Works Department, the proposed driveway is being proposed within the existing right turn lane of the Becker Road and Port St. Lucie Blvd. intersection. City Code goes on to state that *"standards in excess of these spacing requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway."*; such as with this particular case to reduce conflicts. This section of City Code is also supported by the adopted City of Port St. Lucie Engineering Standards, Section 8.12.1. Of practical concern to Public Works is the additional number of conflict points that will be created within the functional area of the intersection by the addition of the proposed driveway, and therefore creating a safety concern.

The applicant has discussed the project with the Public Works Department including the director, Heath Stocton, P.E., and they are aware of our concerns and the City Code requirements. The application submitted for a driveway variance to the Planning & Zoning Board was approved without support by the Public Works Department.

The requested use of a fueling station estimates 448 total PM Peak hour driveway trips split over the 2 proposed driveways. This proposed use is one of the highest amounts of traffic trips that could be generated for this property to use this unsafe driveway location on Becker Road within the area of influence of the Port St Lucie Blvd and Becker Road intersection.

Public Works recommends moving the driveway location from Becker Road to SW Yacolt Drive. By providing a right turn lane on Becker Road to SW Yacolt Drive and then blocking off SW Yacolt Drive south of this Wawa Property entrance, the driveway will meet all required Engineering Standards for spacing and safety. By blocking off SW Yacolt Drive, this will also prevent all cut through traffic that could occur from Port St. Lucie Blvd and Abraham Avenue, therefore reducing any unnecessary nuisance to the surrounding neighborhood.

PLANNING AND ZONING BOARD ACTION OPTIONS

Staff finds that the applicant did not address all comments by the Site Plan Review Committee (SPRC). The Planning and Zoning Department recommends that the Wawa Special Exception Use (SEU), P22-006, be approved with the following conditions:

1) Becker Road Mid-block Driveway Access: Staff finds the requirements of Zoning Code Section 158.224, Driveway Spacing from Intersections, to ensure public safety and high-quality public infrastructure have not been met and staff finds that there are viable alternatives that would not create a potentially hazardous driveway configuration at this location. The proposed mid-block access driveway located on Becker Road shall be eliminated. The Conceptual Site Plan shall be updated prior to SEU approval by the City Council.

2) Yacolt Drive Side Street Access: If side street access to the subject site from Yacolt Drive is provided, a right-turn lane from Becker Road to Yacolt Drive shall be provided and Yacolt Drive shall be closed to thru-traffic. These improvements shall be located in the area to the west of the subject site. Such changes shall be reflected on the Conceptual Site Plan prior to this SEU approval by the City Council, and a separate SEU is required for the side street access.

3) Buffering on South Perimeter Lot: The Conceptual Site Plan and/or Landscape Plan shall be modified prior to SEU approval by the City Council to indicate a 6-foot-high opaque fence in the landscape buffer. In addition, the type of proposed trees shall include canopy trees such as oak trees, not palm trees, and other vegetation that will facilitate in creating an opaque landscape buffer along the south side of the parcel. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side shall be continued along the entire south side.

4) Buffering on West Perimeter Lot: Buffering between the Wawa site and the residential houses in the conversion area along Yacolt Drive shall be provided by one of the following: 1) The west side of the site or Phase 2 shall not be cleared until development for Phase 2 is approved. Provided there is enough existing vegetation to maintain the visual buffer, the existing vegetation may be used for the perimeter area buffer until Phase 2 is developed. 2) If the whole site, inclusive of Phases 1 and 2, is cleared prior to approval of Phase 2 or if there is not enough existing vegetation to create a visual buffer, a perimeter buffer along Yacolt Drive with a fence shall be provided as indicated in Landscape Code Section 154.03.C.5.d. The buffer for the west perimeter shall be reviewed at the time of Site Plan review for the Wawa site, Phase 1.

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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

LETTER OF JUSTIFICATION
Special Exception Use Application
Wawa – PSL & Becker
January 5, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a Special Exception Use application to allow for Automobile Fuel Sales and Retail Convenience Store with or without Fuel Service Station for a project known as Wawa – PSL & Becker. The subject property is approximately 3.80 acres and can be identified as a portion of parcel ID # 3420-660-00012-000-4. A site plan application is being submitted concurrently with this application for a proposed 4,736 sf convenience store with Automobile Fuel Sales and associated site improvements. A property address has not yet been assigned but is located on the southwest corner of SW Becker Road and SW Port St. Lucie Boulevard in Port St. Lucie, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located on the southwest corner of SW Becker Road and SW Port St. Lucie Blvd. in Port St. Lucie, Florida and is undeveloped.

The subject property currently comprises of approximately 3.80 acres. The petitioner is proposing a 4,736-sf convenience store with automotive fuel sales. The petitioner will receive water and sewer to serve the proposed development from Port St. Lucie Utility Systems Department (PSLUSD).

The subject property has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of General Commercial (CG).

North of the subject property lies the right-of-way of SW Becker Road followed by an undeveloped parcel. This parcel has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of Planned Unit Development (PUD).

South of the subject parcel lies a water management tract that is owned and maintained by the City of Port St. Lucie. This tract has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of General Commercial (CG).

East of the subject parcel lies the right-of-way of SW Port St. Lucie Boulevard followed by an undeveloped commercial parcel. This parcel has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of General Commercial (CG).

West of the subject parcel lies the Right-of-Way of SW Yacolt Drive followed by developed and undeveloped parcels. These parcels have a Future Land Use designation of Limited Commercial (CL) and an underlying Zoning designation of Single Family Residential.

SPECIAL EXCEPTION USE (SEU REQUIREMENTS)

Section 158.260 of the Port St. Lucie Zoning Code identifies the requirements for approval of an SEU application. The attached site plan meets all of the requirements of Section 158.260.

The below outlines the requirements that must be met for City Council to grant an approval.

a) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

RESPONSE: As seen on the attached conceptual plan, ingress and egress are proposed with access to SW Becker Road and SW Port St. Lucie Boulevard. Additionally, pedestrian access to an existing sidewalk on SW Becker Road is proposed. Wawa is proposed on the eastern portion of the parcel with approximately 1.9 acres for future development.

b) Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

RESPONSE: The proposed development meets the minimum parking and loading area requirements. The proposed development would not create undue noise, glare, odor or other detrimental effects to the adjacent properties.

c) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

RESPONSE: The proposed development will be served by PSLUSD. The applicant is proposing a grinder station to serve the development. There are adequate facilities in the area to serve the development.

d) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

RESPONSE: The proposed development is adjacent to City owned right-of-way on the north, east and west property lines. West of the western right-of-way lies residential parcels. The site plan shows the proposed development on the eastern portion of the subject site allowing for extensive separation from residential parcels. The required landscape buffers will be met which meet the minimum requires of City Code. We feel adequate screening and buffering is proposed.

e) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

RESPONSE: Signage locations and photometric plans will be submitted as part of the site plan review process and will meet the minimum requirements of the City of Port St. Lucie Land Development Code to ensure no adverse effects to adjacent properties and to ensure traffic safety.

f) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

RESPONSE: At the time of site plan application, required yard and open space will be depicted on the site plan and will meet the minimum requirements of the City of Port St. Lucie Land Development Code.

g) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

RESPONSE: The proposed use does conform with the stated provisions and requirements of this chapter. All local and State permits will be obtained prior to commencement of construction.

h) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

RESPONSE: The proposed use will not impair the health, safety, welfare or convenience of residents and workers in the City. Appropriate screening from the adjacent residential parcels to the west is proposed. The western 1.90 acres is not being developed at this time. At the time of future development, review of additional screening from the adjacent residential parcels to the west will be reviewed. Internal sidewalks which will connect to the existing right-of-way sidewalk is also proposed to allow for safe pedestrian connectivity.

i) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity. The City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.

RESPONSE: The proposed development is located adjacent to Becker Road and Port St. Lucie Boulevard. Access to the development is proposed from Becker Road and Port St. Lucie Boulevard only alleviating concerns with vehicular movements to adjacent residential roadways. The proposed uses would not create undue noise. The development will meet the minimum requirements of the City of Port St. Lucie Land Development Code, including but not limited to pedestrian access, lighting and signage. The development has been designed to ensure separation from the residential parcels to the west. Dumpster enclosures are proposed on the eastern portion of the site also to reduce any impacts to the adjacent residential parcels.

j) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.

RESPONSE: The proposed development is located adjacent to Becker Road and Port St. Lucie Boulevard. The parcels located adjacent to SW Becker Road and SW Port St. Lucie Boulevard have a Future Land Use Designation of Commercial General (CG) which is designated to accommodate general retail stores and services with restrictions on heavy vehicular sales, service, wholesale, warehouse uses and outdoor storage or other nuisance uses. The proposed convenience store with gas sales is consistent with the

intent of the Future Land Use element and is consistent with other developed uses currently constructed in the City of Port St. Lucie with CG Future Land Use designations.

Access to the development is proposed from Becker Road and Port St. Lucie Boulevard only, alleviating concerns with vehicular movements to the adjacent residential roadway. The proposed uses would not create undue noise. The development will meet the minimum requirements of the City of Port St. Lucie Land Development Code, including but not limited to pedestrian access, lighting and signage. The development has been designed to ensure separation from the residential parcels to the west. Dumpster enclosures are proposed on the eastern portion of the site to also reduce any impacts to the adjacent residential parcels.

k) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

RESPONSE: Acknowledged. The parcel totals 3.80 acres of which 1.90 acres is proposed for the development of the Wawa Convenience Store. The site plan will meet all requirements of the City of Port St. Lucie Land Development Code.

l) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

RESPONSE: Acknowledged.

SEU REQUIREMENTS

Section 158.256 of the Port St. Lucie Zoning Code identifies the submittal requirements for an SEU Submittal. Documents required as part of this application are included in full.

Based on the above and attached information, the applicant respectfully requests approval of the proposed applications.

Z:\EDC-2021\21-150 - Wawa - PSL Blvd and Becker\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-01-05_Wawa_PSL_SEU_Justification_21-150.docx

EXISTING MEDIAN

(PUBLIC RIGHT-OF-WAY)

SW BECKER ROAD
(100' WIDTH RIGHT-OF-WAY)

PROPOSED 2" WATER SERVICE (DIRECTIONAL BORE BENEATH ROADWAY)

EXISTING SIGNALIZED INTERSECTION

EX. PEDESTRIAN CROSSING

30' BUFFER (INCLUDES MEANDERING SIDEWALK - WIDTH VARIES)

PROPOSED SIDEWALK EASEMENT

PROPOSED GRAVITY SEWER

PSLUSD P.O.S. PROPOSED 2" METER & RPZ IN 10' U.E.

30' BUFFER (INCLUDES MEANDERING SIDEWALK - WIDTH VARIES)

PROPOSED WAWA FUEL PRICING SIGN

PROPOSED PEDESTRIAN CROSSWALK (TYP)

50'X50' EASEMENT (PROPOSED PUBLIC ART SPACE)

PROPOSED LOADING ZONE

PROPOSED BOLLARD (TYP)

PROPOSED PROPANE KIOSK

PROPOSED TRANSFORMER PAD & CT CABINET

PROPOSED 2' OVERHANG

10' LANDSCAPE BUFFER

PROPOSED 2'x4' PLANTER (TYP)

PROPOSED BIKE RACK

PROPOSED SIDEWALK EASEMENT

PROPOSED 2' OVERHANG

PROPOSED D-CURB (TYP)

PROPOSED 688 SF OUTDOOR SEATING

FUELING STATION ISLAND (TYP)

PROPOSED STACKED 8 GAS CANOPY 120'x55' (16 FUELING STATIONS)

PHASE 1
2.16 ACRES
(94,484.45 SF)

PHASE 2
TO BE DESIGNED BY OTHERS
±1.70 ACRES
(73,856.20 SF)

PROPOSED PHASE LINE

PROPOSED 2' OVERHANG

PROPOSED D-CURB (TYP)

EXTENT OF CONCRETE SLAB

PROPOSED GRAVITY SEWER

PSLUSD P.O.S. PROPOSED PSLUSD GRINDER STATION W/ 20'x20' EASEMENT

PROPOSED 2" FM IN 20' U.E.

PROPOSED 20' U.E.

PROPOSED DETENTION AREA FOR WAWA PARCEL
TOB: 3,851 SF (0.09 ACRES)

10' LANDSCAPE BUFFER

PROPOSED D-CURB (TYP)

PROPOSED WAWA FUEL PRICING SIGN

EX. FIRE HYDRANT

YACOLT DRIVE
60' ROW

10' LANDSCAPE BUFFER

30' LANDSCAPE BUFFER (INCLUDES MEANDERING SIDEWALK - WIDTH VARIES)

(PUBLIC RIGHT-OF-WAY)

SW PORT ST. LUCIE BLVD
(130' WIDTH RIGHT-OF-WAY)

ROW
FUTURE LAND USE: RL
ZONING: SINGLE FAMILY RESIDENTIAL

Wawa
MIN FFE: 24.00
F85 F/B - v2022.2
6,119 GSF
Type VB Construction
Seating Area = 688 SF

Port St. Lucie Utility Systems Department Notes

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

Port St. Lucie Engineering Department Notes

1. The landscape plans meet the City's sight distance and clear zone requirements from Section 158.204 of the Code for 10' requirements.

General Notes

1. No plant substitutions can be made without the City of Port St. Lucie's approval.
2. All required landscape improvements must be inspected and approved by the City of Port St. Lucie prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18:3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

ELECTRONIC SIGNATURE AND SEAL
Jeffrey W. Smith, RLA
#0000000
Prepared, Reviewed & Supervised By:
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 130d
Stuart, FL 34994
(772) 344-2340

Jeffrey W. Smith, RLA
2023.01.05 14:23:53 -05'00'

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LA:0001635

Wawa
Port St. Lucie Boulevard & Becker Road
City of Port St. Lucie, Florida

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-1204
Drawn By	JWS
Submittal Dates	1-4-2022
5-2-2022	10-12-2022
11-17-2022	1-5-2023

Revision Dates	
New Base	5-2-2022
City Comments	10-12-2022
City Comments	11-17-2022
City Comments	1-5-2023

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

PSLUSD Project Number: 11-447-00

Sheet L-1 of 3

City Project Number: P22-005 & P22-006

General Notes

1. No plant substitutions can be made without the City of Port St Lucie's and the Landscape Architect's approval.
2. All required landscape improvements must be inspected and approved by the City of Port St Lucie prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
6. All fertilizers shall meet the City of Port St Lucie's fertilizer ordinances
7. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
8. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
9. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
10. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
11. Cypress Mulch is NOT ACCEPTABLE.
12. All planting areas and St Augustine sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
13. Maintain positive drainage, no planting is to block drainage.
14. Contractor shall include drainage testing for all trees and palms in bid. If drainage is inadequate, the Contractor shall notify the Owner and Landscape Architect in writing of poor drainage conditions and written direction will be provided to the Contractor of appropriate soil mixture specification to be used.
15. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.
16. Refer to the Wawa Landscape Specification Book and the Wawa Irrigation Specification Book for Figures, Appendixes and additional information.

Landscape Data

(5.9.1) Parking Lot Landscape Buffer Along Frontage (Becker Road - 88 l.f.)
Fuel Station, Parking & Storm Water Buffer Trees
Required - (1 Type B Tree/20 l.f.)- 88 l.f./20 = 4 Trees
Provided - 4 Trees

Hedge
Required - 1 Shrub / 2' O.C. = 44 Shrubs
Provided - 44 Shrubs

Shrubs
Required - 1 Shrub / 4 L.F. = 22 Shrubs
Provided - 22 Shrubs

Ground Covers
Required - 1 G.C. / 2 L.F. = 44 Ground Covers
Provided - 44 Ground Covers

(5.6) Perimeter Landscaping Adjacent to Becker Road Right-of-way (275 l.f. x 30' Width)
Trees
Required - (1 Tree/40 l.f.)- 275 l.f./40 = 7 Trees
Provided - 7 Trees

Shrubs
Required - 1 Shrub / 6 L.F. = 46 Shrubs
Provided - 46 Shrubs

Shrubs
Required - 1 Shrub / 3 L.F. = 92 Shrubs
Provided - 92 Shrubs

Ground Covers
Required - 1 G.C. / 2 L.F. = 138 Shrubs
Provided - 142 Shrubs

(5.9.1) Parking Lot Landscape Buffer Along Frontage (PSL Blvd - 30' Width)
Fuel Station, Parking & Storm Water Buffer Trees
Required - (1 Type B Tree/20 l.f.)- 229 l.f./20 = 12 Trees
Provided - 15 Trees

Hedge
Required - 1 Shrub / 2' O.C. = 115 Shrubs
Provided - 115 Shrubs

Shrubs
Required - 1 Shrub / 4 L.F. = 58 Shrubs
Provided - 58 Shrubs

Ground Covers
Required - 1 G.C. / 2 L.F. = 115 Ground Covers
Provided - 115 Ground Covers

(5.6) Perimeter Landscaping Adjacent to PSL Blvd Right-of-way (315 l.f. x 30' Width)
Trees
Required - (1 Tree/40 l.f.)- 110 l.f./40 = 8 Trees
Provided - 8 Trees

Shrubs
Required - 1 Shrub / 6 L.F. = 55 Shrubs
Provided - 55 Shrubs

Shrubs
Required - 1 Shrub / 3 L.F. = 105 Shrubs
Provided - 105 Shrubs

Ground Covers
Required - 1 G.C. / 2 L.F. = 158 Shrubs
Provided - 172 Shrubs

Perimeter Landscaping Adjacent to Another Property
Trees
Required: (1 Tree/30 l.f.) - 586 l.f./30 = 20 Trees
Provided: 20 Trees

Shrubs
Required: Continuous Hedge 2' O.C. = 293 Shrubs
Provided: 300 Shrubs

Parking Area Interior Landscaping
Required Terminal/Interior Island Trees - 1 Tree per Terminal/Interior Island = 13 Trees
Total Terminal/Interior Island Trees Provided = 13 Trees

Palm Requirements
Required : No more than 25% of required trees may be palms
Total Trees & Palms = 104
Total Palms = 30 @ 2:1 = 15 + 3 @ 1:1 = 18
Provided: Palms = 18 / 104 = 17%

Native Plants
Trees:
Required: 50% of all required trees shall be native
Total Trees = 71
Provided: Native Trees = 65 / 71 = 92%

Shrubs:
Required: 25% of all required shrubs shall be native
Total Shrubs = 2,358
Provided: Native Shrubs = 1,733 / 2,358 = 74%

Flowering Trees
Required: 20% of all required trees shall be flowering
Total Trees = 67 (Not Including Palms) x 20% = 13
Provided: Flowering Trees = 18 = 27%

Landscape Island Evergreen Shade Trees
Required: 75% of all required trees located within landscape islands shall be evergreen shade trees
Total Landscape Islands = 13 x 75% = 10 Trees
Provided: Landscape Islands with Evergreen Shade Trees = 13 = 100%

Tree Species Mix
Required: When 41+ trees are required the minimum species mix = 5
Provided: 6

(5.7.1) Perimeter Building Landscape Buffer
Trees
Required - 1 Type B Tree (8') / 30 l.f. of Building Perimeter
325 l.f. of Building Perimeter / 30 l.f. = 11 Trees
Provided - 11 (4 trees relocated to dry retention for additional water cleansing)

Shrubs
Require - 1 Shrub / 2 l.f. of Building Perimeter
Excluding Paved Access Door Areas = 300 l.f. / 2 = 150 Shrubs
Provided - 150 Shrubs

Ground Covers
Require - 1 S.F. / 2 l.f. of Building Perimeter
Excluding Paved Access Door Areas = 300 l.f. / 2 = 150 Ground Covers
Provided - 150

Dumpster
Required - Hedge / Vine 2' O.C. 70 l.f. / 2 = 35 Shrubs
Provided - 35 Shrubs

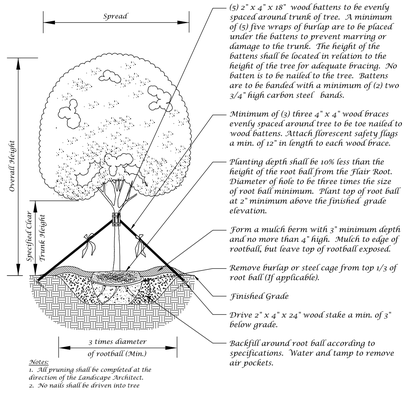
Total Trees:
Total Trees Required: 67
Total Trees Provided: 91
76 Trees + 30 Palms @ 2:1 = 15 Trees + 3 Palms @ 1:1 = 91 Trees

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
CANOPY / ORNAMENTAL TREES							
11	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
8	LI	LAGERSTROEMIA INDICA 'TUSKEGEE'	CREPE MYRTLE 'RED'	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
8	MG*	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	12' x 5', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
6	MG-1*	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA D.D. BLANCHARD	12' x 5', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
11	PE*	PINUS ELLIOTTI DENSA	SOUTH FLORIDA SLASH PINE	12' x 5', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
13	QV-1*	QUERCUS VIRGINIANA	LIVE OAK	16' x 6', 3.5" CAL.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
18	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
1	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
PALMS							
3	PS	PHOENIX SYLVESTRIS	SYLVESTER PALM	8' C.T.	A.S.	MATCHED FULL SYMMETRICAL,	HIGH
30	SP*	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS	HIGH
HEDGES / SHRUBS / GROUNDCOVERS / VINES							
60	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
563	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
415	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	#3, 2' x 2'	2.5' O.C.	FULL & THICK	HIGH
60	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK	HIGH
145	MYR-2*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 3' x 2'	2' O.C.	FULL & THICK	HIGH
LOW SHRUBS / GROUNDCOVERS / VINES							
325	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF HELEN JOHNSON BOUGAINVILLEA	#3, 12" x 12"	24" O.C.	FULL & THICK	HIGH
520	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	#3, 12" x 12"	24" O.C.	FULL & THICK	HIGH
90	FGI-1	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	#3, 12" x 12"	24" O.C.	FULL & THICK	HIGH
200	LAC*	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	#1, 8" x 12"	24" O.C.	FULL & THICK	HIGH
515	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 12" x 12"	24" O.C.	FULL & THICK	HIGH
200	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 12" x 12"	24" O.C.	FULL & THICK	HIGH
	SOD-1	PASPALUM NOTATUM	BAHIA SOD	SEE SPECS			HIGH
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD	SEE SPECS			LOW - MEDIUM

*** = FLORIDA NATIVE**

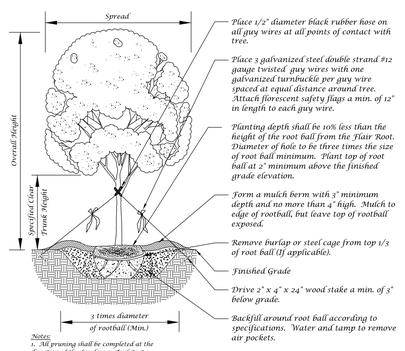
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

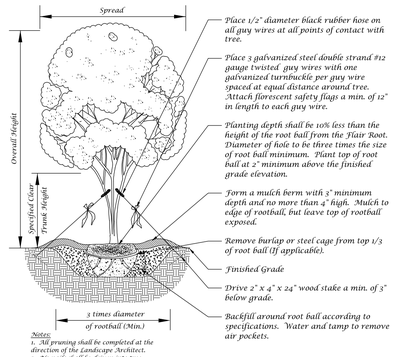
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

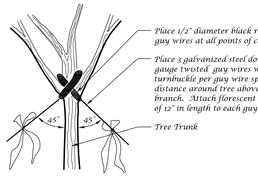
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Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

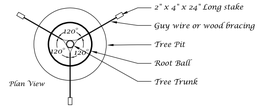
Multi-Trunk Tree Planting Detail

Not to Scale



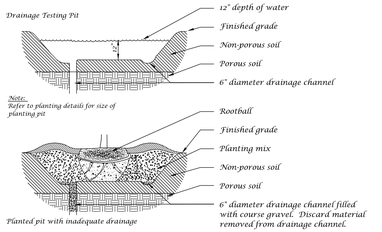
Guy Wire Attachment Detail

Not to Scale



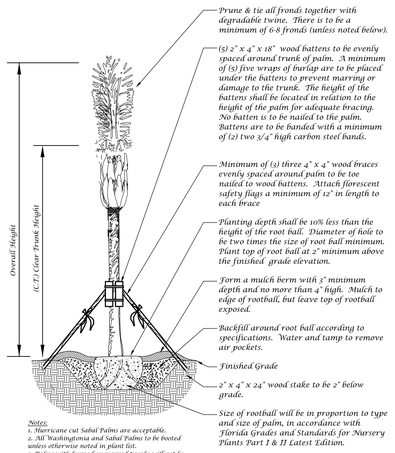
Staking Detail

Not to Scale



Drainage Testing Detail

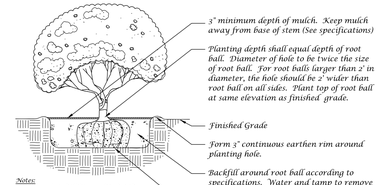
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

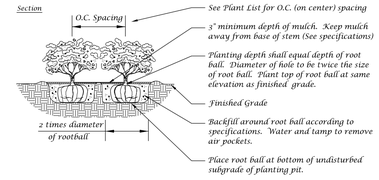
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale

General Notes, Plant List, Landscape Data & Landscape Details

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LA:0001635

Wawa
St. Lucie Boulevard & Becker Road
City of Port St. Lucie, Florida

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	21-1204
Drawn By	JWS
Submittal Dates	1-4-2022
5-2-2022	10-12-2022
11-17-2022	1-5-2023

Revision Dates

New Base	5-2-2022
City Comments	10-12-2022
City Comments	11-17-2022
City Comments	1-5-2023

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

PSLUSD Project Number: 11-447-00

Sheet L-2 of 3

City Project Number: P22-005 & P22-006

1.00 GENERAL CONDITIONS

1.01 SCOPE OF WORK

The work consists of: furnishing all labor, materials, equipment, tools, transportation, and any other appurtenances necessary for the completion of this project as shown on the drawings, as included in the plant list, and as specified herein.
Work shall include landscape maintenance and watering of all contract planting areas until certification of acceptance by the Owner.

1.02 DEFINITIONS

A. "Contractor" shall mean the Landscape or Irrigation Contractor that has been subcontracted to install the irrigation system by Wawa, Inc. or the Owner's Representative.
B. "Landscape Maintenance Contractor" shall mean the Landscape or Irrigation Contractor that has been sub- contracted to maintain the irrigation system by the Wawa Representative.
C. "Documents" shall mean Irrigation Drawings, Notes, Details and the attached specifications
D. "Final Acceptance" shall mean that point in time when all requirements of the Irrigation Drawings and Specifications are completed, including any punch-list items, to the satisfaction of Wawa, Inc. or the Owner's Representative. The Contractor shall be notified in writing of Final Acceptance by the Wawa representative.
E. "Warranty Period" shall begin upon issuance of the Final Acceptance and shall be for a period of twelve (12) months. At the end of the Warranty Period, the Wawa representative shall request an inspection five (5) days in advance with the Contractor to release the Contractor from any future warranty work.
F. "Substitutions" -wherever brand names are used in these specifications, use only the brand specified. Make no substitutions as a part of this bid package.

1.03 CONTRACTOR QUALIFICATIONS

The bidding CONTRACTOR shall possess a valid CONTRACTOR's license as issued by the local or state government and shall include their license number on the enclosed bid form.

1.04 JOB SUPERVISION

The CONTRACTOR must designate a qualified full time on-site superintendent to oversee the project for the entire phase of the installation. The superintendent shall have the authority to represent the CONTRACTOR in his absence and all directives given to him shall be as binding as if given directly to the CONTRACTOR.

1.04 GUARANTEE

The CONTRACTOR shall guarantee all plant materials and workmanship for a period of one year from date of final project acceptance.

1.05 RECORD DRAWINGS

The CONTRACTOR shall keep one record copy of all Specifications, Drawings, Addenda, Modifications, and Shop Drawings at the site in good order and clearly annotated to show all changes made during the construction process. These documents shall be available to the owner at all times and shall be delivered to the owner upon completion of the project.

1.06 PROTECTION OF EXISTING STRUCTURES

All existing buildings, walks, walls, paving, piping, other site construction items, and planting already completed or established and designated to remain shall be protected from damage by the CONTRACTOR unless otherwise specified. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the owner, at no cost to the owner.

The CONTRACTOR shall be responsible for locating all utilities, whether public or private, prior to excavation. The information and data shown with respect to existing underground facilities at or appurtenances observed in the field. The owner and design professional shall not be responsible for the accuracy and completeness of any such information or data. The CONTRACTOR shall have full responsibility for; reviewing and checking all such information and data; locating all underground facilities during construction; the safety and protection thereof; repairing any damage thereto resulting from the work. The cost of all will be considered as having been included in the contract price. The CONTRACTOR shall notify any affected utility companies or agencies in writing at least 48 hours prior to beginning construction.

1.07 PROTECTION OF EXISTING PLANT MATERIALS

The CONTRACTOR shall be responsible for all unauthorized cutting or damage to trees and shrubs existing or otherwise, caused by careless equipment operation, material stockpiling, etc. This shall include compaction by driving or parking inside the drip-line and spilling oil, gasoline, or other deleterious materials within the drip-line. No materials shall be burned on site. Existing trees killed or damaged so that they are misshapen and/or unsightly shall be replaced at the cost to the CONTRACTOR of three hundred dollars ($300) per caliper inch on an escalating scale which adds an additional twenty (20) percent per inch over four (4) inches caliper as fixed and agreed liquidated damages. Caliper shall be measured six (6) inches above ground level for trees up to and including four (4) inches in caliper and twelve (12) inches above ground level for trees over four (4) inches in caliper. See tree mitigation plan and notes, if applicable.

1.08 PERMITS AND FEES

It is the CONTRACTOR's responsibility to obtain all permits and pay all fees associated with the installation of the proposed plant materials.

2.00 MATERIALS

2.01 PLANT MATERIALS

Plant species and size shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants, latest edition, published by the Florida department of Agriculture and Consumer Services. All plants shall be Florida Grade No. 1 or better as determined by the Florida Division of plant industry. All plants shall be healthy, vigorous, sound, well-branched, and free of disease and insects, insect eggs and larvae shall have adequate root systems. Trees for planting in rows shall be uniform in size and shape. All materials shall be subject to approval by the owner. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only with approval from owner or owner's representative. No substitutions shall be made without written permission from the owner's representative.

Measurements: the height and/or width of trees shall be measured from the ground or across the normal spread of branches with the plants in their normal position. This measurement shall not include the immediate terminal growth. Plants larger in size than those specified in the plant list may be used if approved by the owner. If the use of larger plants is approved, the ball of earth or spread of roots shall be increased in proportion to the size of the plant.

Inspection: plants shall be subject to inspection and approval at the place of growth, or upon delivery to the site, as determined by the owner, for quality, size, and variety. Such approval shall not impair the right of inspection and rejection at the site during progress of the work or after completion for size and condition of root balls or roots, latent defects, or injuries. Rejected plants shall be removed immediately from the site. Notice requesting inspection shall be submitted in writing by the CONTRACTOR at least one (1) week prior to anticipated date.

Material samples listed below shall be submitted for approval, on site or as determined by the OWNER. Upon approval, delivery of materials may commence.

Material	Sample Size
Mulch	One (1) Cubic Foot
Topsoil Mix	One (1) Cubic Foot
Plants	One (1) of Each Variety (or tagged in nursery)

2.02 SOIL MIXTURE

CONTRACTOR shall test existing soil and amend as necessary in accordance with the guidelines below:
A. Soil Mixture (planting medium for plant pits) shall consist of two parts of topsoil and one-part sand, as described below. CONTRACTOR to submit samples and PH testing results of soil mixture for Owner's Representative approval prior to plant installation operations commence.
B. Topsoil for use in preparing soil mixture for backfilling plant pits shall be fertile, friable, and of a loamy character; reasonably free of subsoil, clay lumps, brush weeds and other litter; free of roots, stumps, stones larger than 2" in any direction, and other extraneous or toxic matter harmful to plant growth. It shall contain three (3) to five (5) percent decomposed organic matter and have a PH between 5.5 and 7.0.
C. Sand shall be coarse, clean, well-draining, native sand.

Trees shall be planted in the existing native soil on site, unless determined to be unsuitable – at which point the CONTRACTOR shall contact owner's representative to discuss alternate recommendation prior to planting.

2.03 WATER

Water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate plant growth and shall not contain harmful, natural, or manufactured elements detrimental to plants. Water meeting the above standard shall be obtained on the site from the owner, if available, and the CONTRACTOR shall be responsible to make arrangements for its use by his tanks, hoses, sprinklers, etc. If such water is not available at the site, the CONTRACTOR shall provide satisfactory water from sources off the site at no additional cost to the owner. Watering/irrigation restrictions may apply – refer to property's jurisdictional authority.

~~The CONTRACTOR shall provide treegator watering bags for all palms and trees throughout the warranty period if permanent or temporary irrigation system is not available. Watering/irrigation restrictions may apply – refer to property's jurisdictional authority. See Appendix A- Figure No- 1.~~

2.04 FERTILIZER

CONTRACTOR shall provide fertilizer application schedule to owner, as applicable to soil type, plant installation type, and site's proposed use. Suggested fertilizer types shall be organic or otherwise naturally-derived.
* Fertilizer restrictions apply - refer to property's jurisdictional authority, the City of Port St Lucie's fertilizer restrictions.

2.05 MULCH

Mulch material shall be double-ground, hardwood mulch applied at a minimum depth of three (3) inches. Clear mulch from each plant's crown (base). Mulch shall be "florimulch," eucalyptus mulch, or similar sustainably harvested hardwood mulch unless specified otherwise. Cypress mulch is NOT ACCEPTABLE in the City of Port St Lucie and St. Lucie County.

2.06 DIGGING AND HANDLING

Protect roots or root balls of plants at all times from sun, drying winds, water and freezing, as necessary until planting. Plant materials shall be adequately packed to prevent damage during transit. Trees transported more than ten (10) miles or which are not planted within three (3) days of delivery to the site shall be sprayed with an anti-transpirant product ("wiltpruf" or equal) to minimize transpirational water loss.

Balled and Burlapped (B&B), and field grown (FG) plants shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants. No plants moved with a root ball shall be planted if the ball is cracked or broken. Plants shall not be handled by stems.

Plants marked "BR" in the plant list shall be dug with bare roots. Care shall be exercised that the roots do not dry out during transportation and prior to planting.
Protection of palms: only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (CT) shall be as specified after the minimum of fronds have been removed. All palms shall be braced per palm planting detail.

Excavation of tree pits shall be performed using extreme care to avoid damage to surface and subsurface elements such as utilities or hardscape elements, footers and prepared sub-bases.

2.07 CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well-rooted plants established in the container in which they are sold. The plants shall have tops which are of good quality and are in a healthy growing condition.

An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Container grown stock shall not be handled by their stems.

Root bound plants are not acceptable and will be rejected.

RPG = "roots plus grower" container products shall be used where specified.

2.08 COLLECTED STOCK

When the use of collected stock is permitted as indicated by the owner or owner's representative, the minimum sizes of root balls shall be equal to that specified for the next larger size of nursery grown stock of the same variety.

2.09 NATIVE STOCK

Plants collected from wild or native stands shall be considered nursery grown when they have been successfully re-established in a nursery row and grown under regular nursery cultural practices for a minimum of two (2) growing seasons and have attained adequate root and top growth to indicate full recovery from transplanting into the nursery row.

2.10 MATERIALS LIST

Quantities necessary to complete the work on the drawings shall be furnished by the CONTRACTOR.

Quantity estimates have been made carefully, but the Landscape Architect or owner assumes no liability for omissions or errors. Should a discrepancy occur between the plans and the plant list quantity, the owner's representative shall be notified for clarification prior to bidding or installation. All dimensions and/or sizes specified shall be the minimum acceptable size.

2.11 FINE GRADING

Fine grading under this contract shall consist of final finished grading of lawn and planting areas that have been rough graded by others. Berming as shown on the drawings shall be the responsibility of the CONTRACTOR, unless otherwise noted.

The CONTRACTOR shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth. CONTRACTOR shall fine grade by hand and/or with all equipment necessary including a grading tractor with front-end loader for transporting soil within the site.

All planting areas shall be graded and maintained for positive drainage to surface/subsurface storm drain systems. Areas adjacent to buildings shall slope away from the buildings. Refer to the Civil Engineer's plans for final grades, if applicable.

2.12 PLANTING PROCEDURES

Cleaning up before commencing work: the CONTRACTOR shall clean work and surrounding areas of all rubbish or objectionable matter daily. All mortar, cement, and toxic material shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should the CONTRACTOR find such soil conditions beneath the soil which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the owner's representative. Failure to do so before planting shall make the corrective measures the responsibility of the CONTRACTOR.

Verify locations of all utilities, conduits, supply lines and cables, including but not limited to:
Electric, Gas (lines and tanks), Water, Sanitary Sewer, Storm Water Systems, Cable, and Telephone.
Properly maintain and protect existing utilities.
Call Sunshine State One Call of Florida, Inc. (811) to locate utilities at least 48 hours prior to construction.

Subgrade excavation: CONTRACTOR is responsible to remove all existing and imported Limerock and Limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. CONTRACTOR is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source. If Limerock or other adverse conditions occur in planted areas after 36" deep excavation by the CONTRACTOR and positive drainage cannot be achieved, CONTRACTOR shall utilize drain pipe or drainage condition planting detail.

A. Furnish nursery's certificate of compliance with all requirements as specified herein.
Inspect and select plant materials before plants are dug at nursery or growing site.
B. Comply with applicable federal, state, county, and local regulations governing landscape materials and work. Conform to accepted horticultural practices as used in the trade. Upon arrival at the site, plants shall be thoroughly watered and properly maintained until planted. Plants stored onsite shall not remain unplanted or appropriately healed in for a period exceeding Twenty-Four (24) Hours. At all times skillful methods customary in good horticultural practices shall be exercised.
C. The work shall be coordinated with other trades to prevent conflicts. Coordinate planting with irrigation work to assure availability of water and proper location of irrigation appurtenances and plants.
D. All planting pits shall be excavated to size and depth in accordance with the USA standard for Nursery Stock 260.1, unless shown otherwise on the drawings, and back filled with the prepared planting soil mixture as specified in Section E. Test all tree pits with water before planting to assure proper drainage percolation is available. No allowance will be made for lost plants due to improper drainage. If poor drainage exists, utilize "poor drainage condition" planting detail. Trees shall be set plumb and held in position until the planting mixture has been flushed into place with a slow, full hose stream. All planting shall be performed by personnel familiar with planting procedures and under the supervision of a qualified landscape foreman. Proper "jetting in" shall be assured to eliminate air pockets around the roots. "jet stick" or equal is recommended.
E. Take all necessary precautions to avoid damage to buildings and building structures while installing trees.
F. Soil mixture shall be as specified in Section E of these specifications.
G. Trees and shrubs shall be set straight at an elevation that, after settlement, the plant crown will stand One (1) to Two (2) inches above grade. Each plant shall be set in the center of the pit. Planting soil mixture shall be back filled, thoroughly tamped around the ball, and settled by water (after tamping).
H. Amend pine and oak plant pits with ectomycorrhizal soil application per manufacturer's recommendation. All other plant pits shall be amended with endomycorrhizal soil application per manufacturer's recommendation. Provide product information submittal prior to inoculation.
I. Fill hole with soil mixture, making certain all soil is saturated. To do this, fill hole with water and allow to soak minimum twenty (20) minutes, stirring if necessary to get soil thoroughly wet. Pack lightly with feet, add more wet soil mixture. Do not cover top of ball with soil mixture. All burlap, rope, wires, baskets, etc., shall be removed from the sides and tops of balls, but no burlap shall be pulled from underneath.
J. Trees shall be pruned, at the direction of the owner or owner's representative, to preserve the natural character of the plant. All soft wood or sucker growth and all broken or badly damaged branches shall be removed with a clean cut. All pruning to be performed by certified arborist, in accordance with ANSI a-300.
K. Shrubs and ground cover plants shall be evenly spaced in accordance with the drawings and as indicated on the plant list. Materials installed shall meet minimum specimen requirements or quantities show on plans, whichever is greater. Cultivate all planting areas to a minimum depth of 6", remove and dispose all debris. Mix top 4" the planting soil mixture as specified in Section E. Thoroughly water all plants after installation.
L. Tree guying and bracing shall be installed by the CONTRACTOR in accordance with the plans to insure stability and maintain trees in an upright position. If the CONTRACTOR and owner decide to waive the tree guying and bracing, the owner shall notify the project landscape architect in writing and agree to indemnify and hold harmless the project landscape architect in the event unsupported trees planted under this contract fall and damage person or property.
M. All plant beds shall be kept free of noxious weeds until final acceptance of work. If directed by the owner, "round-up" shall be applied for weed control by qualified personnel to all planting areas in spot applications per manufacturer's precautions and specifications. Prior to final inspection, treat all planting beds with an approved pre-emergent herbicide at an application rate recommended by the manufacturer. (As allowed by jurisdictional authority)
N. Planting behind perpendicular parking is to be located a minimum of 5' behind the curb line, where possible.
O. All landscape and grass areas are to be hand raked and left clear of all stones, rock, construction debris and any unsuitable materials.
P. ~~The CONTRACTOR shall supply and install a minimum 5" wide stone mulch bed with weed barrier and aluminum edging in planting areas adjacent to underground gas storage tanks. The stone mulch bed shall be delineated with 5 ½" aluminum landscape edging, staked at 3' intervals. Aluminum edging is to be Cleanline 3/16" x 5 ½" x 16' by Permaloc. See Appendix A- Figure No- 2 in Wawa Landscape Specification Book. Weed barrier shall be 2 oz. spunbound filter fabric by Fabriscape, Inc. or approved equal. See Appendix A- Figure No- 3 in Wawa Landscape Specification Book. All weed barrier will be overlapped a minimum of 6" at all seams. Weed barrier shall not be visible in areas designated for stone. When stone is called for adjacent to curb or sidewalks, it shall be feathered down to curb level from a distance 24" from the curb. Stone mulch shall be 1"- 3" brown river rock applied a minimum 3" thick in all designated areas. See Appendix A- Figure No- 4 in Wawa Landscape Specification Book.~~
Q. All areas to be covered with stone mulch shall be treated with a pre-emergence herbicide (surflan, dacta l or approved equal) in accordance with applicable federal and state regulations and the manufacturer's instructions.

2.13 LAWN SODDING

A. The work consists of lawn bed preparation, soil Preparation, and sodding complete, in strict accordance with the specifications and the applicable drawings to produce a turf grass lawn acceptable to the owner.
B. All areas that are to be sodded within the Wawa property line shall be certified ~~Empire' Zoysia turf (Zoysia japonica)~~ or St. Augustine grass 'Floratam' (Stenotaphrum secundatum. All areas that are to be sodded outside of the Wawa property line (right-of-way) and stormwater retention ponds and swales shall be 'Argentine' Bahia turf (Paspalum notatum). See Landscape Plans for locations.
C. All areas that are to be sodded shall be cleared of any rough grass, weeds, and debris by means of a sod cutter to a depth of three (3) inches, and the ground brought to an even grade. The entire surface shall be rolled with a roller weighing not more than one-hundred (100) pounds per foot of width. During the rolling, all depressions caused by settlement shall be filled with additional soil, and the surface shall be regraded and rolled until presenting a smooth and even finish to the required grade.
D. Prepare loose bed four (4) inches deep. Hand rake until all bumps and depressions are removed. Wet prepared area thoroughly.
E. Sodding
1. The CONTRACTOR shall sod all areas that are not paved or planted as designated on the drawings within the contract limits, unless specifically noted otherwise.
2. The sod shall be certified to meet Florida State Plant Board Specifications, true to varietal type, and free from weeds, fungus, insects, and disease of any kind.
3. Sod panels shall be laid tightly together to make a solid sodded lawn area. Sod shall be laid uniformly against the edges of all curbs and other hardscape elements, paved and planted areas. Adjacent to buildings, a 24-inch stone mulch strip shall be provided. Immediately following sod laying, the lawn areas shall be rolled with a lawn roller customarily used for such purposes, and then thoroughly irrigated. If, in the opinion of the owner, top-dressing is necessary after rolling to fill the voids between the sod panels and to even out inconsistencies in the sod, clean sand, as approved by the owner's representative, shall be uniformly spread over the entire surface of the sod and thoroughly watered in. Fertilize installed sod as allowed by property's jurisdictional authority, the City of Port St Lucie's fertilizer restrictions.
F. During delivery, prior to, and during the planting of the lawn areas, the sod panels shall always be protected from excessive drying and unnecessary exposure of the roots to the sun. All sod shall be stacked so as not to be damaged by sweating or excessive heat and moisture.
G. Lawn Maintenance
1. Within the contract limits, the CONTRACTOR shall produce a dense, well established lawn. The CONTRACTOR shall be responsible for the repair and resodding of all eroded, sunken, or bare spots (larger than 12"x12") until certification of acceptance by the owner's representative. Repaired sodding shall be accomplished as in the original work (including regrading if necessary).
2. CONTRACTOR responsible for establishing and maintaining sod/lawn until acceptance by the owner's representative. Prior to and upon acceptance, CONTRACTOR to provide watering/irrigation schedule to owner. Observe all applicable watering restrictions as set forth by the property's jurisdictional authority.

2.14 CLEANUP

Upon completion of all planting work and before final acceptance, the CONTRACTOR shall remove all material, equipment, and debris resulting from his work. All paved areas shall be cleaned, and the site left in a neat and acceptable condition as approved by the owner's representative.

2.15 FINAL INSPECTION AND ACCEPTANCE OF WORK

All plants and planting included under this contract shall be maintained by watering, cultivating, spraying, and all other operations (such as re-staking or repairing guy supports) necessary to insure a healthy plant condition by the CONTRACTOR until certification of acceptance by the owner's representative.
Final inspection at the end of the warranty period shall be on planting, construction and all other incidental work pertaining to this contract. Any replacement or repair items shall be subject to the same One (1) Year Warranty (as specified by the Landscape Architect or owner in writing) beginning with the time of replacement and ending with the same Inspection and acceptance herein described.

2.16 WARRANTY

A. The life and satisfactory condition of all plant material installed (including sod) by the landscape CONTRACTOR shall be warranted by the CONTRACTOR for a minimum of One (1) calendar year commencing at the time of certification of acceptance by the owner's representative.
B. Any plant not found in a healthy growing condition at the end of the warranty period shall be removed from the site and replaced as soon as weather conditions permit. All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished planted and mulched as specified at no additional cost to the owner.
C. Lawns that are not in good condition at the end of the guarantee period shall be repaired until a good lawn results. It is understood that the Owner shall assume responsibility for watering all plant material and lawn area beginning with the date of substantial completion.
D. In the event the owner does not contract with the CONTRACTOR for landscape and irrigation maintenance, the CONTRACTOR should visit the project site periodically during the One (1) Year Warranty period to evaluate maintenance procedures being performed by the owner. CONTRACTOR shall notify the owner in writing of maintenance procedures or conditions which threaten vigorous and healthy plant growth. Site visits shall be conducted a minimum of once per month for a period of Twelve (12) Months from the date of acceptance.

3.00 RAISED PLANTERS

3.01 ANNUAL/ PERENNIAL SELECTION

The nature and purpose of the raised planters is to draw attention to the store and to the outdoor seating areas. The highest level of attention should be placed on their on-going care. All annual flowers shall be a minimum 4" pot size and all perennial flowers shall be a minimum 1 gallon pot size. Choose compact plants with healthy, unblemished leaves, good green color, and lots of flower buds. It is not necessary that they be in bloom at the time of installation. Combinations of several flower colors and plant forms are appropriate for a "cottage garden" raised planter look.
In Florida, most annuals only last one season and are divided into two types: warm season and cool season. Warm-season (tender) annuals are damaged by frosts or freezes and should be planted after the last frost date- typically March 15 for North Florida and February15 for Central Florida; frosts and freezes are rare in South Florida. Cool-season (hardy) annuals are intolerant of heat, rainfall, and humidity. They are planted in fall and usually expire with the onset of summer (late May/June). See Figure No. 1 in Wawa Landscape Specification Book for list of warm season annuals/ perennials and Figure No. 2 for list of warm season annuals/ perennials. See Figure 3, 4 & 5 for Typical Planter Layouts A, B, C, and D.

3.02 SCHEDULE

A. All flower beds on the property will be changed four (4) times per year during the months of January 1st, July and October, and all perennial beds will be changed (2) times per year during the months of April and October.
B. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.
C. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation.
D. Contractor will obtain prior approval of plant selection from owner or owner's representative before installation.

3.03 INSTALLATION

A. The most important step in establishing annuals and perennials is preparing the planting bed. Apply several inches of organic matter to the soil surface and work into the top 10 to12 inches. A soil pH of 5.5 to 6.5 is recommended. Many county Extension offices test soil and make pH recommendations. Next, sprinkle a controlled-release fertilizer such as Osmocotex, Dynamite, or other similar product at the rate indicated on the label. Thoroughly mix it into the top 6 inches of soil. Organic matter helps the soil retain moisture, and controlled-release fertilizer provides a continuous nutrient supply over an extended period of time. Product labels normally specify the time span that the fertilizer will be released (e.g., 3–4 months). Choose a release time suited to the life span of the annuals being planted.
B. Hand–water the annuals well before and after planting. Spacing of plants should be based on the mature size of the plant. Hand-water newly planted annuals as needed. Apply Ron-Star pre-emergent herbicide per manufacturer's directions and 2" layer of pine bark mulch fines.
C. All raised planter flower beds should be covered with 1" layer of Pine fines after planting.
D. Annually, prior to the spring change out, existing soil will be removed to a depth of 6" in all and perennial beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine bark.

3.04 MAINTENANCE

A. Flower beds will be reviewed at each service visit for the following:
1. Removal of all litter and debris.
2. Beds are to remain weed – free at all times.
3. All declining blooms are to be removed immediately.
4. Inspect for the presence of insect or disease activity and treat immediately.
B. Maintain annuals throughout the growing season by pinching and deadheading practices. Pinching is a light pruning of stem tips to control the size and shape of the plant. Deadheading is the removal of spent blooms to improve appearance and redirect plant energy into new growth and flowers rather than seed production. Frequent "pinching" will result in healthier, more compact plants.
C. Most perennials require little maintenance other than occasional pruning and fertilizing. Timing of fertilizer applications and amounts may vary with different plants and parts of the state. Let the appearance and growth rate of the plant guide you. Many perennials require little or no fertilizer once established. Occasional pruning may be needed to remove dead flower spikes or unsightly leaves, or to reduce the size of the plant.
D. Pre-emergent herbicides are not to be used in flower beds.
E. Contractor guarantees the survivability and performance of all flower beds for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.
F. Fountain grass shall be cut back annually to a height of 12" in the early spring after the last frost date.
G. Monitor annuals frequently for insects and diseases. Infestations detected in the early stages can be controlled by spot treatments before the entire planter is infested. An insect infestation on a few plants can be controlled by picking insects off by hand or, in the case of disease, by removing infected leaves. For severe infestations, remove infected plant immediately. Contact your county's Extension office for recommendations on the selection and application of pesticides
H. The annual / perennial maintenance program shall be specified in the landscape maintenance contract in terms of planters and quantities to be included in the program. The Contractor shall furnish all plant materials, soil amendments, and labor for the installation and replacement of perennials at the price determined in the contract.
I. The Contractor shall be responsible for the full and complete care of all annual flowers and seasonal color plantings, including watering, mulching, spraying, fertilization, and pruning such that the owner is guaranteed that the annual/perennial planting mass shall maintain a healthy and vigorous appearance with quality color.
J. The Contractor shall notify the Owner requesting written authorization for any services over and above those specified in these Landscape Maintenance Specifications. The Contractor shall provide the Owner with an estimate of the total cost, or hourly and material rates if applicable, for all additional services. No additional services shall proceed without the Owner's approval.

3.05 WARRANTY

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

4.00 LANDSCAPE MAINTENANCE

4.01 SCOPE OF WORK

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. See Appendix D- Weekly Landscape Maintenance Checklist and Appendix E- Monthly Landscape Maintenance Checklist in Wawa Landscape Specification Book.

4.02 GENERAL REQUIREMENTS

This Landscape Maintenance Specification is a part of the contract for landscape maintenance services. Compliance with the requirements set forth in this specification are mandatory for the Landscape Maintenance Contractor. If any part of this specification is declared invalid for any reason that invalidation shall apply only to the part specific part declared invalid; it shall not nullify any of the requirements of any other part. In the event of question over applicability of any requirement, the requirement shall be assumed to apply, unless the Wawa Representative provides a written clarification stating that it does not. All modifications to this specification must be in writing.

4.03 DEFINITIONS

The term "Wawa" or "Wawa Representative" refers to the person, partnership, corporation, or agency that contracted for the performance of the landscape maintenance work.
The term "Contractor" or "Landscape Maintenance Contractor" refers to the person, partnership, corporation, or agency that will perform the landscape maintenance work.
The term "excluded damage" as used in this document shall refer to damage caused by vandalism, pedestrians, vehicles, animals (except insects and rodents), or other unusual factors. It does not include damage caused by the contractor's actions, lack of reasonable care, pest damage (such as insects), diseases, or plant loss due to lack of water caused by an irrigation system programming error, irrigation system breakage, or irrigation malfunction. (It is assumed that most plants can survive for at least one week without irrigation, during which time any irrigation problems should become apparent to the contractor. Exceptions may be made if the owner's authorized representative determines that unusual circumstances contributed to a loss.)

4.04 INSURANCE

The Landscape Maintenance Contractor shall provide the Wawa representative with current Certificates of Insurance showing that the following requirements are met:
A. Workman's compensation insurance to meet Government regulatory minimum requirements, but not less than an aggregate limit as specified by Wawa.
B. General liability insurance with an aggregate limit as specified by Wawa.
C. Vehicle liability insurance with an aggregate limit as specified by Wawa.
Insurance policies meeting these requirements shall remain in effect for the duration of the work. No payments to the Landscape Maintenance Contractor will be authorized unless current Certificates of Insurance have been filed with the Wawa representative.

4.05 CONTACT PERSON

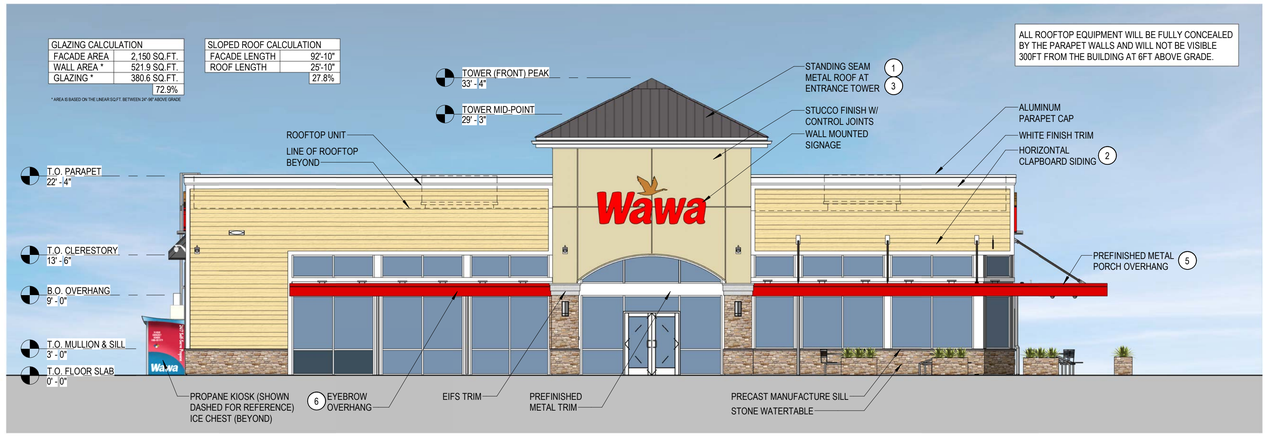
The Landscape Maintenance Contractor shall provide the Wawa representative with a phone number where a message can be left for the contractor 24 hours a day. An answering machine connected to the Landscape Maintenance Contractors' normal phone line is an acceptable method of meeting this requirement. The Landscape Maintenance Contractor shall check for messages left at this phone number every 24 hours or less.

4.06 TURF MAINTENANCE

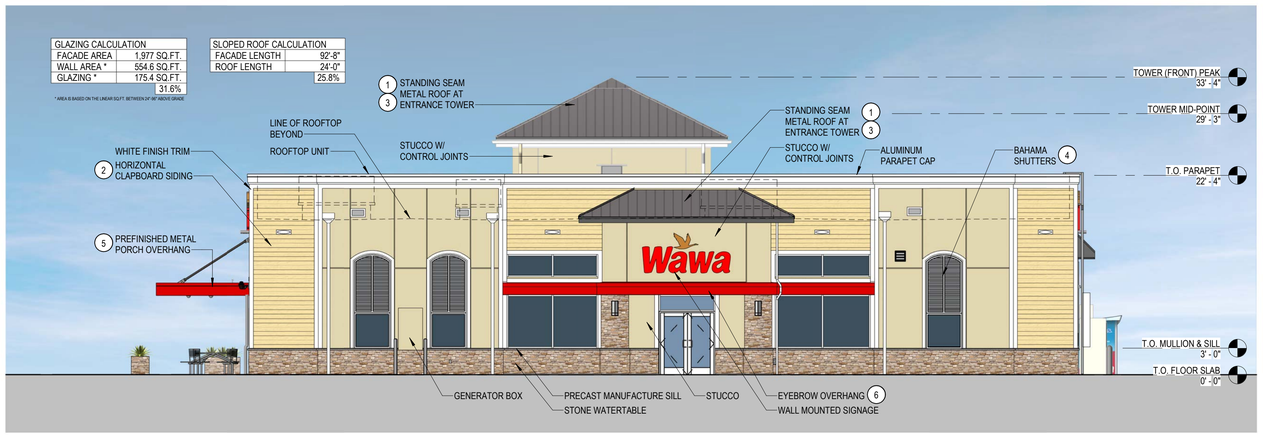
Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as front doors and amenity areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the owner or owner's representative must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.
A. Mowing
1. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.
2. Turf shall be mowed weekly during the growing season from March 15th through October 15th and bi-weekly during the non-growing season. It shall be maintained at a height of 3-4 inches. Maintaining the right height helps the grass develop a deep root system and gives a better appearance to the turf. No more than 1/3 of the leaf blades should be removed with any mowing. If possible, mowing height should be increased during periods of moisture stress or if the grass is growing in shade.
3. Visible clippings that may be left following mowing operations shall be removed from site each visit.
6. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractors mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of the owner or owner's representative. Replacement material will be similar size to the material being replaced.
B. Edging
Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function.
C. String Trimming
1. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
2. Under no circumstance will it be an acceptable practice to string trim bed edges or small areas that may be cut utilizing a push type walk behind mower.
3. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the owner or the owner's representative.
4. Turf around the edges of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle.
D. Blowing
When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.
E. Weed Control
Weed control will be limited to the broadleaf variety under this program. The CONTRACTOR shall alert owner or owner's representative of outbreaks of Sedge, Invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.
F. Insect / Disease Control
1. The CONTRACTOR shall be responsible for the treatment of all turf areas for the control of insect infestation and disease, as needed. This includes all St. Augustine turf, ~~all~~ Zoysia turf, and all irrigated and non-irrigated Bahia turf areas.
2. The CONTRACTOR shall provide a preventive program that includes two (6) insect/disease pesticide sprays per year and two (2) herbicide treatments for weed control per year. Re-treatments required between or in addition to scheduled applications shall be provided at no additional charge to the Owner. The program shall be implemented to minimize excessive use of pesticides and shall rely heavily on the continual monitoring of insect levels.
3. All products shall be applied as directed by the manufacturer and the CONTRACTOR shall strictly comply with all local, state, and federal regulations.
G. Turf Fertilization
1. Fertilizer shall be applied four (4) times per year using a standard nonburning SR 50U commercial turf fertilizer. Each application shall be applied at a rate of one (1) pound of actual nitrogen per 1,000 square feet of turf, per item #4 below.
2. The fertilizer shall be watered in after each application at the next regular watering period, or as recommended by the manufacturer to assure maximum results.
3. All sidewalks, roads, curbs, patios, and other paved areas shall be swept clean of any granular fertilizer after each application to minimize staining.
4. Fertilizer restrictions apply - refer to property's jurisdictional authority, the City of Port St Lucie's fertilizer restrictions.

4.07 LANDSCAPE DETAILING

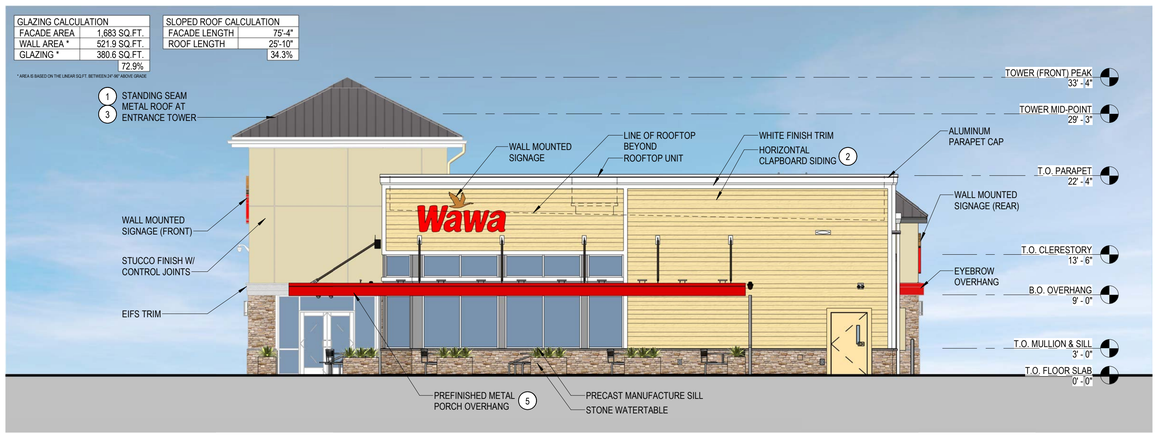
Detailing of planted areas will be performed weekly. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcovers, removal of tree suckers as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.
A. Pruning
1. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
2. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by owner or owner's representative.
3. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet contractor shall propose an extra service to the owner's representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
a. Provide clearance for pedestrians, vehicles, mowers and buildings.
b. Maintain clearance from shrubs in bed areas.
c. Improve visibility in parking lots and around entries.
4. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark. All tree pruning shall be performed by an ISA or equivalent certified arborist or ~~a Code County licensed tree trimmer~~.
5. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
6. Prune to control plants within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll edge to avoid creating a harsh boxed look. Mature groundcover shall be pruned at a consistent, level height so as to provide a smooth and even appearance and separation from adjacent plant material.
7. Structural pruning may be required for several varieties of plants biannually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. Ornamental Grasses are to be haystack cut two times per year.
8. Crape Myrtles are to be trimmed once per year from late February to early March. Trimming should include removal of old blooms, suckers, growth and any cross branching. Trimming should be done in such a way that cuts are no less than 1/2" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by the owner or owner's representative.
9. Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots. Trim Palms so that the lowest remaining fronds are parallel to the ground. "Hurricane" cuts are only to be done at the direction of the owner or owner's Representative.
a. Washingtonia robusta palms in excess of 12' CT will be trimmed two times per year in the months of February/March and August/September.
b. All Palms other than Washingtonia robusta, in excess 12' CT will be trimmed once per year in the months of August/September.
B. Edging
Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground. Only mechanical edgers will be used for this function. Use of string trimmers or non-selective herbicides will not be allowed. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.
C. Weed Control
Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand. Manicure crac



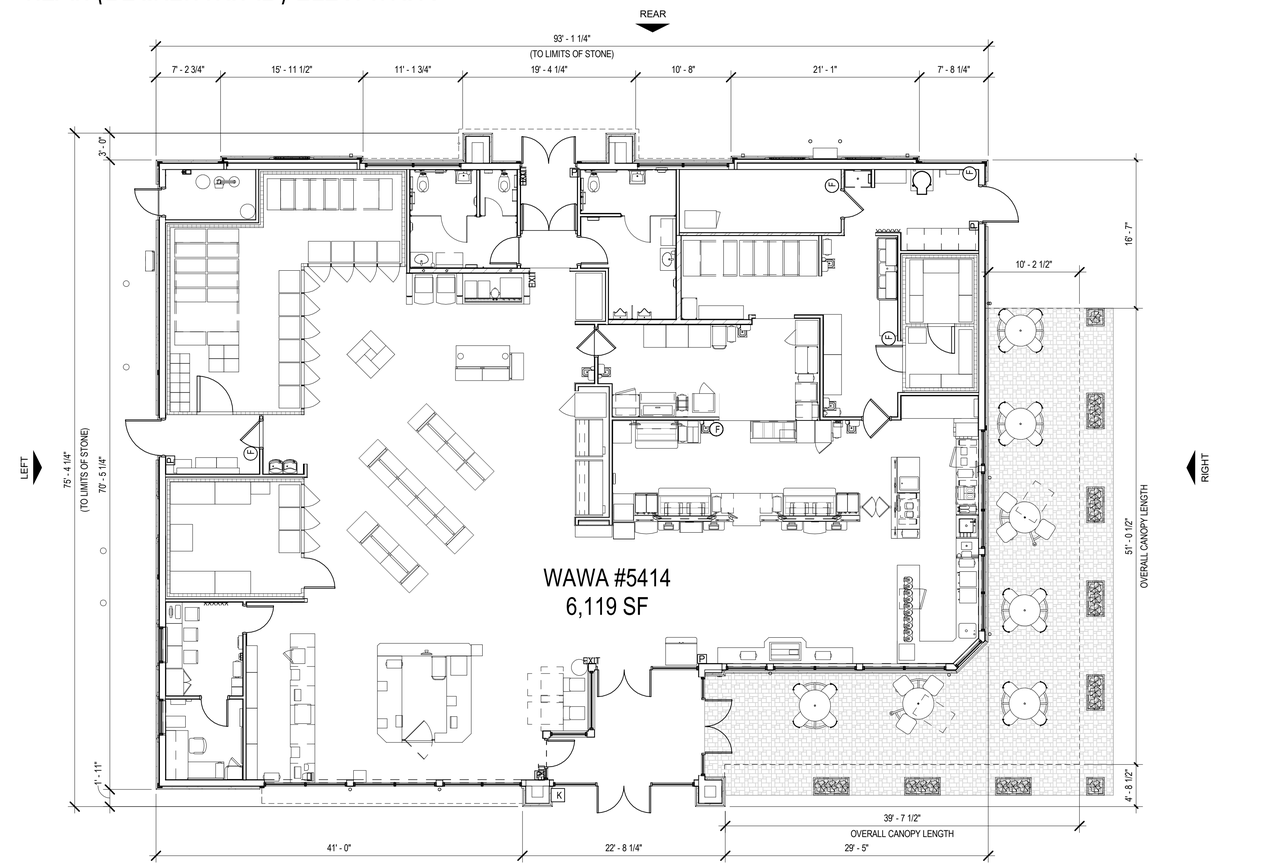
FRONT ELEVATION



REAR (BECKER ROAD) ELEVATION

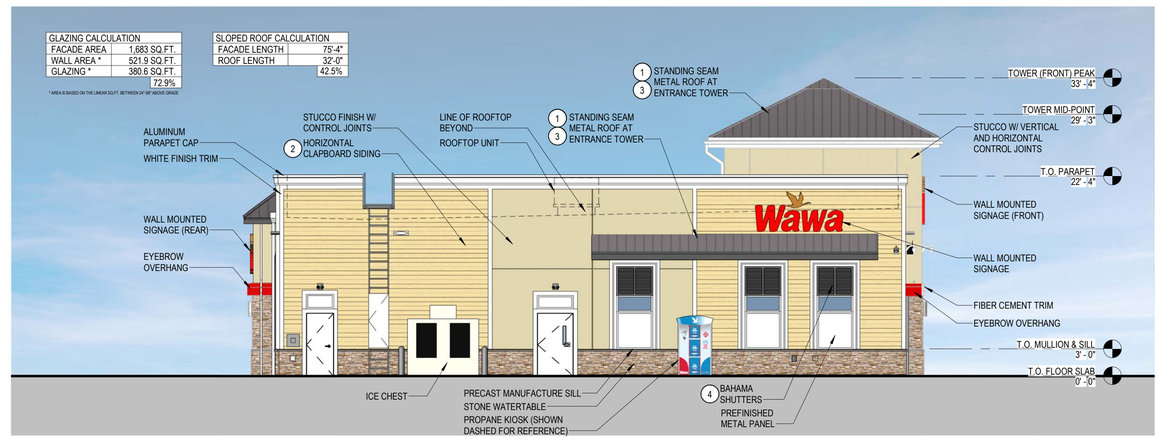


RIGHT (PORT ST. LUCIE BLVD) ELEVATION



FLOOR PLAN

FRONT



LEFT ELEVATION

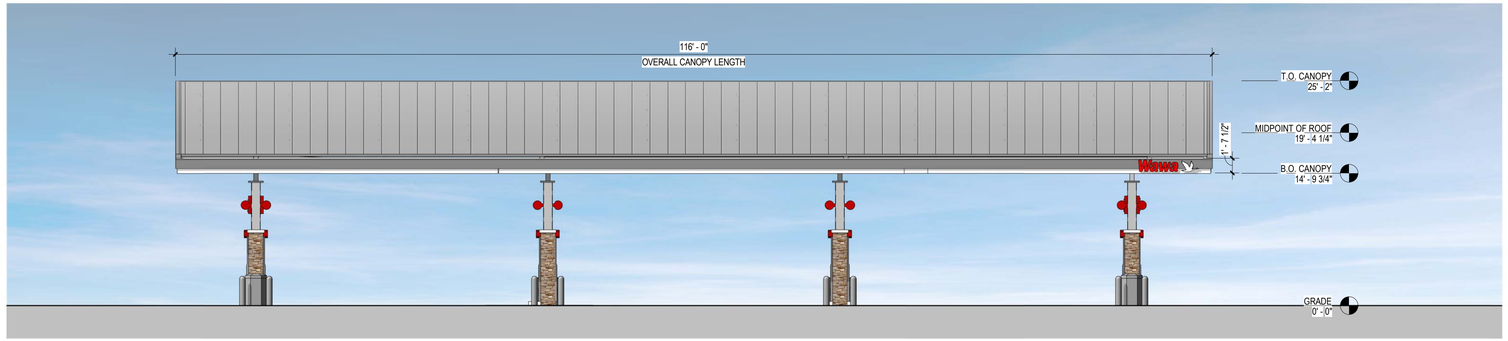
METAL DOOR BENJAMIN MOORE WHITE DIAMOND BM 2121-60	METAL OVERHANG ATAS INTERNATIONAL BRITE RED #17	FIBER CEMENT TRIM WHITE
FIBER CEMENT SIDING CREAM	STUCCO SENERGY MERINGUE #3085	ICE STORAGE BENJAMIN MOORE OC-1
METAL ROOF ATAS INTERNATIONAL SLATE GRAY	EXTERIOR STONE CULTURED STONE SOUTHWEST BLEND	

ARCHITECTURAL ELEMENTS (PORT ST. LUCIE CITYWIDE DESIGN STANDARDS)		
#	DESCRIPTION	CITYWIDE DESIGN STANDARDS
1	STANDING SEAM METAL ROOF.	NO. 1 PER TABLE 10.1
2	HORIZONTAL WOOD SIDING. MUST COVER AT LEAST 5% OF THE FRONT OF BUILDING FACE AREA.	NO. 3 PER TABLE 10.1
3	TOWER / CLOCK TOWER / BELL TOWER - (MIN 2:1, HEIGHT:WIDTH).	NO. 5 PER TABLE 10.1
4	BAHAMA SHUTTERS.	NO. 6 PER TABLE 10.1
5	PORCH / PORTICO.	NO. 10 PER TABLE 10.1
6	CANOPY / AWNING.	NO. 18 PER TABLE 10.1

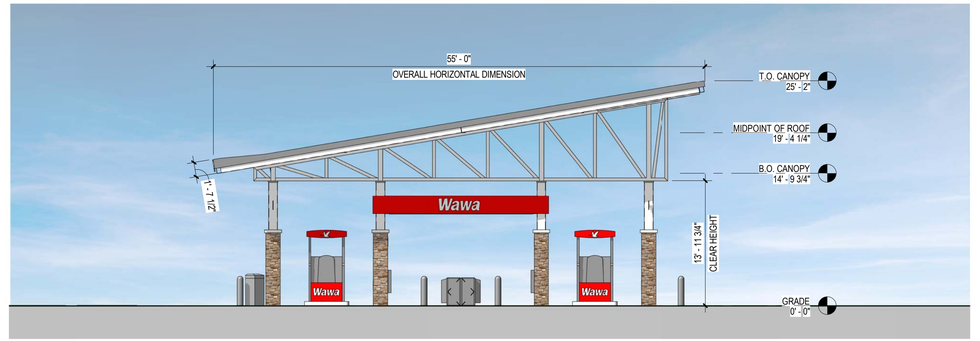
CUHACI PETERSON

WAWA F85FB 2021.02 - STORE #5414

BECKER RD & PORT ST. LUCIE BLVD., PORT ST. LUCIE, FL • 2210881 • 01/19/2023



CANOPY SIDE ELEVATION



CANOPY END ELEVATION



CANOPY PERSPECTIVE VIEW

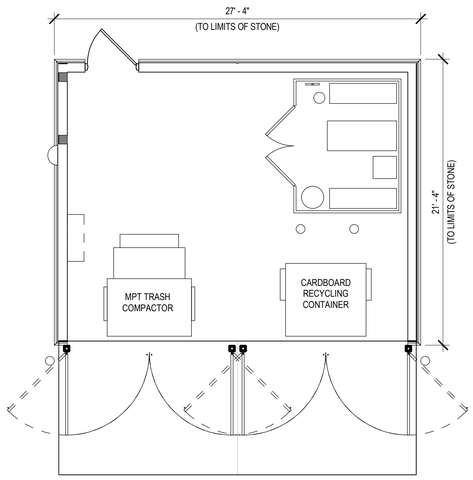
METAL ROOF
ATAS INTERNATIONAL
SLATE GRAY

METAL OVERHANG
ATAS INTERNATIONAL
BRITE RED #17

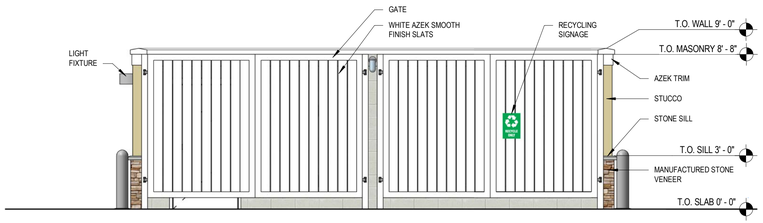
METAL DOOR
BENJAMIN MOORE
WHITE DIAMOND
BM 2121-60

STUCCO
SENERGY MERINGUE
#3085

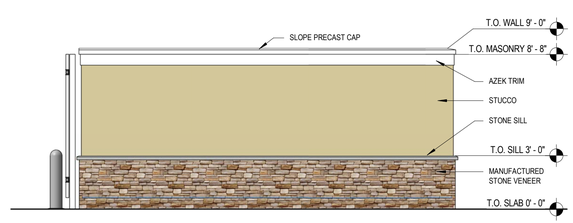
EXTERIOR STONE
CULTURED STONE
SOUTHWEST BLEND



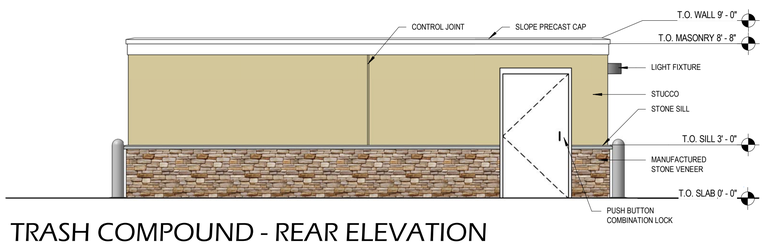
TRASH COMPOUND FLOOR PLAN



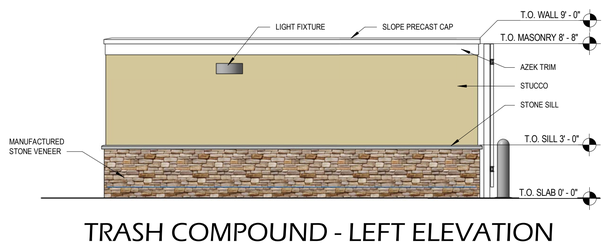
TRASH COMPOUND - FRONT ELEVATION



TRASH COMPOUND - RIGHT ELEVATION



TRASH COMPOUND - REAR ELEVATION



TRASH COMPOUND - LEFT ELEVATION

THE WAWA FUEL CANOPY IS A REGISTERED SERVIE MARK IN THE U.S. PATENT AND TRADEMARK OFFICE. THE FUEL CANOPY, AS WELL AS WAWA'S BRAND NAMES, SLOGANS, LOGOS, SERVICE MARKS, AND OTHER TRADEMARKS OF WAWA'S GOODS, SERVICES, AND PROMOTIONS BELONG EXCLUSIVELY TO WAWA INC. AND/OR WILD GOOSE HOLDING CO. INC. AND ARE PROTECTED FROM COPYING AND SIMULATION UNDER NATIONAL AND INTERNATIONAL TRADEMARK AND COPYRIGHT LAWS AND TREATIES THROUGHOUT THE WORLD.

CUHACI PETERSON

WAWA GAS CANOPY STACKED 8 - TRASH COMPOUND FLRC17-R - STORE #5414

BECKER RD & PORT ST. LUCIE BLVD., PORT ST. LUCIE, FL • 2210881 • 01/19/2023

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Z:\EDC-2021\21-150 - Wawa - PSL Blvd and Becker\ENGINEERING\AutoCAD\DWG\21-150 Site Plan R16 AUTOTURN.dwg, SLCFD, 8/15/2022 7:19:57 PM, James, EDC, Inc., EDC, Inc.

N

0 30

(IN FEET)
1 inch = 30 ft.

SLCFD-LARGEST

SLCFD-LARGEST

SLCFD-LARGEST

SLCFD-LARGEST

SLCFD-LARGEST

TOE

TOB

TOE

TOB

TOB

General Data
Name: SLCFD-LARGEST
Library: Custom
Region: North America
Type: Fire Truck 2
Class: Emergency - Fire - Pumper
Lock to Lock Time: 6.0 sec.
Steering Lock Angle: 41.5 deg.

Displayed Data
Plan View Data
Profile View Data
Creation Units: feet

Overall Vehicle Length: 47.50 ft

Current Part Data
Tractor: Full
Width: 10.50
Steering: Front Only

Front Axle Group
Axles: 1
Wheels: 2
Track: 8.50 ft

Rear Axle Group
Axles: 2
Wheels: 4
Track: 8.50 ft

47.50
7.00 21.50 0.00

ENGINEERS SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	JLW
DRAWN BY	JLW
FILENAME	21-150 site plan r16 autotum dwg
LAYOUT	SLCFD
SCALE	AS SHOWN
DATE	28FEB22

DATE	REVISION COMMENTS
06-21-22	UPDATE SITE PLAN PER CITY COMMENTS
04-12-22	SHIFT SITE PLAN TO PROVIDE 20' BUFFER (INCLUDES 7' SIDEWALK EASEMENT)
03-10-22	SHIFT SITE PLAN TO PROVIDE 20' BUFFER (INCLUDES 7' SIDEWALK EASEMENT)

WAWA
PORT ST LUCIE BLVD & BECKER
VEHICULAR CIRCULATION PLAN
SLCFD FIRE TRUCK
PORT ST LUCIE FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

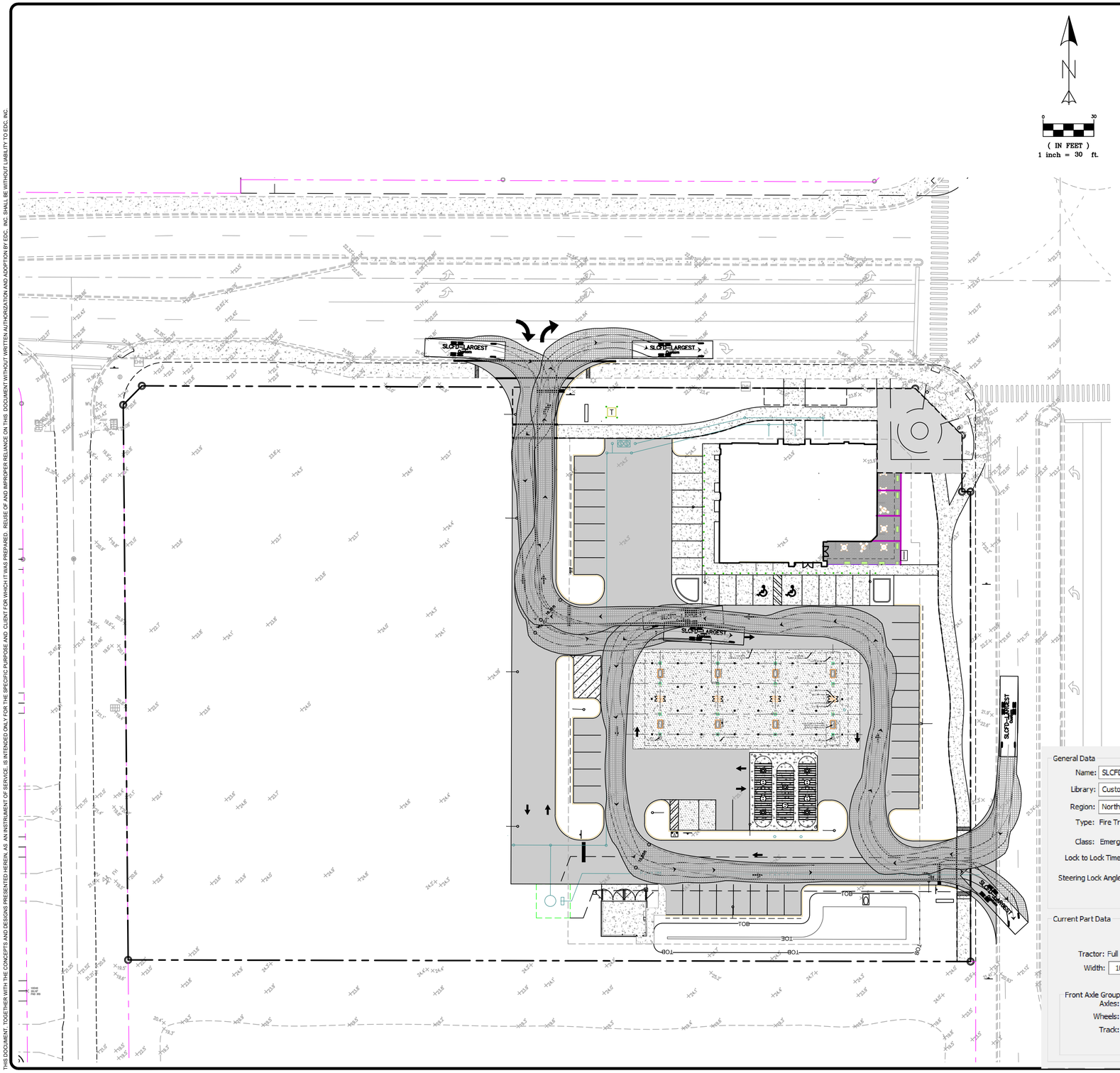
21-150

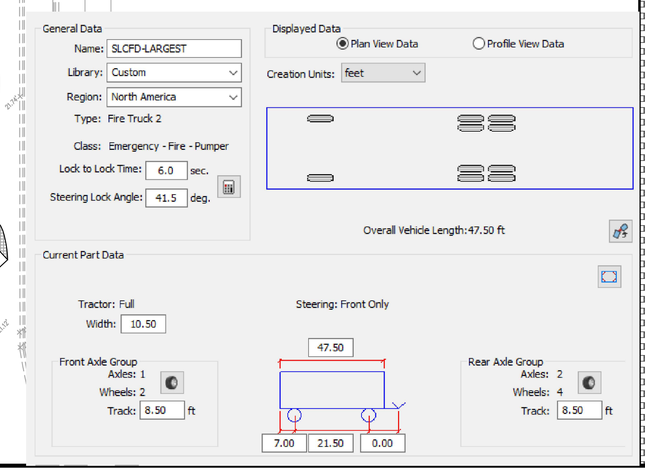
1 OF 2

PORT ST LUCIE PROJECT #P22-006
PSLUSD PROJECT NUMBER 11-447-00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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DESIGNED BY	JLW
DRAWN BY	JLW
FILENAME	21-150 site plan r16 autotrun dwg
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WAWA
PORT ST LUCIE BLVD & BECKER
VEHICULAR CIRCULATION PLAN
SLCFD FIRE TRUCK
PORT ST LUCIE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-150

1 OF 2

PORT ST LUCIE PROJECT #P22-006
PSLUSD PROJECT NUMBER 11-447-00

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Holly Price, Planning & Zoning

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

DATE: January 20, 2023

SUBJECT: P22-006 Becker Rd- Wawa PSL Blvd & Becker SEU
Traffic Generation, Stacking & Circulation

This application and Traffic Statement prepared by Engineering Design & Construction Inc. dated August 17, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to NOT comply with requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Per City Code Section 158.222(B)(4), the driveway spacing from intersections shall be measured from the right-of-way line of the intersecting street to the midpoint of the driveway. The minimum spacing shall be 250' for a commercial site on Becker Road. However, the applicant is proposing a driveway separation distance of 243' from the Yacolt Dr right-of-way. Of more concern to the Public Works Department, the proposed driveway is being proposed within the existing right turn lane of the Becker Road and Port St. Lucie Blvd. intersection. City Code goes on to state that *"standards in excess of these spacing requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway."*; such as with this particular case to reduce conflicts. This section of City Code is also supported by the adopted City of Port St. Lucie Engineering Standards, Section 8.12.1. Of practical concern to Public Works is the additional number of conflict points that will be created within the functional area of the intersection by the addition of the proposed driveway, and therefore creating a safety concern.

The applicant has discussed the project with the Public Works Department including the director, Heath Stocton, P.E., and they are aware of our concerns and the City Code requirements. The application submitted for a driveway variance to the Planning & Zoning Board was approved without support by the Public Works Department.

The requested use of a fueling station estimates 448 total PM Peak hour driveway trips split over the 2 proposed driveways. This proposed use is one of the highest amounts of traffic trips that could be generated for this property to use this unsafe driveway location on Becker Road within the area of influence of the Port St Lucie Blvd and Becker Road intersection.

Public Works recommends moving the driveway location from Becker Road to SW Yacolt Drive. By providing a right turn lane on Becker Road to SW Yacolt Drive and then blocking off SW Yacolt Drive south of this Wawa Property entrance, the driveway will meet all required Engineering Standards for spacing and safety. By blocking off SW Yacolt Drive, this will also prevent all cut through traffic that could occur from Port St. Lucie Blvd and Abraham Avenue, therefore reducing any unnecessary nuisance to the surrounding neighborhood.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2356599 OR BOOK 1906 PAGE 1605
Recorded:02/25/04 11:08

THIS INSTRUMENT PREPARED BY AND RETURN TO:
K. MICHELLE JESSELL, ESQUIRE
BROAD AND CASSEL
7777 GLADES ROAD, SUITE 300
BOCA RATON, FLORIDA 33434

Property Appraisers Parcel Identification (Folio) Numbers:
3420-660-0012-000/4

* Doc Assump: $ 0.00
* Doc Tax : $ 5,950.00
* Int Tax : $ 0.00

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **19th** day of **February, 2004** by **GORILLA MANAGEMENT GROUP, INC., a Florida corporation**, herein called the grantor, to **BECKER, LLC, a Florida limited liability company**, whose post office address is **6000 Old Ocean Boulevard, Ocean Ridge, Florida 33435**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

See Exhibit "A" attached hereto.

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

S NAVARETTA
Witness #1 Printed Name

Witness #2 Signature

Maria A. Casabona
Witness #2 Printed Name

GORILLA MANAGEMENT GROUP, INC., a Florida corporation

By: _____
William Smith, President
2140 SW Gatlin Boulevard, Port St. Lucie, Florida 34953

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17TH day of February, 2004 by William Smith, President of **GORILLA MANAGEMENT GROUP, INC., a Florida corporation**, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

S. Navaretta
My Commission DD224076
Expires July 21, 2007

File No: **04-041DD**

OR BOOK 1906 PAGE 1606

State of Florida

Department of State

I certify from the records of this office that GORILLA MANAGEMENT GROUP, INC., is a corporation organized under the laws of the State of Florida, filed on August 1, 1994.

The document number of this corporation is P94000056833.

I further certify that said corporation has paid all fees due this office through December 31, 2003, that its most recent annual report/uniform business report was filed on January 31, 2003, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Eighteenth day of February, 2004

Glenda E. Hood

Glenda E. Hood
Secretary of State

CR2EO22 (2-03)

Becker LLC
6000 Old Ocean Blvd.
Ocean Ridge, FL 33435

AGENT CONSENT FORM

Project Name: Wawa

Parcel ID: 3420-660-0012-000-4

BEFORE ME THIS DAY PERSONALLY APPEARED **PENNY KOSINSKI**, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 4th day of January 2022, by PENNY KOSINSKI who is personally known to me and who did take an oath.

Johnny Hoy Lee
Notary Signature

Johnny Hoy Lee
Printed Name of Notary

(Notary Seal)

May 19, 2022
My commission expires

JOHNNY HOY LEE
Notary Public - State of Florida
Commission # GG 204439
My Comm. Expires May 19, 2022
Bonded through National Notary Assn.

Owner's Signature

PENNY KOSINSKI
Owner's Name

6000 Old Ocean Blvd.
Street Address

Ocean Ridge, FL 33435
City, State, Zip

(561) 737-1721 / pkosinski@bellsouth.net
Telephone / Email

BECKER, LLC
Wawa Convenience Store and Fueling Station
Special Exception Use Application
P22-006

Planning and Zoning Board Meeting

February 7, 2023

Holly F. Price, AICP, Senior Planner

Request Summary

- Proposed: Wawa Convenience Store consisting of 6,119 S.F building and a 688 S.F. exterior dining area - and a gas station with 8 fuel pumps for 16 fuel stations.
- As set forth in Section 158.124(C)(11) of the Zoning Code a convenience store with a fuel station in a CG (General Commercial) zoning district requires SEU (Special Exception Use) approval.
- As set forth in Section 2.3.3.1.a of the Becker Road Overlay District (BROD) Design Standards a fuel service station located in the Activity Center Subdistrict requires SEU approval.
- As set forth in Section 2.3.3.1.c of the Becker Road Overlay District (BROD) Design Standards, if side street access to a property located in the Activity Center is proposed, SEU approval is required.

- Applicant/Agent: Brad Curry, AICP, Engineering, Design, and Construction (EDC)
- Owner: Becker, LLC

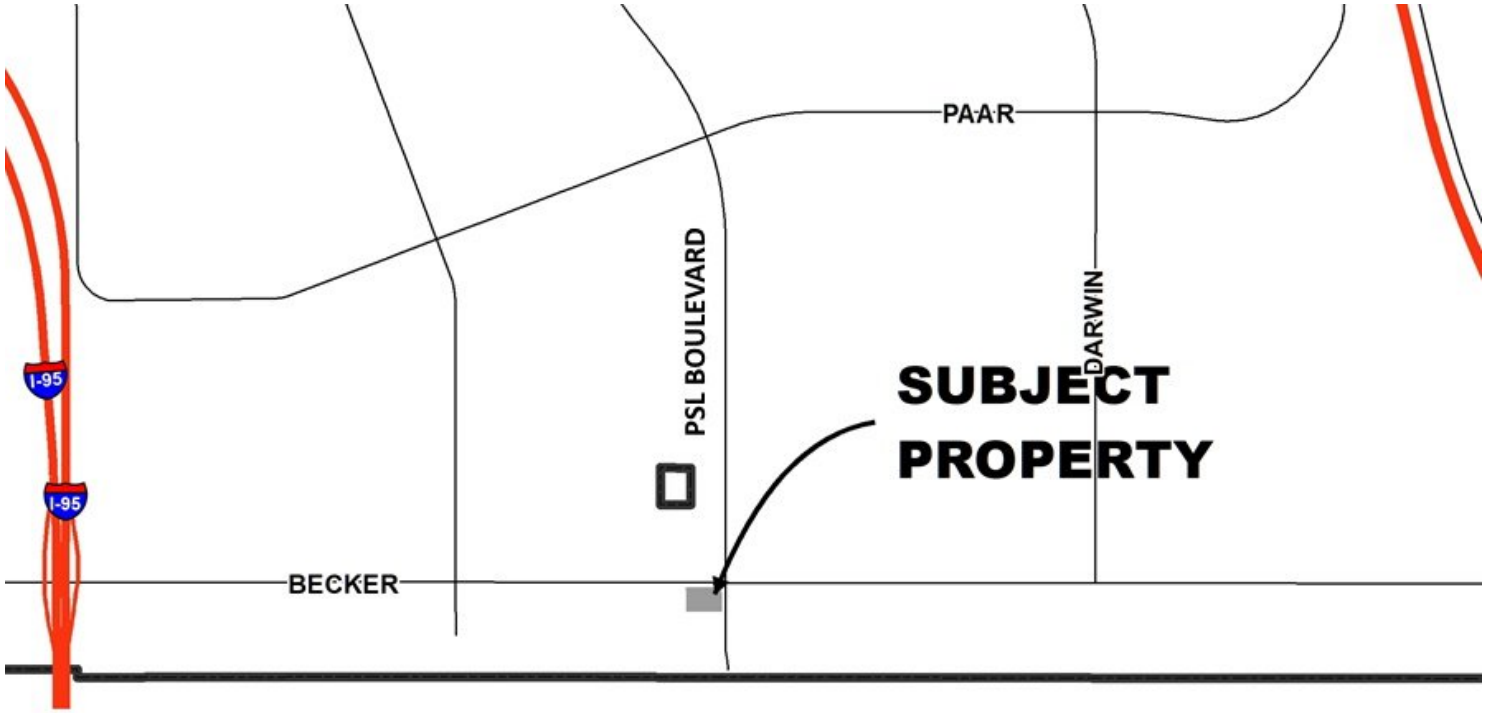
Request Summary

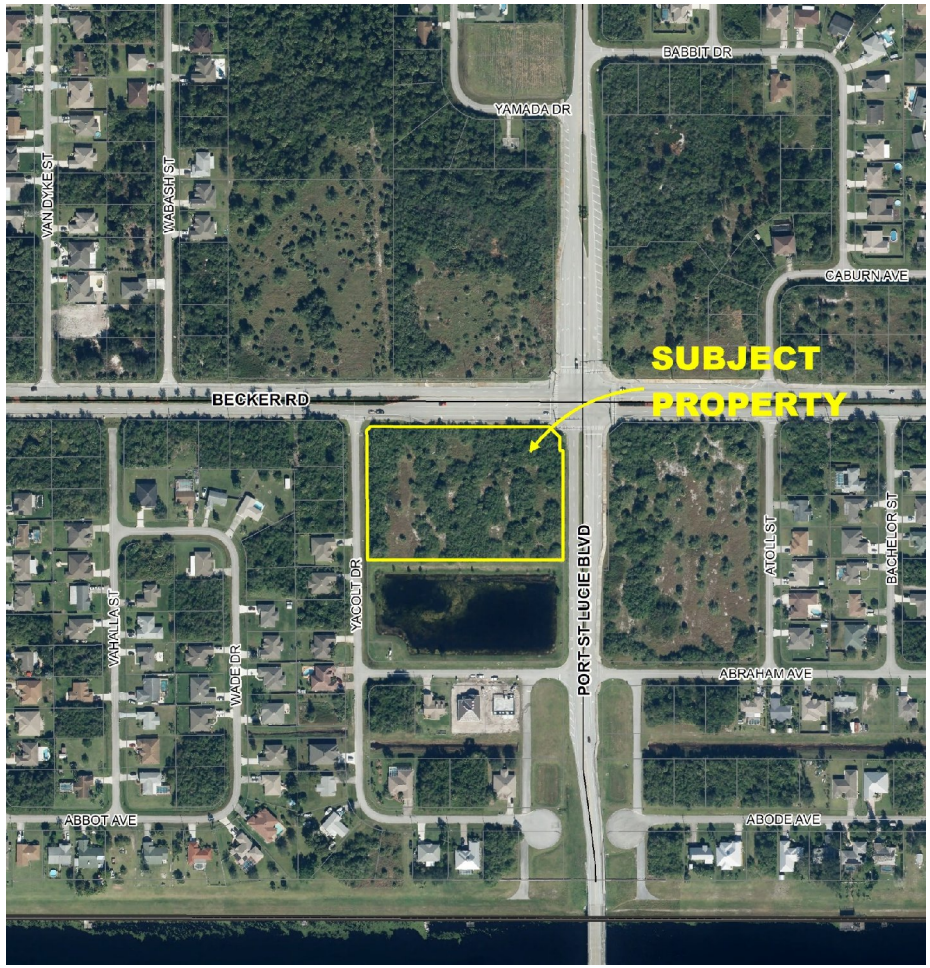
- On September 14, 2022, the Site Plan Review Committee (SPRC) recommended approval with all comments addressed. Some of the comments from Public Works have not been addressed. The applicant requested to proceed with this application and not address the following comments from the SPRC.

- 1. Public Works does not support the placement of the mid-block driveway located in the Becker Road right-turn lane. [Remove or relocate the mid-block driveway so that it is not in the functional area of the Port St. Lucie Blvd. & Becker Rd. intersection.]
- 2. Public Works does not support the spacing distance of the mid-block driveway from Yacolt Drive. [The spacing does not meet the minimum 250-foot distance. The proposed spacing is 243.27 feet.]
- 3. Public Works requested a right-turn lane from Becker Road onto Yacolt Drive. [This street is located on west side of the subject parcel. This right-turn lane correlates with having side street access.]

Location Map

SW corner of Port St. Lucie Blvd. and Becker Road.

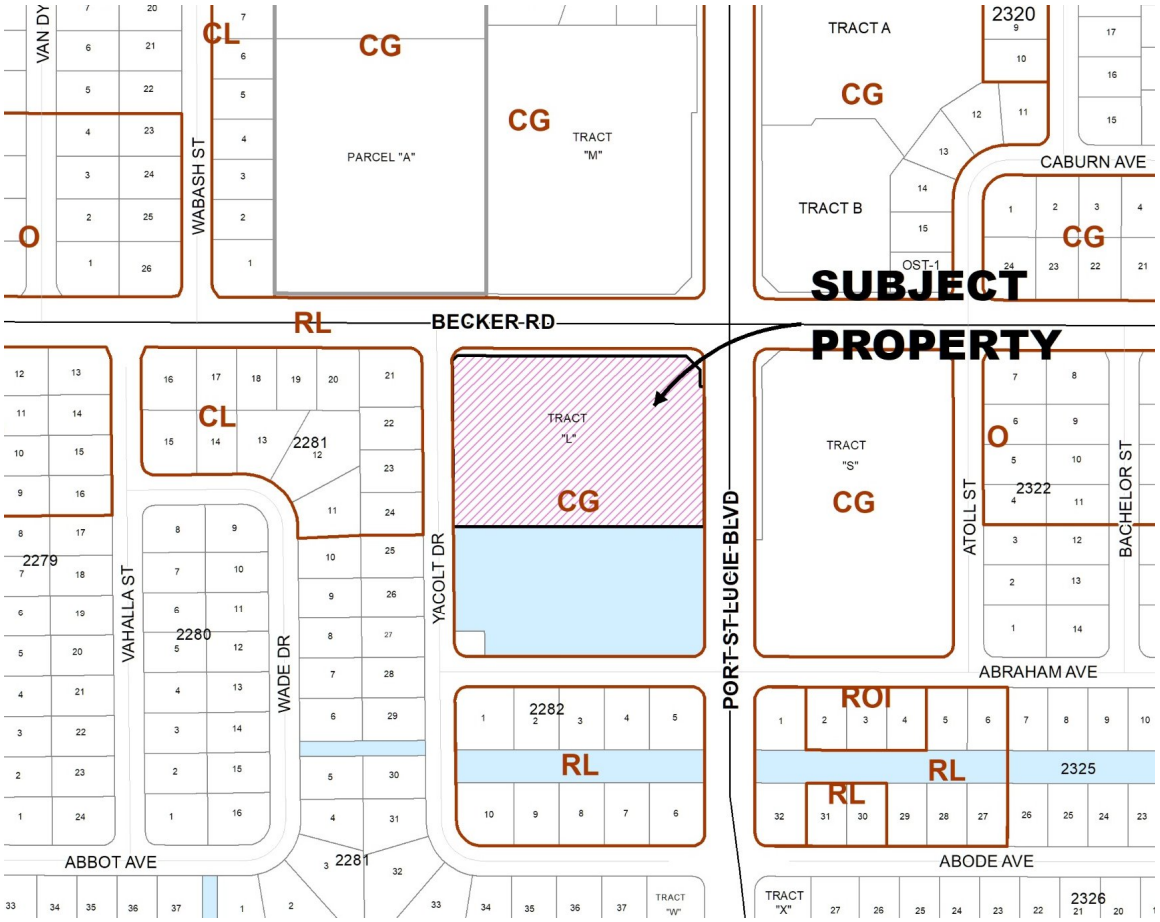




Aerial

Located at SW corner of Port St. Lucie Blvd. and SW Becker Road.

Vacant commercial properties at corners of PSL Boulevard and Becker Road have been zoned for commercial use for over 40 years.



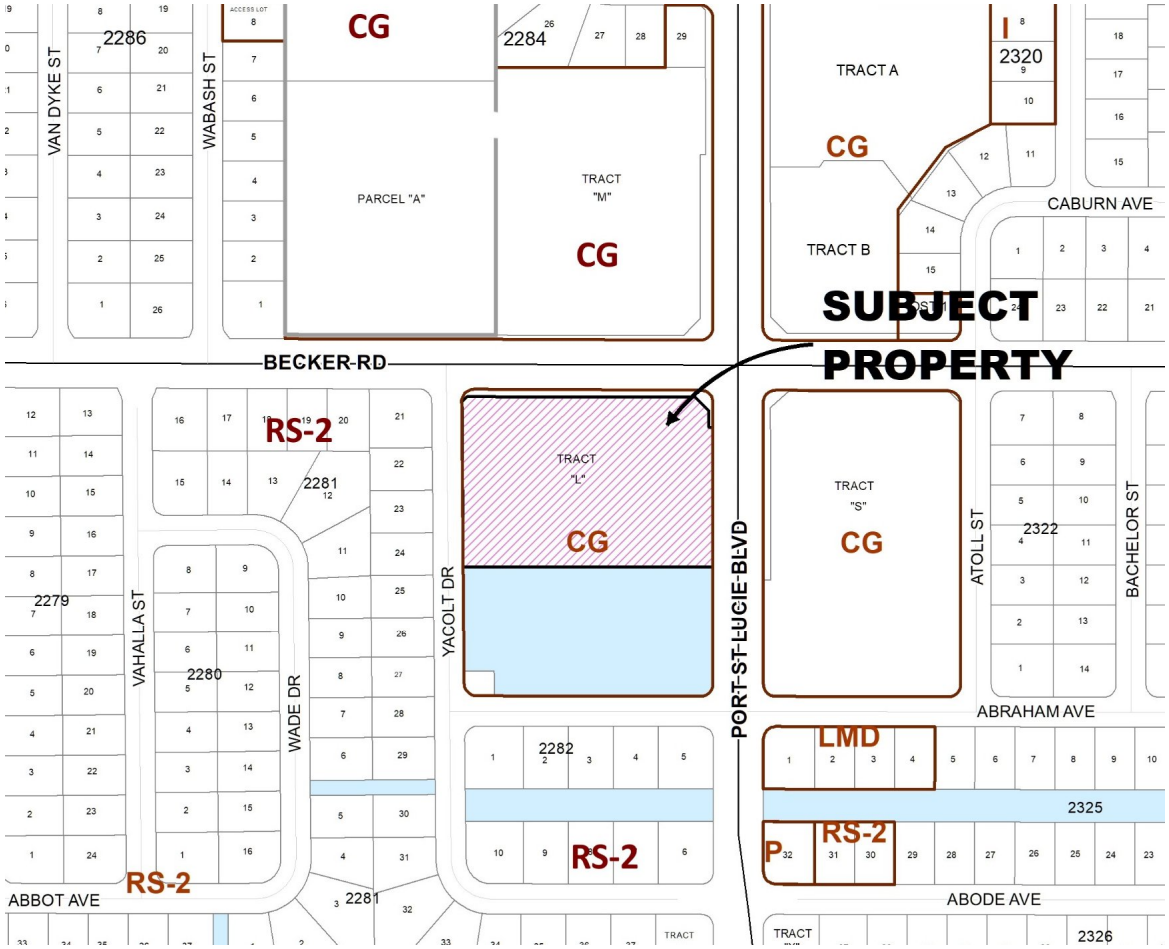
Land Use

CG (General Commercial)

In 2018, the City established conversion areas along Becker Road to allow single-family lots to be assembled and rezoned for commercial uses.

The property to the west of the subject property has a future land use of CL (Limited Commercial).

However, these lots have not been rezoned for commercial uses and most of these lots are being used for single-family residential.



Zoning

CG (General Commercial)

Lots located to the west of the subject site are zoned single-family residential (RS-2).



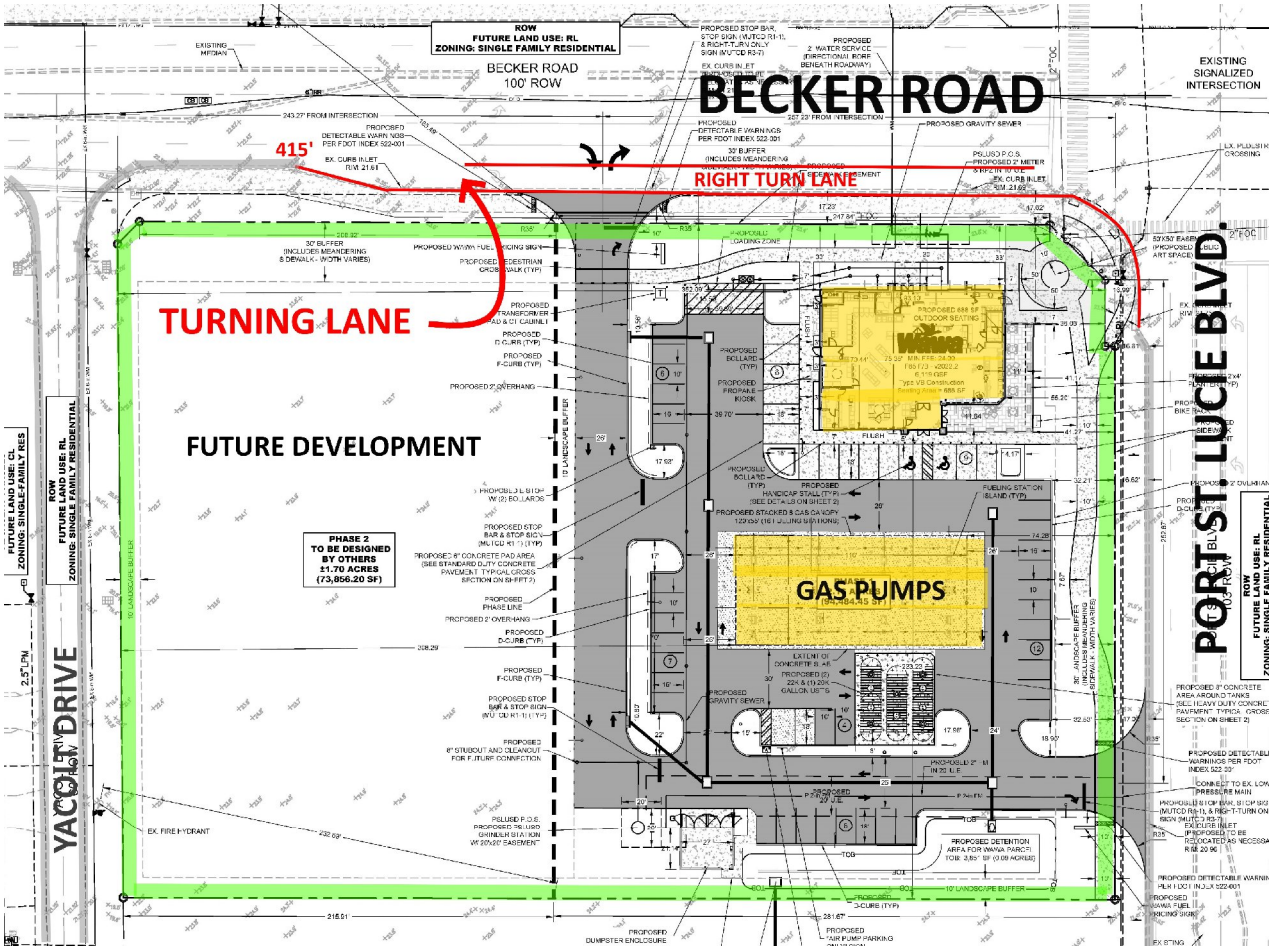
General Site Context

- This site is currently vacant.
- On Yacolt Drive, on the west side of the subject parcel, three houses are located on the first four lots.
- These lots are located in a Conversion Area.
- These four properties have a future land use designation of CL (Limited Commercial) and are zoned RS-2 (Single-family Residential).
- It was the intention of the Planning and Zoning Department that these Conversion Area lots would be assembled and rezoned to a commercial use.
- However, several of these houses are new, and it is doubtful that these lots would be combined for commercial use anytime soon.

Previous Actions

• Site Plan Review Committee: On September 14, 2022, the Site Plan Review Committee (SPRC) reviewed the Special Exception Use (SEU) application and recommended approval with all comments being addressed. There are three comments by the Public Works Department that have not been addressed by the applicant as indicated on page 3 earlier. The applicant indicated that he wanted to send this SEU application forward regardless of these comments.

• P22-198 Wawa Variance: On August 2, 2022, the Planning and Zoning Board voted unanimously to grant a variance to allow a proposed mid-block driveway to be located in the right-turn lane on Becker Road. See figure on next page.

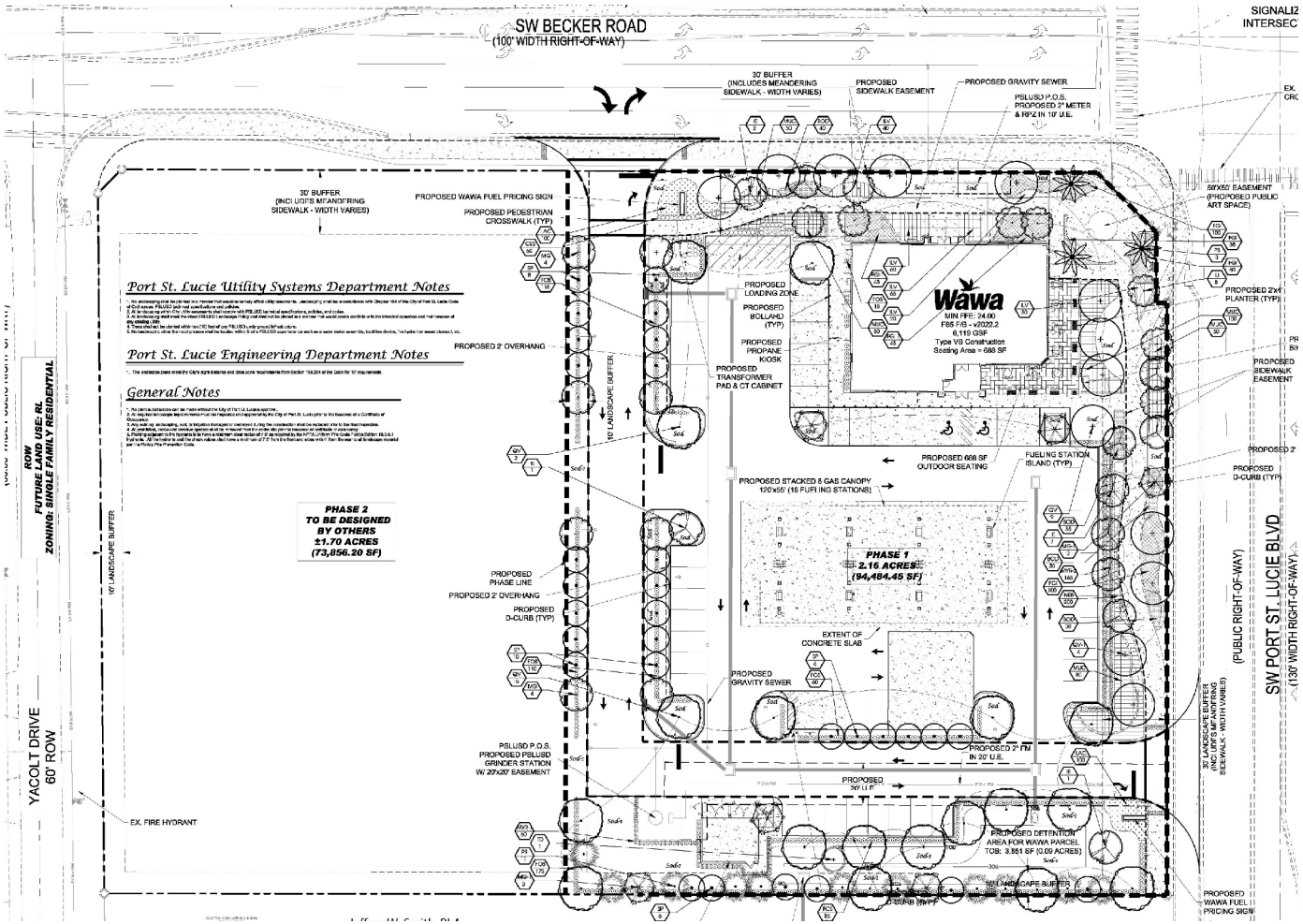


Concept Plan

Shows mid-block driveway extending from right-turn lane. Public Works does not support.

The site includes the whole block. Wawa is Phase 1.

As per Becker Road Design Standards, the building is located in front of parking lot and faces Becker Road.



Preliminary Landscape Plan

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CityofPSL.com



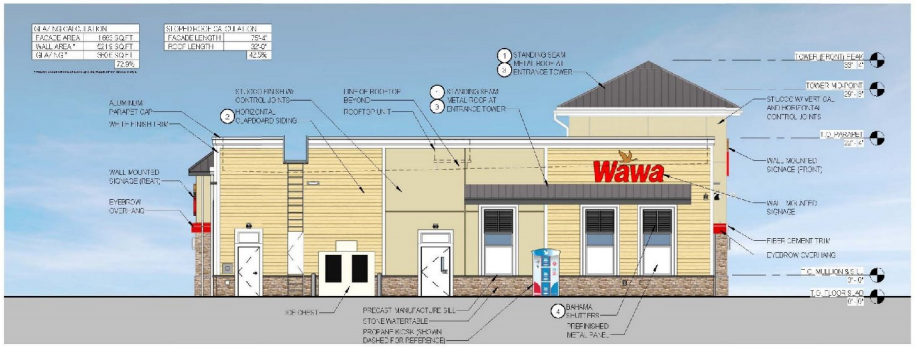
FRONT ELEVATION



REAR (BECKER ROAD) ELEVATION



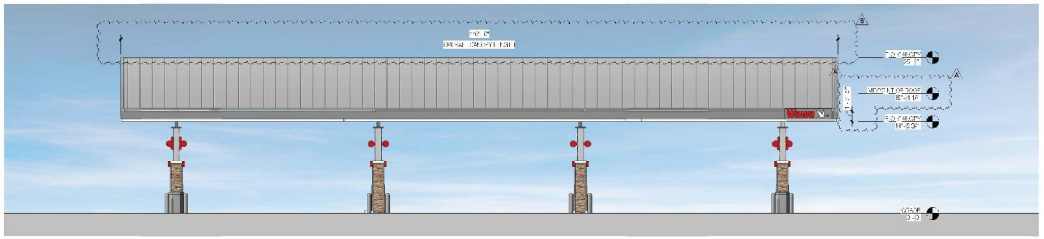
RIGHT (PORT ST. LUCIE BLVD) ELEVATION



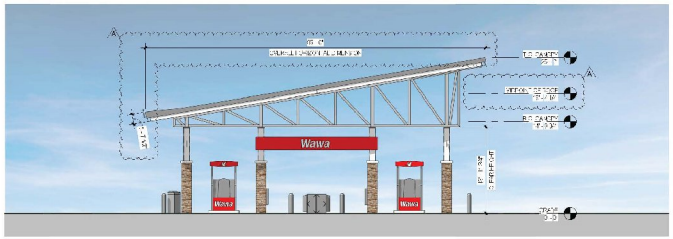
LEFT ELEVATION

Conceptual Elevations

CityofPSL.com



CANOPY SIDE ELEVATION



CANOPY END ELEVATION



Conceptual Elevations

Public Works Traffic Analysis

The Traffic Impact Statement received in June 2022 was reviewed by City Staff and found to NOT comply with City Code and Public Works Policy #19-01

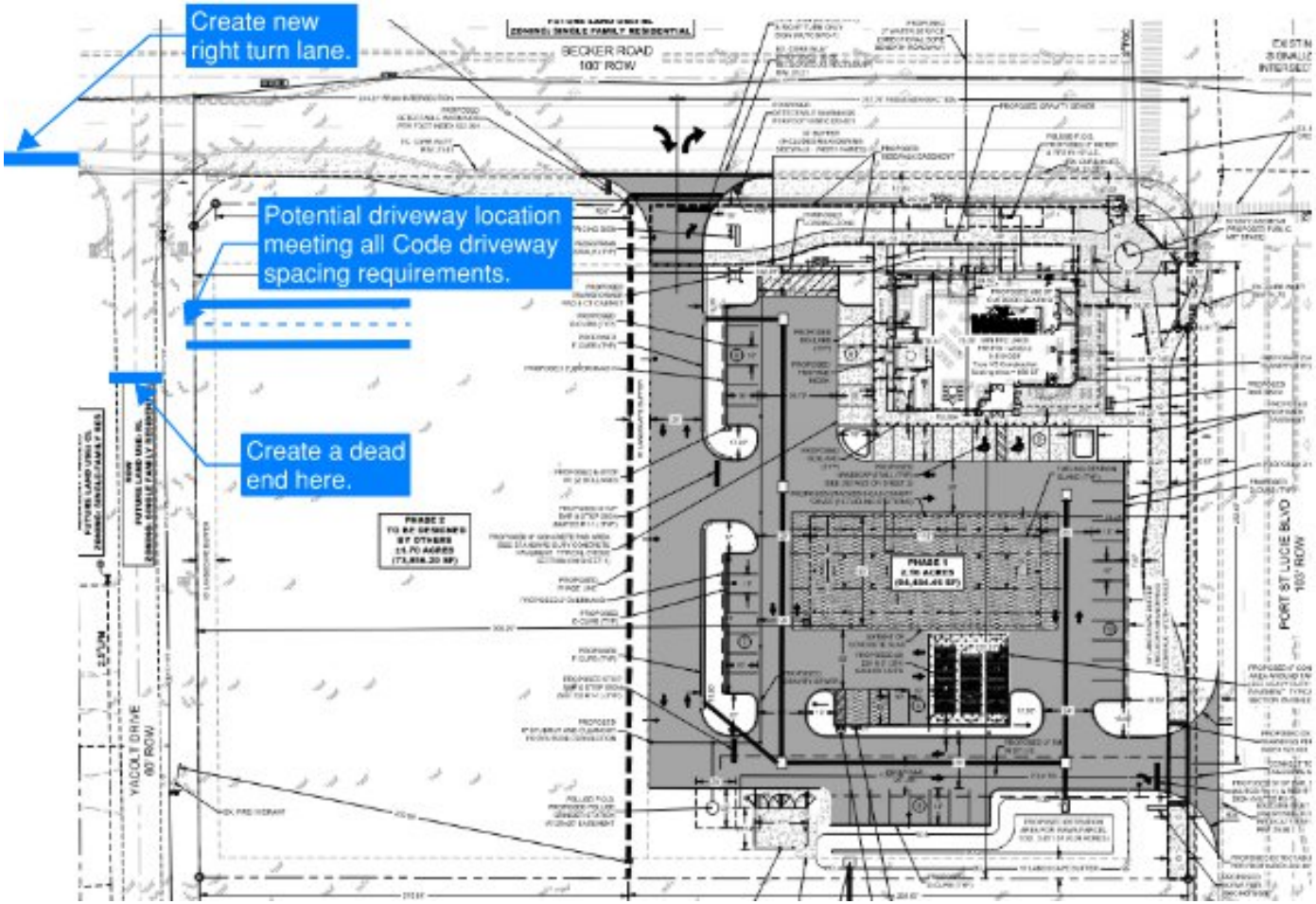
Per ITE Trip Generation Manual, 11th Edition, this site would produce a total of 448 PM Peak Hour trips. The Saturday Peak hour and AM Peak hour trips are even higher. This is divided over 2 driveways and in/out movements. No right turn lane extensions are proposed. The existing right turn lane is of insufficient length from the driveway location that is proposed.

Public Works
City Code Non-Compliance

Zoning Code Section 158.222(B)(4), driveway spacing from intersections shall be measured at minimum of 250' from middle of driveway to the right-of-way line of the intersecting street. Applicant is proposing driveway at 243' from Yacolt Drive.

Of more concern to the Public Works Dept is the location of the driveway being within the existing right turn lane of the Becker and Port St. Lucie Blvd intersection. City Code states, "*standards in excess of these spacing requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway."*

The proposed driveway location within the functional area of the intersection will create additional conflict points and therefore creating a safety concern.



Public Works - Alternative Driveway Location option

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS MAY BE OBTAINED TO AND FROM THE PROPERTY, WITH PARTICULAR REFERENCE TO AUTOMOTIVE AND PEDESTRIAN SAFETY AND CONVENIENCE, TRAFFIC FLOW AND CONTROL, AND ACCESS IN CASE OF FIRE OR OTHER EMERGENCY. (§ 158.260 (A) THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD BECAUSE OF THE NUMBER OF PERSONS WHO WILL ATTEND OR USE THE FACILITY, OR BECAUSE OF THE HOURS OF OPERATION, OR BECAUSE OF VEHICULAR MOVEMENT, NOISE, FUME GENERATION, OR TYPE OF PHYSICAL ACTIVITY. (§ 158.260 (I)	NO – The project as proposed does not meet these criteria. Ingress and egress on Becker Road is not satisfactory. The Public Works Department has indicated that they do not support the proposed mid-block driveway from Becker Road since the driveway would extend from a southbound turn lane – and be located in the functional area of influence near the intersection of Becker Road and Port St. Lucie Boulevard. Per City Code Section 158.222(B)(4, the minimum spacing between a road and a driveway shall be 250' for a commercial site on Becker Road. However, the applicant is proposing a driveway separation distance of 243'. Of more concern to the Public Works Department, the proposed driveway is being proposed within the existing right turn lane of the Becker Road and Port St. Lucie Blvd. intersection. City Code goes on to state that *"standards in excess of these spacing requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway."*; such as with this particular case to reduce conflicts.

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE OFF-STREET PARKING AND LOADING AREAS MAY BE PROVIDED, WITHOUT CREATING UNDUE NOISE, GLARE, ODOR, OR OTHER DETRIMENTAL EFFECTS UPON ADJOINING PROPERTIES (§ 158.260 (B)).	YES - In terms of adequate parking and loading. NO - The project as proposed does not meet these criteria in terms of providing adequate buffering of the parking and loading areas to residential uses on the south side. See next page for buffering comments.
ADEQUATE AND PROPERLY LOCATED UTILITIES ARE AVAILABLE OR MAY BE REASONABLY PROVIDED TO SERVE THE PROPOSED DEVELOPMENT (§ 158.260 (C)).	YES - The project as proposed meets these criteria. The subject property is located in the City and utilities are in place to serve the development by the City.

Evaluation of SEU CRITERIA (Section 158.260) BUFFERS	FINDINGS
ADEQUATE OFF-STREET PARKING AND LOADING AREAS MAY BE PROVIDED, WITHOUT CREATING UNDUE NOISE, GLARE, ODOR, OR OTHER DETRIMENTAL EFFECTS UPON ADJOINING PROPERTIES. (§ 158.260 (B) ADEQUATE SCREENING OR BUFFERING. ADDITIONAL BUFFERING BEYOND THAT WHICH IS REQUIRED BY THE CODE MAY BE REQUIRED IN ORDER TO PROTECT AND PROVIDE COMPATIBILITY WITH ADJOINING PROPERTIES. (§ 158.260 (D) YARDS AND OPEN SPACES WILL BE ADEQUATE TO PROPERLY SERVE THE PROPOSED DEVELOPMENT AND TO ENSURE COMPATIBILITY WITH ADJOINING PROPERTIES. (§ 158.260 (F)	NO – SOUTH SIDE: The project as proposed does not meet these criteria in terms of providing adequate buffering for compatibility with adjacent residential uses to the south. The south side has a 10-foot-wide landscape buffer. However, the south of the site side of the lot features a gas station canopy, fuel pumps, and parking that would not be screened from view if the hedge is two feet in height as required by code or if palm trees are used as proposed. The fueling station pumps, canopy, and parking lot would be visible to the neighbors to the south. Staff recommends that the applicant provide a 6-foot-high opaque fence in the landscape buffer. In addition, the type of proposed trees shall include canopy trees such as oak trees, not palm trees, and other vegetation that will facilitate in creating an opaque landscape buffer. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side shall be continued along the entire south side of the property. The Landscape Plan shall be modified prior to SEU approval from the City Council. WEST SIDE: This parcel is to be developed in 2 phases. Wawa is phase 1. Buffering between the Wawa site and the residential houses in the

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
SIGNS, IF ANY, AND PROPOSED EXTERIOR LIGHTING WILL BE SO DESIGNED AND ARRANGED SO AS TO PROMOTE TRAFFIC SAFETY AND TO ELIMINATE OR MINIMIZE ANY UNDUE GLARE, INCOMPATIBILITY, OR DISHARMONY WITH ADJOINING PROPERTIES. (§ 158.260 (E)	YES. The project as proposed meets these criteria. All exterior lighting shall be in conformance with Section 158.221 of the City Zoning Code and all signage shall be in accordance with Chapter 155 of the City Sign Code.
THE USE AS PROPOSED WILL BE IN CONFORMANCE WITH ALL STATED PROVISIONS AND REQUIREMENTS OF THIS CHAPTER. (§ 158.260 (G)	YES, As per Zoning Code Section 158.124(C)(11), convenience stores with or without a fuel service station require approval of a Special Exception Use in a CG (General Commercial) zoning district. As per the Becker Road Overlay District (BROD) Design Standards Section 2.3.3.1.a, a Special Exception Use is required to allow a fuel service station in the Activity Center Subdistrict. The BROD Design Standards Section 2.3.3.1.c also indicates that if access to a site from a side street is provided for a property located in the Activity Center Subdistrict, approval of a Special Exception Use is required.

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ESTABLISHMENT AND OPERATION OF THE PROPOSED USE UPON THE PARTICULAR PROPERTY INVOLVED WILL NOT IMPAIR THE HEALTH, SAFETY, WELFARE, OR CONVENIENCE OF RESIDENTS AND WORKERS IN THE CITY. (§§ 158.260 (H)	YES - The project as proposed meets these criteria. The convenience store and fuel service station are planned to be open 24 hours, 7 days a week, similar to other Wawa businesses in the city. This is a commercial property located at the intersection of two major arterial roads and should be compatible provided adequate buffering is provided on the south side.
THE USE AS PROPOSED FOR DEVELOPMENT WILL BE COMPATIBLE WITH THE EXISTING OR PERMITTED USES OF ADJACENT PROPERTY. THE PROXIMITY OR SEPARATION AND POTENTIAL IMPACT OF THE PROPOSED USE (INCLUDING SIZE AND HEIGHT OF BUILDINGS, ACCESS LOCATION, LIGHT AND NOISE) ON NEARBY PROPERTY WILL BE CONSIDERED IN THE SUBMITTAL AND ANALYSIS OF THE REQUEST. THE CITY MAY REQUEST PROJECT DESIGN CHANGES OR CHANGES TO THE PROPOSED USE TO MITIGATE THE IMPACTS UPON ADJACENT PROPERTIES AND THE NEIGHBORHOOD. . (§§ 158.26 (J)	NO - Not compatible in terms of access as related to the mid-block driveway on Becker Road. See page 17 or Paragraph A. NO - Not compatible in terms of buffering. See page 19 or Paragraphs B, D, F.

Recommendation

- Staff finds that the applicant DID NOT address all comments by the Site Plan Review Committee (SPRC). The Planning and Zoning Department recommends that the Wawa Special Exception Use (SEU), P22-006, be approved with the following conditions:
  - 1) Becker Road Mid-block Driveway Access: Staff finds the requirements of Zoning Code Section 158.224, Driveway Spacing from Intersections, to ensure public safety and high-quality public infrastructure have not been met and staff finds that there are viable alternatives that would not create a potentially hazardous driveway configuration at this location. The proposed mid-block access driveway located on Becker Road shall be eliminated. The Conceptual Site Plan shall be updated prior to SEU approval by the City Council.
  - 2) Yacolt Drive Side Street Access: If side street access to the subject site from Yacolt Drive is provided, a right-turn lane from Becker Road to Yacolt Drive shall be provided and Yacolt Drive shall be closed to thru-traffic. These improvements shall be located in the area to the west of the subject site. Such changes shall be reflected on the Conceptual Site Plan prior to this SEU approval by the City Council, and a separate SEU is required for the side street access.
  - 3) Buffering on South Perimeter Lot: The Conceptual Site Plan and/or Landscape Plan shall be modified prior to SEU approval by the City Council to indicate a 6-foot-high opaque fence in the landscape buffer. In addition, the type of proposed trees shall include canopy trees such as oak trees, not palm trees, and other vegetation that will facilitate in creating an opaque landscape buffer along the south side of the parcel. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side shall be continued along the entire south side of the property.

Recommendation

- 4) Buffering on West Perimeter Lot: Buffering between the Wawa site and the residential houses in the conversion area along Yacolt Drive shall be provided by one of the following:

  1) The west side of the site or Phase 2 shall not be cleared until development for Phase 2 is approved. Provided there is enough existing vegetation to maintain the visual buffer, the existing vegetation may be used for the perimeter area buffer until Phase 2 is developed. 2) If the whole site, inclusive of Phases 1 and 2, is cleared prior to approval of Phase 2 or if there is not enough existing vegetation to create a visual buffer, a perimeter buffer along Yacolt Drive with a fence shall be provided as indicated in Landscape Code Section 154.03.C.5.d. The buffer for the west perimeter shall be reviewed at the time of Site Plan review for the Wawa site, Phase 1.

Questions or Comments?

"A City for All Ages"

Agenda Summary

2023-122

Agenda Date: 2/7/2023 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-097 Tradition MPUD (Master Planned Unit Development) 14th Amendment

Location: The property is located on the north side of Tradition Parkway between SW Fernlake Drive and future N/S A roadway.

Legal Description: A parcel of land located in Sections 5, 6, 7, and 6, Township 37 South, Range 39 East, St. Lucie County, Florida

This is a request to amend the Tradition MPUD zoning regulation book and concept plan for property identified as parcels 17, 17 A, and 18 on the Tradition MPUD concept plan.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: Mattamy Palm Beach, LLC, has applied to amend the Tradition MPUD zoning regulation book and concept plan. The proposed amendment addresses the development of approximately 110 acres of undeveloped land in Tradition that is located on the north side of Tradition Parkway, across from the city owned Tradition Regional Park site and identified as Parcels 17, 17A, and 18 on the Tradition MPUD concept plan. The proposed amendment revises the land use sub-district designation for Parcels 17 and 17A from the Town Center sub-district to the Residential sub-district on the MPUD concept plan and provides updated development standards for Parcels 17, Parcel 17A, and Parcel 18 to accommodate new development proposals. The changes proposed apply only to the development of Parcels 17, Parcel 17A, and Parcel 18.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the MPUD amendment as recommended by the Site Plan Review Committee and subject to the following conditions:

1. Development on Parcels 17, 17A, and Parcel 18 shall be designed with school bus turnaround, stops, and shelter internal to the site on all road frontages so traffic on the public roadways is not obstructed.
2. The development of Parcels 17, 17A, and Parcel 18 shall include the platting and construction of SW Westcliffe Lane to N/S A including the intersection of SW Westlcliffe Lane and N/S A. The plat for the portion of Westcliffe lane adjacent to N/S A must be platted prior to construction of Westcliffe Lane and must include the intersection of Westlcliffe /N/S A. Westcliffe lane must be constructed concurrent with the Slopeside site development.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the amendment.
2. Move that the Board not recommend approval.

Background: The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the September 14, 2022, Site Plan Review Committee meeting.

Issues/Analysis: See attached staff report.

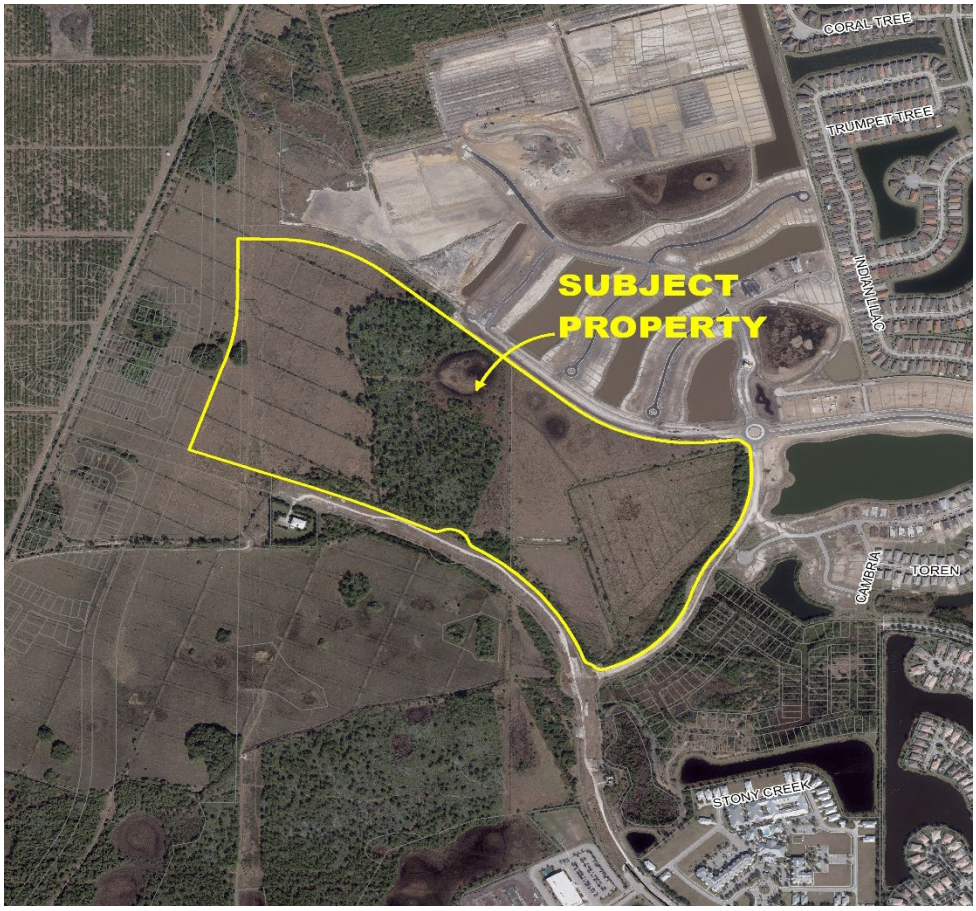
Special Consideration: N/A

Location of Project: The property that is the subject of this application is located on the north side of Tradition Parkway between SW Fernlake Drive and future N/S A roadway.

Attachments:

1. Staff Report
2. Exhibit "A" Tradition MPUD 14th Amendment
3. Application
4. Warranty Deed
5. Staff Presentation

Tradition Master Planned Unit Development 14Th Amendment
MPUD Amendment Application
P22-097



Project Location Map

SUMMARY

Applicant's Request:	A request to amend the Tradition MPUD (Master Planned Unit Development) zoning regulation book and concept plan for property identified as parcels 17, 17 A, and 18 on the Tradition MPUD concept plan (14th Amendment)
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The subject property is generally bordered by SW Westcliffe Lane to the north, Tradition Parkway to the south, SW Fernlake Drive to the east, and future N/S A to the west.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

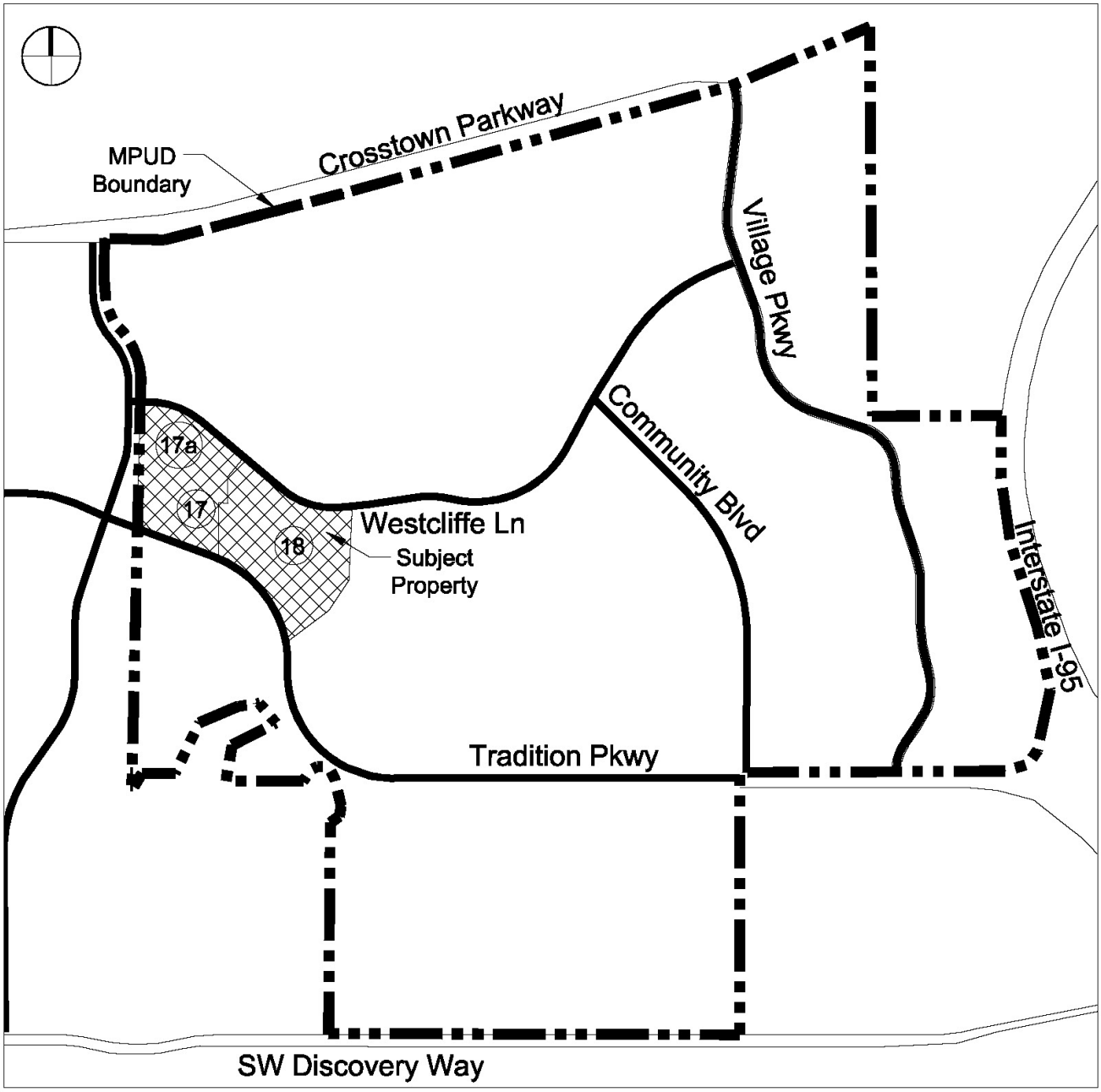
Project Description

Mattamy Palm Beach, LLC, has applied to amend the Tradition MPUD zoning regulation book and concept plan. The Tradition MPUD was adopted in September 2004 and last amended in August 2019 (13th Amendment). The Tradition MPUD encompasses all the land that was included in the original Tradition DRI for a total of 3,038 acres. The proposed amendment addresses the development of approximately 110 acres of undeveloped land in Tradition that is located on the north side of Tradition Parkway, across from the city owned Tradition Regional Park site, and immediately west of SW Fernlake Drive and other miscellaneous changes. The 110 acres of undeveloped land is identified as Parcels 17, 17A, and 18 on the Tradition MPUD concept plan.

This application to amend the Tradition MPUD was submitted in response to staff's preliminary review of two applications for the development of Parcels 17, 17A, and 18. Mattamy Palm Beach, LLC, has applied for site plan approval for a multi-family development consisting of 520 residential units for a project known as the Slopeside Site Plan (P22-348). Slopeside is proposed for the area identified as Parcesl 17 and 17A on the Tradition MPUD concept plan. Parcels 17 and 17A are currently designated for Town Center use. As proposed, the Slopeside project will consist of vertically attached multi-family units in two buildings for a total of 336 units, horizontally attached multi-family units similar in design to town house units for a total of 158 units, and detached units for a total of 26 units similar to the Cottages at Tradition project. The proposed maximum building height for the vertically attached multi-family units and the proposed building separation distances are not consistent with the currently approved Tradition MPUD. Mattamy Palm Beach, LLC, has also submitted an application for preliminary subdivision plat approval for a residential subdivision consisting of 210 single-family lots to be known as Tradition Brynlie Preliminary Plat (P22-277). Brynlie is proposed for the area identified as Parcel 18 on the Tradition MPUD concept plan. The setbacks proposed for this development are less than the minimum allowed by the currently approved Tradition MPUD.

The proposed amendment revises the land use sub-area designation for Parcels 17 and 17A from the Town Center sub-area to the Residential sub-area on the MPUD concept plan and adds updated development standards for single-family and multi-family residential development for Parcels 17, Parcel 17A, and Parcel 18. The subject area of this application is shown below:

Tradition MPUD - 14th Amendment Exhibit



Proposed Amendment

The proposed changes are as follows and only applicable to Parcels 17, 17A, and 18:

1. Revise the MPUD concept plan (Exhibit 8B) and development tables (Exhibit 5) to change the sub-area designation on 31.59 acres identified as Parcels 17 and 17 A from the Town Center sub-area to the Residential sub-area as shown on proposed Exhibit 8B.
2. Revise the maximum building height requirements for the residential sub-area under Exhibit 6, Section 1 (H) to allow a maximum building height of fifty-five (55) feet for multi-family vertically attached residential development for Parcels 17 and 17A. The Tradition MPUD sets a maximum height of thirty-five (35) feet for all residential development located within a residential sub-area. The MPUD does not distinguish between single-family residential development and multi-family residential development even though the City's Comprehensive Plan allows a maximum height of sixty-five (65) feet for multi-family residential development in a residential sub-district (Policy 1.2.2.3 of the Future Land Use Element). This amendment will set a maximum height of fifty-five (55) feet for multi-family vertically attached residential development for Parcels 17 and 17A. It maintains the maximum height of thirty-five (35) feet for multi-family horizontal development.
3. Revise the side setback requirement for single-family residential lots and paired villas under Exhibit 6, Section 1 (J.1) and (J.7) from a minimum side setback of six (6) feet to a minimum side setback of five (5) feet for Parcels 17, 17A, and 18. This change is consistent with the side setback requirements the City has approved for single-family residential development in other MPUDs in Southern Grove as well as the Western Grove MPUD.
4. Establish the setback requirements for multi-family development for Parcels 17 and 17A under Exhibit 6, Section 1 (J.3) to require each multiple-family lot to have a building setback of twenty-five (25) feet from the front yard and public road rights of way, and ten (10) feet from side and rear property lines. The Tradition MPUD does not establish specific setback standards for multi-family development. It allows the standards to be set as part of site plan review. This change is similar to the standards the City has adopted for other MPUDs in Southern Grove.
5. Establish separate building separation requirements for multi-family development for Parcels 17 and 17A under Exhibit 6, Section 1 (J.3) to distinguish between multi-family vertically attached units, multi-family four to eight horizontal attached units, and multi-family horizontal detached units. The Tradition MPUD requires a minimum building separation of twenty (20) feet where two or more buildings are situated upon a parcel for multi-family development. This amendment will require a minimum building separation of twenty (20) feet between buildings for multi-family vertically attached units, a minimum building separation of fifteen (15) feet between buildings for multi-family four to eight horizontal attached units, and a minimum building separation of ten (10) feet between buildings for multi-family horizontal detached units. These changes are similar to the standards the City has adopted for other MPUDs Southern Grove.
6. Add parking requirements for multi-family development for Parcels 17 and 17A as Section 7 (C) (9). The Tradition MPUD requires 1.5 spaces per dwelling unit. This amendment will require 1 space per 1.75 for each multi-family residential unit and one guest parking space for every five (5) units for Parcels 17 and 17A and allow dwelling units with garages to include the garage spaces as required parking spaces. The parking requirements for multi-family residential developments are consistent with the parking standards the City has adopted for other MPUDs in Southern Grove.

The proposed changes are included in the proposed Tradition MPUD 14th Amendment attached as Exhibit "A".

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the September 14, 2022 Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the MPUD amendment was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

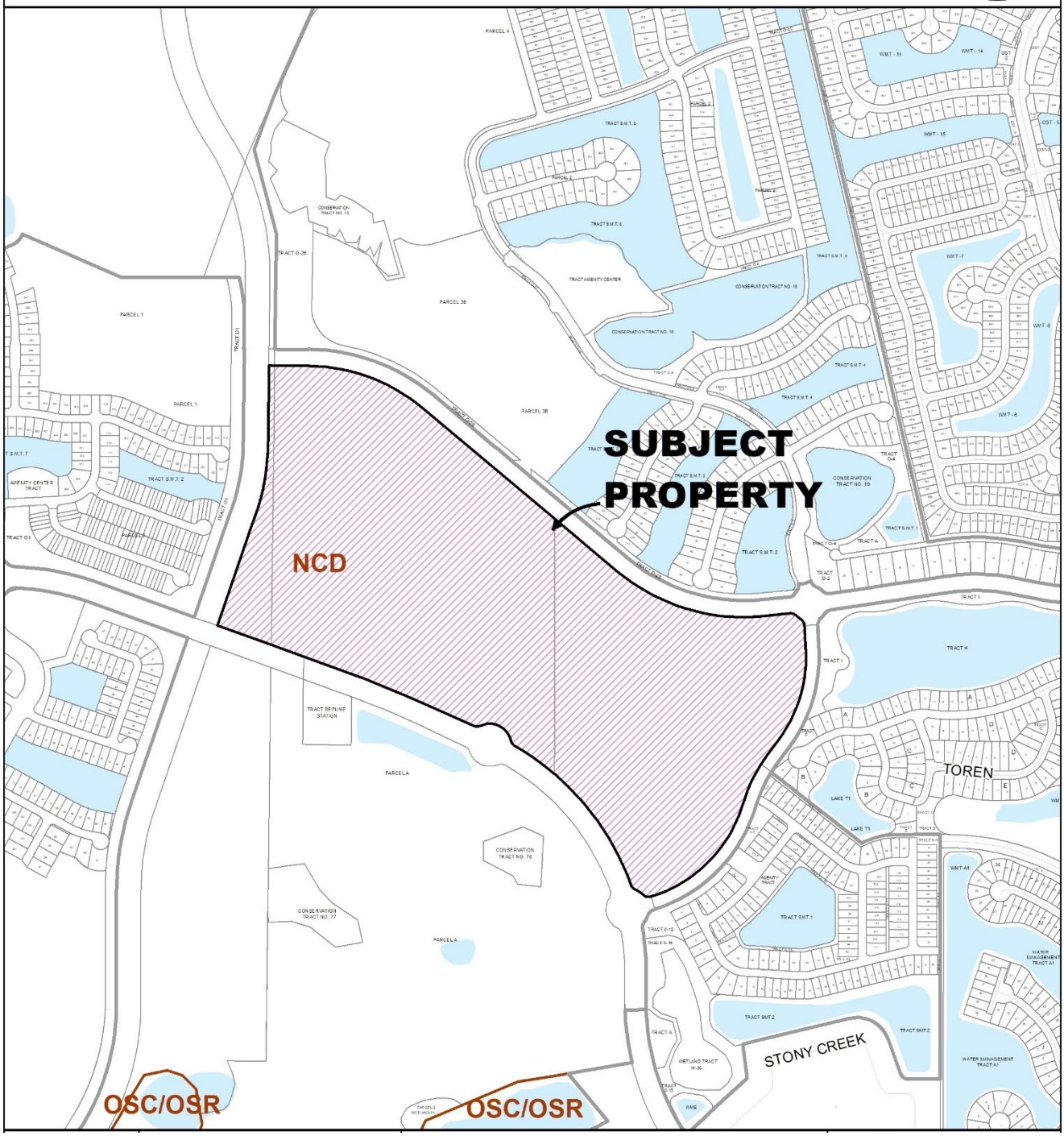
Parcel Number:	4308-132-0002-000-7 and 4305-333-0002-000-5
Property Size:	Parcel Size is 118.07 acres of which 7.997 acres is an FPL easement. A subdivision plat was approved for the subject property by the City Council on January 23, 2023 (P22-204).
Legal Description:	A portion of land located in Sections 5, 6, 7, and 6, Township 37 South, Range 39 East, St. Lucie County, Florida. Once the plat is recorded, the new legal descriptions will be Parcels 4A (Slopeside Site Plan) and 4B (Brynlie subdivision), Tradition 4 Subdivision Plat.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD
Existing Use:	Vacant land

Surrounding Uses

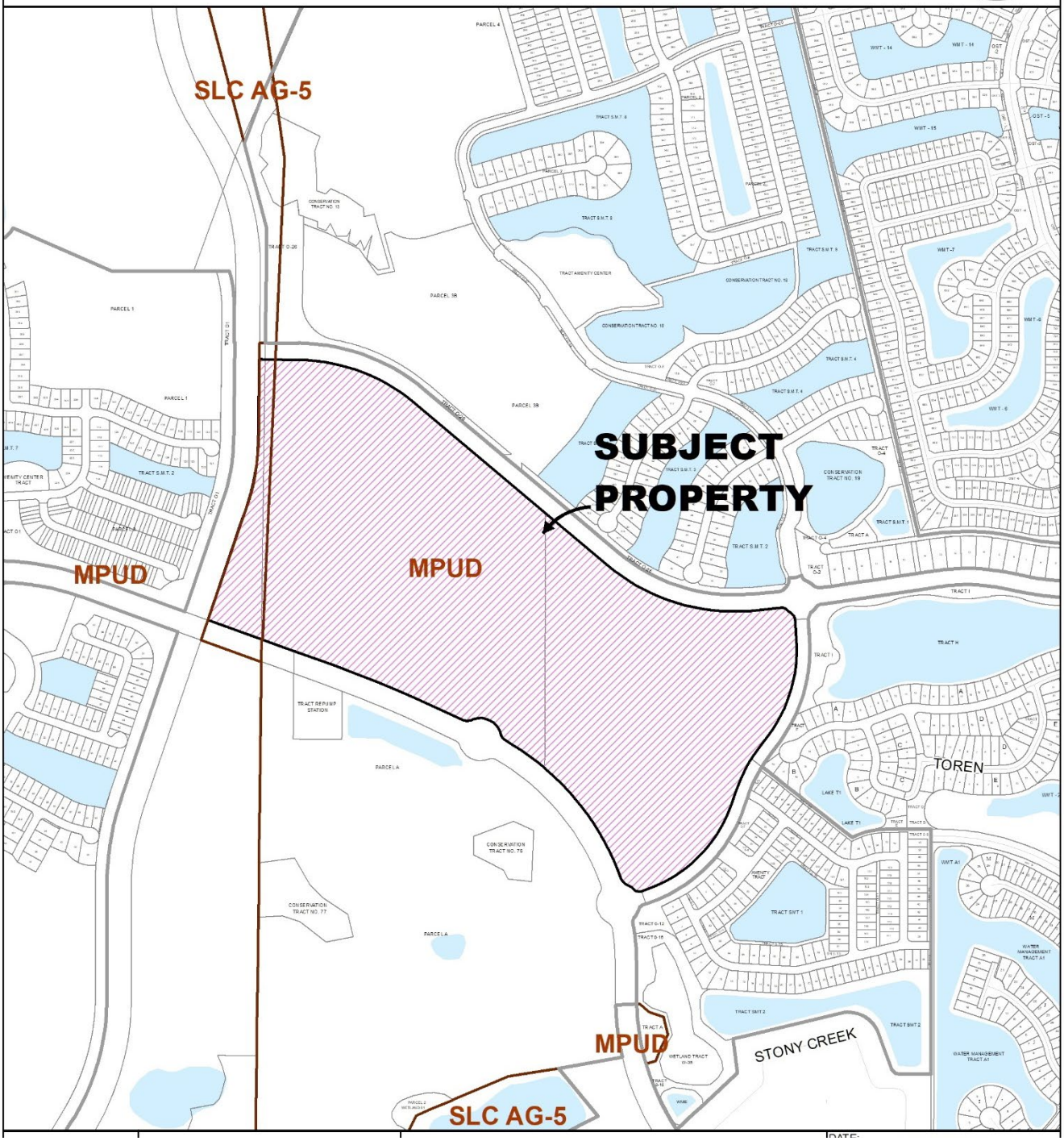
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Residential Subdivision (Esplanade)
South	NCD	MPUD	Future Tradition Regional Park
East	NCD	MPUD	Residential Subdivision (Emery & The Preserve)
West	NCD	MPUD	Vacant land – approved residential subdivision under construction (Cadence)

NCD – New Community Development District MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed MPUD amendment is consistent with Policy 1.2.2.3 of the Future Land Use Element. Policy 1.2.2.3 provides the thresholds for development for neighborhoods within a Residential sub-district. It establishes a minimum building height of 65 feet for multi-family development.

Policy 1.2.2.3: The following standards shall be met in designing Neighborhoods within the Residential Area and incorporated into any MPUD Conceptual Plan and Regulation Book adopted pursuant to Policies 1.2.6.1 and 1.2.6.2:

a. Minimum Size Neighborhood:	*10 acres*
Maximum Size Neighborhood:	*750 acres*
Minimum Density:	*1.00 units/gross acre1*
Maximum Density:	*28.0 units/gross acre*
Maximum Building Lot Coverage:	*60%*
Maximum Impervious:	*80%*
Maximum Building Height:	
Single-Family	*35 feet*
Multi-Family	*65 feet*
Schools	*65 feet*
Other permitted uses	*35 feet*

The proposed amendment is also consistent with Goal 3.1 of the Housing Element, which pertains to the need for adequate mix of safe and sanitary housing to meets the needs of existing residents. Objective 3.1.1 addresses the need for the City to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents.

RELATED PROJECTS

P22-204 - Tradition 4 Preliminary and Final Subdivision Plat
P22-348 – Slopeside Residential Major Site Plan
P22-277 - Tradition Brynlie Preliminary Subdivision Plat (P22-277)

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the September 14, 2022 Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval based on the following conditions:

1. Development on Parcels 17, 17A, and Parcel 18 shall be designed with school bus turnaround, stops, and shelter internal to the site on all road frontages so traffic on the public roadways is not obstructed.
2. The development of Parcels 17, 17A, and Parcel 18 shall include the platting and construction of SW Westcliffe Lane to N/S A including the intersection of SW Westlcliffe Lane and N/S A. The plat for the portion of Westcliffe lane adjacent to N/S A must be platted prior to construction of Westcliffe Lane and must include the intersection of Westlcliffe /N/S A. Westcliffe lane must be constructed concurrent with the Slopeside site development.

Planning and Zoning Board Action Options:

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

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

MPUD APPLICATION FOR MPUD REZONING OF TRADITION 3,038 ACRES

By:

~~TRADITION LAND COMPANY, LLC~~
~~1052 SW Village Center Drive, Suite 201~~
~~Port St. Lucie, FL 34987~~

MATTAMY PALM BEACH, LLC
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426

Adopted Sept. 22, 2004 Ordinance 03-151	Administrative Amendment No. 8 / P08-031 Approved March 26, 2008
Administrative Amendment No. 1 / P04-060 Approved July 23, 2004	Amendment No. 9 / P12-052 Approved November 13, 2012 Ordinance 12-68
Administrative Amendment No. 2 / P04-545 Approved April 27, 2005	Amendment No. 10 / P14-049 Approved May 12, 2014 Ordinance 14-22
Amendment No. 3 / P05-236 Adopted October 10, 2005	Amendment No. 11 / P14-091 Approved July 1, 2014 Ordinance 14-47
Amendment No. 4 / P-04-104 Adopted June 12, 2006 Ordinance 06-54	Administrative Amendment No. 12 / P18-023 Approved February 28, 2018
Administrative Amendment No. 5 / P06-368 Approved November 22, 2006	Amendment No. 13 / P19-079 Approved August 12, 2019 Ordinance 19-49
Amendment No. 6 / P07-107 Adopted August 13, 2007 Ordinance 07-108	Amendment No. 14 / P22-097 Approved _____ Ordinance _____
Amendment No. 7 / P07-417 Adopted March 10, 2008 Ordinance 08-21	

City of Port St. Lucie P#22-097

PSLUSD Project Number 11-342-00

LIST OF AMENDMENTS

Amendment No. 14

1. Decrease side setbacks from 6' to 5' for new residential development – Parcel 18 (Exhibit 6)
2. Provide updated building separation requirements for multi-family horizontal development and differentiate from multi-family vertically attached development for Parcels 17 and 17A (Exhibit 6)
3. Provide Typical Lot Layout exhibits for new residential development – Parcels 17, 17a, and 18 (Exhibit 10 A-J)
4. Revise Exhibit 8B to change the sub area designation of 31.59 ac identified as Parcels 17 and 17a from Town Center to Residential to be consistent with current Comprehensive Plan land uses.
5. Clarify maximum building height for single family and limit multi-family vertically attached residential uses to 55 feet – Parcels 17, 17a, and 18 (Exhibit 6)

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MPUD APPLICATION CHECKLIST…….…….. 9

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LIST OF EXHIBITS

Exhibit 1	Page 6	Application for MPUD Plan Approval
Exhibit 1A	Page 7	Agent Authorization Letter
Exhibit 2	Page 9	MPUD Application Checklist
Exhibit 3	Page 10	Letter of Unified Control, Tradition, Horizon
Exhibit 4	Page 11	General Standards for District Establishment
Exhibit 5	Page 13-14	Site Information
Exhibit 6	Page 15-36	Proposed Development Uses/Standards
Exhibit 7	Page 37-40	Legal Description
Exhibit 8	Page 41-42	Conceptual Plan
Exhibit 8A	Page 43	Previously Approved Areas
Exhibit 8B	Page 44	Land Use Plan
Exhibit 9	Page 45	Binding MPUD Agreement, Tradition
Exhibit 10A	Page 46	Single Family Front Loaded Lot
Exhibit 10B	Page 47	Single Family Front Loaded Lot
Exhibit 10C	Page 48	Single Family Front Loaded Lot
Exhibit 10D	Page 49	Single Family Rear Loaded Lot
Exhibit 10E	Page 50	Townhouse – Front Loaded Lot
Exhibit 10F	Page 51	Townhouse – Rear Loaded Lot
Exhibit 10G	Page 52	Typical Building Townhome Layout
Exhibit 10H	Page 53	Single Family – Rear Loaded Garage Village Unit
Exhibit 10I	Page 54	Paired Villa Z-lot line
Exhibit 10I	Page 55	Road Cross Sections (intentionally deleted)
Exhibit 10J	Page 56	Road Cross Sections (intentionally deleted)
Exhibit 10K	Page 57	Road Cross Sections (intentionally deleted)
Exhibit 10L	Page 58	Road Cross Sections (intentionally deleted)
Exhibit 11	Page 59	Transportation
Exhibit 12	Page 60	Entitlement Allocation Exhibit
Exhibit 13	Page 61	Quarter Mile/800 Unit Exhibit

TRADITION

PROJECT PROFESSIONSALS

OWNER: Mattamy Palm Beach, LLC
2500 Quantum Lakes Drive, Suite 215
Boynton, Beach, FL 33426
~~4901 Vineland Road, Suite 405~~
~~Orlando, FL 32811~~

~~OWNER:~~ ~~TRADITION LAND COMPANY, LLC~~
~~4333 Edgewood Rd. NE~~
~~Cedar Rapids, IA 52499-5445~~
~~319-355-2304~~

AGENT: Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994
772-220-2100

EXHIBIT 1

Digital Application Submitted Via City's Online FUSION Portal

EXHIBIT 1A

Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization - Tradition MPUD

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent Mattamy Palm Beach LLC. as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

_____
Tony Palumbo, Mattamy Palm Beach, LLC

INTRODUCTION

TRADITION, a MPUD, is a mixed-use community consisting of 3,038 acres. The Tradition MPUD is intended to implement the design requirement policies of the NCD land use. TRADITION, offers uses as outlined in the attached Exhibit 5.

The above-mentioned community will have amenities of parks, lakes, upland preservation tracts and recreation areas of parks, playgrounds, or other cultural facilities, golf course and clubhouse.

The internal roadway for TRADITION is designed to ensure an orderly means of ingress and egress movement for both the residents and visitors *to* the area. The community's primary access will be via Tradition Parkway, together with North and South roadways into the community.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a MPUD. The format will follow the outline presented in the PUD Zoning District Standards and Application requirements.

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed MPUD is enclosed as Exhibit 3.

2. TRADITION is a proposed mixed use community designed to encompass residential, neighborhood/village commercial, town center and institutional uses.

3. The Conceptual Plan for TRADITION is enclosed as Exhibit 8 of this submittal package.

4. Please see Exhibit 4 for the General Standards established for this Master Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibits 6 and 10. Development uses and standards are shown in Exhibit 6.

5. The community is also known as TRADITION.

EXHIBIT 3

February 22, 2022

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

Re: TRADITION MPUD

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. MATTAMY PALM BEACH, LLC is the owner of record of the subject property, with Certificate of Title recorded in OR Book 3274, Pages 915-985, in the Public Records of St. Lucie County, Florida, and copies of which are already on file in your department

Thank you for your attention to this matter.

Sincerely,

Tony Palumbo, Mattamy Palm Beach, LLC

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of TRADITION is 3,038 acres, which exceeds the 200-acre minimum establishment of a MPUD within the NCD land use.

2. TRADITION is located on the west side of I-95 and north and south of Tradition Parkway. Main access to the MPUD will be along Tradition Parkway.

3. TRADITION is designated to include residential uses together with town centers and mixed uses.

4. All recreation areas may be a park or playground or other recreational or cultural facility. Furthermore, there may be a golf course and clubhouse with or without an alcoholic beverage license.

5. TRADITION is located within the TRADITION Development of Regional Impact. Storm water management will be provided by an on-site water lake system, which will be part of Tradition Community Development District (TCDD) water management system, located in TCDDs 1, 2, 3, 4, 5, 6, 7, & 8. The Tradition MPUD will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such service. Furthermore, the Tradition Phase I PUD acknowledged that the City may require reuse water be utilized for irrigation, equal to the amount of wastewater generated by the PUD, upon availability to the site. The design of the roadway sections shall conform to PSLUSD landscaping specifications and policies, latest revision. All utilities will be located underground. Irrigation will be provided by an onsite system.

6. The original physical characteristics of TRADITION MPUD can be described as approximately 3,038 acres of "improved pasture". There are no existing wetlands within the neighborhood boundaries designated for impact that have not been approved during the original permitting of TRADITION by the South Florida Water Management District (SFWMD). A modification to an existing Army Corps of Engineers permit is in process. There are within the 3,038 acres, wetlands and upland buffers to be preserved. These areas will not be impacted but enhanced by the dedication of additional upland preserve areas.

7. Within TRADITION the minimum finish floor elevations are to be at or above of the minimum elevation for the associated drainage basin as shown in the SFWMD Permit #56-01569-P.

8. This MPUD application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan. The intent of this MPUD is set forth designated land use areas which illustrate compliance with the policy provisions of the New Community Development District land use.

For purposes of this MPUD the following definition shall apply:

Senior living campus – A residential community including a range of living units, including independent units (detached & attached), assisted care units and skilled nursing care facilities along with a variety of common amenities and ancillary services.

In 2016, two parcels were transferred from the Tradition DRI to the Western Grove DRI [the Taylor Morrison 'Esplanade' (north of Westcliffe) and Mattamy 'Emery' (east of Fern Lake)]. The parcels already had zoning of Tradition MPUD in place and such zoning remains on these parcels to-date. The total of the two parcels transferred from Tradition DRI into Western Grove DRI was approximately 326 acres; however, this acreage remains within the Tradition MPUD

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE: 3,038 acres

Development areas included within this MPUD:

- Residential	2,053 acres
- Town Center	190 acres
- Mixed Use	445 acres
- Neighborhood/Village Center	8 acres
- Water Management Tracts	61 acres
- Road Rights-of-Way	188 acres
- Conservation Tracts	39 acres
- Open Space	54 acres
TOTAL	3,038 acres

Note: Development area acreages are approximate.

St. Lucie County Approved Development Areas (Res. 02-141 & 02-142):

• Residential	57.14 acres
• Water Management Tracts	61.04 acres
• Open Space	12.16 acres
• Upland Preserve/Wetlands	16.52 acres
• Road Right-of-Way	48.30 acres
• Town Center	26.01 acres
• Parks	13.00 acres
Total	234.17 acres

Development areas included with this MPUD submittal:

• Residential	~~1,972.88~~ 2,004.47 acres
• Road Right-of-Way	139.97 acres
• Town Center	~~175.64~~ 144.05 acres
• Mixed Use	444.93 acres
• Open Space	41.67 acres
• Conservation Tract	22.98 acres
Total	2,798.07 acres

II. DEVELOPMENT AREA - Overall

Residential: Parcels 3, 6, 9, 12, 13, l3A, 14, 15, 16, 17, 17a, 18, 20, 20a, 21, 22, 23, 32, 34, 35, 36, and 37

- Parcels designed as Civic/Institutional: Total: 1,961.27 acres

Parcels l3A	Area:	2.40 acres
34	Area:	2.31 acres
35	Area:	3.44 acres

- Parcel designated as park: Parcel 22 Area: 118.54 acres
  Parcel 23 0.948 acres

Town Center: Parcels l ,1A,1B,1C, 2, ~~17 and 18~~ Total: 242.19 acres

- Residential Use: % of Total: 36.4%
  Parcels 1A,1B,1C 7.89 acres
  Parcel 2 39.99 acres
  ~~Parcel 18~~ ~~40.24 acres~~

- Office/Retail, Civic:
  Parcel 1 75.89 acres
  ~~Parcel 17~~ ~~78.95 acres~~

Mixed Use: Parcels 4, 5, 7, 8, 10, 11 Total Area: 443.73 acres

- Residential: Parcel 7 Parcel 10 % of Total: 47.07%
  23.79 acres
  185.07 acres

- Retail/Office/Hospital/Utility/Civic/Institutional/Assisted Living Facilities and Nursing Homes
  Parcel 4 179.03 acres
  Parcel 8 10.41 acres

- School/Civic/Institutional
  Parcel 5 33.63 acres

- Retail/Office
  Parcel 11 11.73 acres

Village Center: Parcels 19a,19b Total area: 7.37 acres

Retail/Office/Civic/Church 7.37 acres

III. Intentionally Left Blank

IV. UPLAND PRESERVATION

Uplands will be preserved consistent the Tradition DRI development order.

V. MODEL AREA

The proposed location of model/sales areas shall be determined as individual parcels are developed and approved through the conceptual plan process and require site plan approval by the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner to better service the homeowners who wish to call TRADITION their home. These will remain in effect until such time that it is practicable to offer these home sites for purchase. Fences may be located in private road rights-of-way and cross property lines for model home areas. Site plan approval is required and a bond shall be posted with the city ensuring its removal when the models revert to private residences.

VI. 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.

EXHIBIT 6

PROPOSED DEVELOPMENT USE/STANDARDS

Section 1. Residential Area.

(A) Purpose. The purpose of the residential area shall be to locate and establish neighborhoods within the NCD District 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. Residential areas shall contain integrated neighborhoods within a 2-mile radius of shops, services, and other activities. Neighborhoods within the residential area shall be a minimum of ten (10) acres and a maximum of six hundred (600) acres. Gated neighborhoods are permitted provided arterial roads are not gated and they are integrated into the overall community via pedestrian and bicycle connections. Higher density residential uses within the Residential area shall be encouraged to be located near Neighborhood/Village areas, Town Centers and Mixed Use areas, central focal points and the center or edge of neighborhood areas. The following standards shall be met in designing neighborhoods within the residential area.

(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. 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;

3. Townhouse dwelling;

4. Multiple-family dwelling;

5. 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);

6. Civic, institutional, or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

7. Temporary sales trailers located upon the parcel for which sales activities are to be conducted;

8. Senior living campus; and Nursing Home.

9. Paired Villa dwelling

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

Wireless communication antennas and monopole towers with a maximum height of 100 feet located within parks or school sites designated on Exhibit 8, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances are met.

(D) Accessory Uses. As set forth within Section 6 hereof.

(E) Minimum Lot Requirements / Maximum Residential Density.

1. Single-family dwelling: Two thousand eight hundred (2,800) square feet and width of thirty-five (35) feet with a maximum gross project density of fifteen (15) dwelling units per acre;

2. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of fifteen (15) dwelling units per acre.

3. Multiple-family dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of ten (10) units per acre and maximum gross project density of twenty (20) dwelling units per acre.

4. Schools:
   a. Day Care 0.75 acres
   b. K-8th 7.5 acres
   c. High 15 acres

5. All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

6. Paired Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-seven and one-half (37.5) feet, with a maximum gross project density of seven (7) dwelling units per acre.

(F) Maximum Building Coverage.

Single Family and Multi Family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

~~All other uses: Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.~~

(G) Minimum Open Space. Thirty (30) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(H) Maximum Building Height. Thirty-five (35) feet measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet. Schools (K-8th and High) shall have a maximum height of fifty (50) feet.

a. For Parcels 17 and 17a as depicted on the Tradition MPUD Concept Plan, multi-family vertically attached units shall have a maximum height of fifty-five (55) feet. Multi-family horizontal dwelling units shall have a maximum height of thirty-five (35) feet.

(I) Minimum Living Area.

1. Single-family dwelling: One thousand two hundred (1,200) square feet.

2. Townhouse and Multiple-family dwellings:

i. Studio apartment, six hundred (600) square feet;
ii. One (1) bedroom, seven hundred (700) square feet;
iii. Two (2) bedroom, eight hundred (800) square feet;
iv. Three (3) bedroom, nine hundred (900) square feet.

3. Senior living campus – six hundred (600) square feet for independent units (attached & detached).

(J) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Tradition MPUD.

1. Single-family dwelling:

Front yard. Each lot shall have a front yard with a building setback line of ten (10) feet for dwellings with alleys, and for rear loaded garage village units, or a front yard with a building setback line of ten (10) feet and a front load garage setback line of eighteen (18) feet for dwellings without alleys. Each lot having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

Side yards. Each lot shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings without alleys, and for rear loaded garage village units, or two (2) side yards, each of which shall result in a separation of ten (10) feet between adjacent buildings with alleys. A side yard of ten (10) feet shall be provided adjacent to rights-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided, and a side yard of five (5) feet shall be provided adjacent to alleys.

*Parcels 17, 17a, and 18, shall be permitted to have side yard setbacks of five (5) feet from the side property line which shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of at least ten (10) feet shall be provided adjacent to rights-of-ways or eighteen (18) feet for street-side-loaded garage.

Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet, eighteen (18) feet for garages on alleys, and a fifteen (15) foot setback where

there is eighteen (18) feet to the alley travel lane. Exhibit 10H rear loaded garage village units may have a rear yard setback of ten (10) feet to garages.

2. Townhouse dwelling:

   Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet for townhouse dwellings with alleys or a front yard with a minimum depth of ten (10) feet and a front load garage setback line of eighteen (18) feet for townhouse dwellings without alleys and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) 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 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.

3. Multiple-family dwelling: In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet.

   a. Parcels 17 and 17a, shall have a building setback of twenty-five (25) feet from the front yard and public rights-of-ways, and ten (10) feet from the 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 for vertically attached units, fifteen (15) feet 4-plex to 8-plex attached units, and a minimum of ten (10) feet for multi-family horizontal detached units.

4. Senior Living Campus: Buildings shall have a setback of ten (10) feet from all property lines. Detached independent units shall be separated by a minimum of twelve (12) feet and the units shall be setback twenty (20) feet from the edge of any internal roadway pavement or sidewalk.

5. All other permitted or special exception uses: All setback requirements shall be established for each specific use as part of the site plan review process.

6. Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 153, City of Port St Lucie Ordinances.

7. Paired Villa dwelling:

Each paired villa dwelling shall have a front yard with a minimum depth of eighteen (18) feet for a front load garage setback and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line.

Paired Villa's shall have a minimum of twelve (12) feet distance between buildings (six feet setback to property line). Lots shall have a zero (0) foot Z-lot line setback on the zero (0) foot side of the lot and a side yard having a minimum depth of six (6) feet shall be provided on the non zero (0) foot lot line. A minimum of ten (10) feet distance is required between the side of any paired villa dwelling and a private or public street or right-of-way.

a. * Parcels 17, 17a, and 18 shall have a minimum side yard setback of five (5) feet from the side property line on the non-zero foot lot line providing a minimum of ten (10) feet separation between adjacent buildings.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Each neighborhood within the Residential area shall submit a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD District's Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review 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.

(M) Access. Gated subdivisions shall provide a minimum distance of 100 feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of 100 feet from the gate to the right of way. A bus and truck maneuvering area will not be required for secondary resident restricted entrances.

Section 2. Neighborhood/Village Commercial Areas

(A) Purpose. The purpose of the neighborhood/village commercial areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping of interrelationship of established uses so as to permit a high level of pedestrian movement within the area; to designate those uses and services deemed appropriate and proper for location and development within said

areas; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses with the areas. Neighborhood/Village commercial areas shall function as a community of compatible uses in a compact setting, with a minimum area of three (3) acres and a maximum area of thirty-five (35) acres, serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. The following standards shall be met in designing neighborhood/village commercial areas:

(B) Permitted Principal Uses and Structures. A minimum of two (2) of the following principal uses and structures shall be contained in the neighborhood/village commercial area, provided that a maximum of fifty (50) percent of the net developable area within a neighborhood / village commercial area may be residential and the maximum gross floor area of any one (l) retail use shall be thirty thousand (30,000) square feet:

1. Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and on premises consumption;

2. Office for business, professional or medical use;

3. Personal service uses, such as, bank or savings and loan association, dry cleaning or laundry pick up station for work to be sent elsewhere;

4. Day care center;

5. Restaurant (not including drive-in facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages;

6. Service station (as separate use or in conjunction with a permitted use);

7. Park or playground or other public or private recreation or cultural facility;

8. Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

9. Townhouse dwelling;

10. Multiple-family dwellings;

11. Temporary sales trailers located upon the parcel for which sales activities are to be conducted; and

12. Congregate living facilities

(C) Special Exception Uses. The following uses may be permitted only following the

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

Wireless communication antennas and towers with a maximum height of 100 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses. As set forth in Section 6 hereof.

(E) Minimum and Maximum Lot Requirements and Residential Density.

1. Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.

2. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

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

(H) Maximum Building Height.

1. Residential: Thirty-five (35) feet provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet.

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

(I) Minimum Building Size and Minimum Living Area

1. Residential: As set forth in Section 1(H) hereof.

2. Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).

2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

3. Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of

Chapter 153, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood /village commercial area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Prior to approval of site plans for non-residential development in the neighborhood /village commercial area, a conceptual plan meeting the criteria set forth above shall be submitted for review and approval of the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the neighborhood/village commercial area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director of the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 3. Town Center Areas.

(A) Purpose. The purpose of town center areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of commercial facilities, said areas to be primarily along established highways where a mixed pattern of commercial usage is to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Town centers shall be designed, with a minimum size of thirty (30) acres and a maximum size of one hundred fifty (150) acres, to meet the needs of the larger residential area. The following standards shall be met in designing town centers:

(B) Permitted Principal Uses and Structures. A minimum of three (3) of the following principal uses and structures shall be contained within the town center area, provided a minimum of thirty (30) percent and a maximum of fifty (50) percent of the net developable area within a town center shall be residential, a minimum of 800 residential units shall be assigned to the town center and areas within 1/4 mile, and maximum gross floor area of any one (1) retail use shall be sixty thousand (60,000) square feet:

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

2. Office for administrative, business, professional or medical use;

3. Bank or savings and loan association;

4. Restaurant, including drive-in service;

5. Retail sales of alcoholic beverages for on and off premises consumption;

6. Hotel, motel, inn or bed and breakfast;

7. Theater (indoor);

8. Service station;

9. Car wash as an accessory to a service station only;

10. Public facility or use;

11. Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

12. School (public or private), grades kindergarten through 12;

13. School (technical or vocational);

14. Day care center;

15. Single-family dwellings (attached and detached; minimum density of 8 du/ac);

16. Townhouse dwellings;

17. Multiple-family dwellings;

18. Recreation amusement facility;

19. Park or playground, or other public recreation or cultural facility (including but not limited to: 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);

20. A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures.

21. Temporary sales trailers located upon the parcel for which sales activities are to be conducted.

22. Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such

shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

Wireless communication antennas and towers with a maximum height of 200 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses. As set forth in Section 6 hereof.

(E) Minimum and Maximum Lot Requirements and Residential Density.

a. Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.

b. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

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

(H) Maximum Building Height. Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet and residential only uses shall be limited to thirty-five (35) feet.

(I) Minimum Building Size and Minimum Living Area

a. Residential: As set forth in Section I(H) hereof.

b. Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section 1(I)(l) and (2).

2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

3. Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.

Buffering shall be provided in accordance with the landscaping requirements of Chapter 153, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood /village commercial area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Town Center area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design Policies of 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. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the Town Center area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 4. Mixed Use Areas

(A) Purpose. The purpose of mixed use areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of a mixture of uses, said areas to be primarily along established highways where a mixed pattern of housing, big box retail, corporate office and large institutional uses are to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Mixed use areas shall be designed with a minimum size of thirty (30) acres and a maximum of three hundred (300) acres, to meet the needs of the NCD District and areas beyond. The following standards shall be met in designing mixed use areas:

(B) Permitted Principal Uses and Structures. A minimum of three (3) of the following principal uses and structures shall be contained within the mixed use area, provided a minimum of thirty (30) percent and a maximum of seventy (70) percent of the net developable area within a mixed use area shall be residential:

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

2. Office for administrative, business, professional or medical use;

3. Bank or savings and loan association;

3. Bank or savings and loan association;

4. Restaurant, including drive-in service;

5. Retail sales of alcoholic beverages for on and off premises consumption;

6. Hotel, motel, inn or bed and breakfast;

7. Theater (indoor);

8. Service station;

9. Car wash as an accessory to a service station only;

10. Public facility or use;

11. Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

12. School (public or private), grades kindergarten through 12;

13. School (technical or vocational);

14. Day care center;

15. Single-family dwellings (attached and detached; minimum density of 8 du/ac);

16. Townhouse dwellings;

17. Multiple-family dwellings;

18. Recreation amusement facility;

19. Park or playground, or other public recreation or cultural facility (including but not limited to: 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);

20. A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures.

21. Temporary sales trailers located upon the parcel for which sales activities are to be conducted.

22. Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such

23. Hospital and other medical facilities;

24. Research uses, including product development and engineering.

25. Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

26. Assisted Living Facilities: and

27. Nursing home.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

Wireless communication antennas and towers with a maximum height of 300 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses. As set forth in Section 6 hereof.

(E) Minimum and Maximum Lot Requirement.

1. Residential: As set forth in Section l(E) hereof.

2. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

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

(H) Maximum Building Height. One hundred (100) feet provided residential only uses shall be limited to thirty-five (35) feet.

(I) Minimum Building Size and Minimum Living Area

1. Residential: As set forth in Section l(H) hereof.

2. Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section l(I)(l) and (2).

2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

3. Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with Chapter 153, City of Port St. Lucie Zoning Ordinances except that buffer walls shall not be required between residential and non-residential uses within the mixed use area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Mixed Use area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design Policies of 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. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to mix of uses, lot sizes and setbacks, and minimum open space.

Residential uses within the Mixed Use area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 5. Resort Areas. (Reserved)

Section 6. 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, or as restricted in the Homeowners Association documents. 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 unless as otherwise noted for specific uses under section B as follows. Accessory uses are not considered a part of building coverage standards. Detached garages and storage buildings are also subject to size and design standards as listed in subsection (B)(2)h and (B)(2)i.

(B) Accessory Uses in 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 below. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to two (2) feet. The minimum setback from side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way and five (5) feet shall be provided adjacent to an alley and accept where units share a common side property line where then will be be no side setback. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.

1) The following accessory uses are allowed in the residential areas, all other accessory uses are prohibited, or as restricted in the Homeowners Association documents.

a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.

b. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.

c. A basketball backboard and goal may be located in that area extending from the front building line and on driveways as long as they are portable and a minimum of two (2) feet off the edge of the pavement and not on a collector or arterial road.

d. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.

e. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.

f. Fences or screening walls meeting the requirements of Section 158.216 (A) & (B) per the City of Port St. Lucie Zoning Ordinances. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216 (A), (B), (F) & (G). Section 158.216 (C), (D), (E) (H), (I) through (J) are not required to be met and do not apply.

g. Garages. Maximum size = 900 square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roofline. These uses conform in appearance, materials and design to the principal structure (house) if over 300 square feet in size. Only one garage per lot is permitted.

h. Solar collection systems, windmills, and other energy devices based on renewable resources.

i. Outdoor fireplaces and barbecue pits.

j. Doghouse with a size not to exceed four (4) feet in height by four (4) feet in depth by six (6) feet wide.

k. Noncommercial greenhouses.

l. Dish antennas provided the meet the above and following requirements:

1. Only one (1) dish antenna per residence shall be permitted;

2. Dish antennas shall not exceed eighteen (18) inches in diameter, nor shall the dish in any position exceed a height of fifteen (15) feet.

m. Recreational accessory uses shall be construed to include incidental retail uses such as cafeterias, gift or variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons or visitors.

(C) Accessory Uses in Non-Residential Areas.

Accessory uses or structures shall not be located in th 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. The minimum setback from side property lines shall be those set forth in Section 1

(D) Storage of a Commercial Vehicle or Equipment in a Residential District. Storage of a commercial vehicle or equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure.

(E) Major Recreation Equipment. Major recreation equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and the like. Storage of major recreation equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure.

(F) Home Occupation. A home occupation as defined herein shall be permitted within residential areas, subject to the following provisions:

1. The holder of the home occupation may have employees engaged in the business provided said employees, except those who reside in the home do not report to or for work at the site of the home occupation.

2. The home occupation shall use no more than two hundred (200) square feet of total floor area of a primary structure, or as provided for in Sec. 6(B)(2)(e).

3. The use of the dwelling for the home occupation shall be clearly incidental and secondary to its use for dwelling purposes. The occupation shall not change the character of the dwelling or reveal from the exterior that the dwelling is being utilized for use other than dwelling purposes. There shall be no display of stock for sale or trade located upon the premises, and no article shall be sold or offered for sale except such as may be produced on the premises or is utilized in conjunction with the home

occupation. The manufacturing of a product for resale shall not be produced with mechanical or electrical equipment which is not normally found in a dwelling and considered as purely a domestic implement.

4. Any use of a dwelling contrary to these provisions or which creates or may create objectionable noises, fumes, odors, dust, electrical interference, or greater than normal residential traffic shall be expressly prohibited.

Section 7. Street, Parking and Pedestrian Requirements

(A) Public Street Requirements. Pursuant to Section 3d of that portion of the Second Capacity Agreement, Tradition Parkway from I-95 to Village Parkway together with that portion of Village Parkway from Tradition Parkway to the north property line will be dedicated to the City of Port St. Lucie. All landscaping shall meet the sight distance and clear zone requirements of FDOT. Arterial, collector and minor collector roads allowing access within the Tradition MPUD as shown on Exhibits shall be designated in accordance with the following minimum criteria.

1. Arterials. Arterial roads shall have a minimum right-of-way width of one hundred thirty (130) feet with ten (10) foot utility easements on each side.

    a. Sidewalks. Arterial roads shall have a five (5) foot minimum sidewalk on both sides if bike lanes are provided in each direction of travel or an eight (8) foot minimum sidewalk on both sides without bike lanes.

2. Major Collector. Collector roads shall have a minimum right-of-way width of one hundred (100) feet.

    a. Sidewalks. Collector roads shall have an eight (8) foot minimum sidewalk on one side with bike lanes.

3. Minor Collector. Minor Collector roads shall have a minimum right-of-way width of eighty (80) feet.

    a. Sidewalks. Minor Collector roads shall have one five (5) foot sidewalk if there are bike lanes in the roadway or one eight (8) foot sidewalk if there are no bike lanes.

4. Intersections.

    a. The minimum intersection radii of pavement or cartway edge, or back of curb, where used, at all typical intersections approximately at right angle shall be a minimum of ten (10) feet to allow for improved pedestrian circulation in neo- traditional neighborhoods and Town Center areas that have been previously approved by St. Lucie County. A minimum radius of twenty-two (22) feet shall be used in additional neo-traditional neighborhoods and town centers approved by the City of Port St. Lucie. All other areas shall have a minimum radius of twenty-five (25) feet.

5. Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed one hundred fifty (150) feet in length from the centerline of the intersecting street.

6. Bus Shelters. Bus shelters shall be located in neighborhoods where appropriate and as recommended by the School District, transit authority or other public agency with appropriate pull offs. Locations of bus shelters are subject to the review and approval of the city.

(B) Private Street Requirements. Collector and local roads within neighborhoods which are not dedicated for public access shall be designed in accordance with the following minimum criteria.

1) Typical right-of-way cross-sections for collector and local roads within gated neighborhoods shall be included as part of the conceptual plan prior to subdivision plat approval.

a. Sidewalks. Collector and local roads within gated neighborhoods shall have a five (5) foot minimum sidewalk on one side.

b. Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed 150' in length from the centerline of the intersecting street.

(C) 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, to the extent a building, use or structure is not identified below, on-street and/or off-street parking and service facilities shall be in accordance with the provisions set forth on Chapter 158, City of Port St. Lucie Zoning Ordinances. On- street parking spaces (min. dimensions 8'x20' for areas previously approved by St. Lucie County; min. dimensions 9'x20' for all other areas except the collector roads where spaces shall be 10'x20') directly and fully adjacent to a site and available to a development shall be counted toward the maximum. On-street parking (min. dimension 10'x20') may be permitted on collector roads and on local roads subject to site plan review. On-street parking shall not be permitted on arterial roads.

1) Retail and Office: 4 spaces per 1,000 sq. ft.

2) Medical Office:4 spaces per 1,000 sq. ft. (Hospital parking to be reviewed at the time of site plan review).

3) Mixed-use including restaurants: to be reviewed based on individual use of proposed mix of use at the time of site plan review.

4) Residential: 1.5 spaces per dwelling unit.

5) Parks and Recreation:

a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.

b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.

6) Restaurant (stand-alone): 1 space per 100 sq. ft.

7) Senior Living Units: Independent units (attached and detached) 1 space per unit. All other units (rooms) shall provide a half space (.5) per unit plus 1 space per employee per shift.

8) Nursing Home: One half (0.5) space per unit (room) plus one (1) space per employee per shift.

9) Parcels 17 and 17A shall provide 1 space per 1.75 unit for each multi-family residential unit and one guest parking space for every five (5) units. Multi-family dwelling units with garage spaces may include the garage spaces as required parking spaces.

(D) Shared or joint use of parking facilities between and among uses is authorized in Town Center and Mixed Use areas when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,

2. There is adequate linkage between the parking and each of the uses sharing the parking; and,

3. The applicant has submitted a properly drawn legal instrument executed by the parties concerned showing agreement to such joint use and specifying the duration of the agreement.

4. Use of ULI's Shared Parking or comparable analysis is encouraged.

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

(F) Parking lot landscaping shall be in accordance with Chapter 153, 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.

(G) Parking decks where proposed shall be designed with internal ramping not visible from the street and access should not be off of major streets. Parking deck interiors shall be screened from view adjacent to roadways and residential areas by use of landscape screening grates, parapet walls or architectural facade treatment.

(H) Pedestrian Access.

1. An on-site pedestrian 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. Convenient pedestrian access to transit stops shall be provided.

2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

3. Where the system crosses driveways, parking areas, and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method.
4. Lighting for parking lots and pedestrian ways shall be provided to ensure public safety. Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets.

Section 8. Landscaping

(A) Plant Materials

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 and two (2) inch caliper DBH in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

3. Existing plant material used to meet the intent of this section and Chapter 153, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. No more than 80% of the required trees may be palm trees.

5. A minimum of 25% of all required trees shall be native species.

6. Landscaping shall meet the city's requirements for xeriscape.

(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, existing utility pole, guy wires and pad mounted transformer. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by city and FDEP.

(C) Site Perimeter Landscaping

(1) Development Located Adjacent to a Right of Way or to Another Property. One tree shall be provided for each 30 linear feet of right of way or abutting property or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and may exceed 24 inches on center.

(D) Landscape Buffer Strips

1. No wall shall be required adjacent to open space land and senior living campuses. No wall shall be required where a wall is already provided by the adjacent property. Senior living campuses are not required to provide a wall adjacent to single family development. One tree shall be planted for each 30 linear feet of the landscape buffer strip or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and may exceed 24 inches on center.

(E) Parking Lot Landscaping. Parking lot landscaping shall be in accordance with Chapter 153, City of Port St. Lucie Land Development Regulations, except for those items specified below.

(1) To facilitate the integration of uses within Neighborhood/Village Centers, Town Centers, and Mixed Use areas, perimeter landscape buffers may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site.

(F) Landscape Strip Between Buildings and Vehicular Use Areas and Around Building Facades. In the Neighborhood/Village Centers, Town Centers and Mixed Use areas, where the design intent is to bring the buildings closer to the street, a landscape strip shall not be required between buildings and vehicular use areas and around building facades. Street trees will be provided pursuant to the City's Subdivision Regulations.

(G) Residential Landscaping. The number of trees to be provided per lot shall be as follows:

(1) Lots less than 6,000 sq. ft. shall provide two (2) trees.

(2) Lots from 6,000 to 7,500 sq. ft. shall provide three (3) trees.

(4) Lots over 7,500 sq. ft. shall provide four (4) trees.

EXHIBIT 7

DESCRIPTION: TRADITION

A PARCEL OF LAND BEING ALL OF SECTION 9 AND A PORTION OF SECTIONS 4, 5, 6, 7, 8, 10, 15, 16, 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALL OF TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THRU 3D, ALL OF TRADITION PLAT NO. 3, RECORDED IN PLAT BOOK 43, PAGES 4, 4A AND 4B, ALL OF TRADITION PLAT NO. 4, RECORDED IN PLAT BOOK 43, PAGES 5 AND 5A, ALL OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, ALL OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, ALL OF TRADITION PLAT NO. 7, RECORDED IN PLAT BOOK 44, PAGES 7 AND 7A, ALL OF TRADITION PLAT NO. 9, RECORDED IN PLAT BOOK 44, PAGES 2, 2A AND 2B, ALL OF TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, ALL OF TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THRU 3D, ALL OF TRADITION PLAT NO. 13, RECORDED IN PLAT BOOK 43, PAGES 20 AND 20A, ALL OF TRADITION PLAT NO. 16, RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J AND ALL OF TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A THRU 22F, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SAID PLAT OF TRADITION PLAT NO. 6 AND THE WESTERLY LIMITS OF GATLIN BOULEVARD RIGHT-OF-WAY AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 24, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001 – 2412, DATED 06/02/77, WITH LAST REVISION OF 09/11/79; THENCE NORTH 00°01'45" EAST AS A BASIS OF BEARINGS ALONG THE EAST LINE OF SAID PLAT AND SAID WESTERLY LIMITS OF GATLIN BOULEVARD, A DISTANCE OF 200.00 FEET. THENCE TRAVERSING SAID WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING BY THE FOLLOWING TWELVE (12) COURSES;

1. SOUTH 89°58'15" EAST DEPARTING SAID EAST LINE, A DISTANCE OF 262.61 FEET;
2. SOUTH 89°58'15" EAST, A DISTANCE OF 372.63 FEET;
3. NORTH 82°24'53" EAST, A DISTANCE OF 317.56 FEET;
4. NORTH 00°01'45" EAST, A DISTANCE OF 64.09 FEET;
5. NORTH 70°02'50" EAST, A DISTANCE OF 289.50 FEET;
6. NORTH 34°39'50" EAST, A DISTANCE OF 207.78 FEET;
7. NORTH 15°33'28" EAST, A DISTANCE OF 491.49 FEET;
8. NORTH 06°58'16 EAST, A DISTANCE OF 373.49 FEET;
9. NORTH 07°32'07" WEST, A DISTANCE OF 374.37 FEET;
10. NORTH 17°47'19" WEST, A DISTANCE OF 510.88 FEET;
11. NORTH 18°47'19" WEST, A DISTANCE OF 714.03 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5983.58 FEET;
12. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°41'41", AN ARC DISTANCE OF 2474.52 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°05'37" EAST FROM THIS POINT), SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 10 AND THE

BOUNDARY OF THE PLAT OF PORT ST. LUCIE SECTION 35, RECORDED IN PLAT BOOK 15, PAGES 10, 10A THRU 10P, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY;

THENCE TRAVERSING THE BOUNDARY OF THE SAID PLAT OF PORT ST. LUCIE SECTION 35, THE NORTH LINE OF SAID SECTION 10 AND THE EAST LINE OF SAID SECTION 4 BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 89°54'10" WEST DEPARTING SAID WESTERLY LIMITS, A DISTANCE OF 1793.84 FEET;
2. NORTH 00°36'27" EAST, A DISTANCE OF 2651.97 FEET;
3. NORTH 00°35'12" EAST, A DISTANCE OF 2833.04 FEET;

THENCE CONTINUE NORTH 00°35'12" EAST DEPARTING SAID BOUNDARY, ALONG THE NORTHERLY PROLONGATION OF THE EAST OF THE NORTHEAST ONE QUARTER OF SAID SECTION 4, A DISTANCE OF 259.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE O.L. PEACOCK CANAL AS DESCRIBED BY DRAINAGE AND IRRIGATION EASEMENT IN EXHIBIT "A" AND RECORDED IN OFFICIAL RECORDS BOOK 675, PAGE 1942, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING SAID SOUTHERLY LINE BY THE FOLLOWING FOURTEEN (14) COURSES;

1. CONTINUE NORTH 00°35'12" EAST, A DISTANCE OF 12.29 FEET;
2. SOUTH 66°21'07" WEST, A DISTANCE OF 557.84 FEET;
3. SOUTH 56°25'29" WEST, A DISTANCE OF 121.35 FEET;
4. SOUTH 70°54'29" WEST, A DISTANCE OF 143.67 FEET;
5. SOUTH 85°53'58" WEST, A DISTANCE OF 132.02 FEET;
6. SOUTH 54°34'18" WEST, A DISTANCE OF 298.73 FEET;
7. SOUTH 33°56'01" WEST, A DISTANCE OF 30.15 FEET;
8. SOUTH 56°01'38" WEST, A DISTANCE OF 31.64 FEET;
9. NORTH 50°55'52" WEST, A DISTANCE OF 7.43 FEET;
10. SOUTH 73°43'15" WEST, A DISTANCE OF 14.12 FEET;
11. SOUTH 59°06'39" WEST, A DISTANCE OF 424.13 FEET;
12. SOUTH 65°11'40" WEST, A DISTANCE OF 178.59 FEET;
13. SOUTH 76°04'00" WEST, A DISTANCE OF 1244.50 FEET;
14. SOUTH 74°14'30"WEST, A DISTANCE OF 2525.46 FEET;

THENCE SOUTH 13°31'07" WEST DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 51.88 FEET TO THE NORTHEAST CORNER OF GROVE 3; THENCE SOUTH 74°03'19" WEST ALONG THE NORTH LINE OF SAID GROVE 3, A DISTANCE OF 5341.55 FEET TO THE NORTHWEST CORNER OF SAID GROVE 3; THENCE NORTH 89°33'50" WEST DEPARTING SAID NORTH LINE, A DISTANCE OF 638.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING SAID WEST LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 14°45'25" EAST, A DISTANCE OF 1501.30 FEET;
2. SOUTH 00°41'50" WEST, A DISTANCE OF 6072.71 FEET;
3. SOUTH 00°08'18" WEST, A DISTANCE OF 316.64 FEET;

THENCE NORTH 31°45'23" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 287.45 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A DISTANCE OF 706.40 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 64°04'09" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 34°18'02" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 04°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE NORTH 29°38'11"EAST, A DISTANCE OF 56.90 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET; THENCE NORTH 79°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'15" EAST, A DISTANCE OF 59.29 FEET; THENCE NORTH 67°14'46" EAST, A DISTANCE OF 365.78 FEET; THENCE NORTH 80°50'57" EAST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.81 FEET; THENCE SOUTH 62°56'57" WEST, A DISTANCE OF 710.69 FEET; THENCE SOUTH 09°44'53" WEST, A DISTANCE OF 529.29 FEET; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 1118.66 FEET;

THENCE NORTH 35°27'24" EAST, A DISTANCE OF 161.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 102°13'07", AN ARC DISTANCE OF 356.81 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°40'31" WEST FROM THIS POINT); THENCE SOUTH 00°28'44" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 3805.52 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 560, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE SOUTH 89°50'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 5976.30 FEET; THENCE NORTH 00°02'54" WEST DEPARTING SAID NORTH LINE, A DISTANCE OF 3277.26 FEET; THENCE NORTH 89°57'06" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°02'54" WEST, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°35'41", AN ARC DISTANCE OF 166.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300.00 FEET, SAID POINT ALSO BEING THE SOUTHERLY BOUNDARY OF THE SAID PLAT OF TRADITION PLAT NO. 6; THENCE TRAVERSING THE SAID SOUTHERLY BOUNDARY BY THE FOLLOWING THREE (3) COURSES;

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19°13'06", AN ARC DISTANCE OF 100.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°37'37", AN ARC DISTANCE OF 166.85 FEET TO A POINT OF TANGENCY WITH A LINE;
3. NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 2428.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 3014.818 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 24, AS RECORDED IN PLAT BOOK 62, PAGE 15, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE TO THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 27°52'26" EAST, A RADIAL DISTANCE OF 130.00 FEET AND HAVING A CHORD BEARING OF SOUTH 15°46'00" WEST, 188.16 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF A 92°43'08", A DISTANCE OF 210.37 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 49°08'12"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 49.74 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 590.92 FEET, A CENTRAL ANGLE OF 06°54'10", AND A CHORD BEARING OF SOUTH 15°05'34" WEST, 71.15 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 71.19 FEET; THENCE NORTH 71°27'22" WEST, A DISTANCE OF 42.42 FEET; THENCE SOUTH 54°52'19" WEST, A DISTANCE OF 156.59 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 00°28'33" WEST, A DISTANCE OF 1,225.95 FEET; THENCE NORTH 81°51'17" WEST, A DISTANCE OF 184.82 FEET; THENCE SOUTH 72°37'52" WEST, A DISTANCE OF 222.88 FEET; THENCE NORTH 28°06'28" WEST, A DISTANCE OF 899.01 FEET; THENCE NORTH 51°49'41" WEST, A DISTANCE OF 294.23 FEET; THENCE NORTH 04°24'55" EAST, A DISTANCE OF 302.92 FEET; THENCE NORTH 26°55'17" WEST, A DISTANCE OF 157.56 FEET; THENCE NORTH 61°48'44" EAST, A DISTANCE OF 265.08 FEET; THENCE SOUTH 38°28'42" EAST, A DISTANCE OF 244.24 FEET; THENCE SOUTH 64°44'39" EAST, A DISTANCE OF 347.21 FEET; THENCE SOUTH 87°53'08" EAST, A DISTANCE OF 303.75 FEET; THENCE

NORTH 54°52'19" EAST, A DISTANCE OF 129.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.826 ACRES, MORE OR LESS.

SAID ABOVE LANDS TOTAL 3037.649 ACRES, MORE OR LESS.

SITE DATA

LAND USE — MPUD
PROPOSED ZONING — MPUD
GROSS SITE AREA — 3014.88 AC ± (1556

DEVELOPMENT AREA - OVERALL

RESIDENTIAL: PARCELS 3, 6, 9, 12, 13, 13A, 14, 14A, 15, 16, 18, 19, 20, 20A, 21, 22, 32, 32A, 34 AND 35 — TOTAL 2123.24 ACRES

PARCELS DESIGNED AS CIVIC/INSTITUTIONAL — AREA: 215 ACRES

PARCELS 13A, 34, AND 35 — AREA: TBD (MIN 2

PARCEL 17A

NEIGHBORHOOD VILLAGE CENTER: PARCEL 10A & 10B — TOTAL: 6.04 ACRES

TOWN CENTER: PARCELS 1, 1A, 1B, 1C, 2 AND 17 — TOTAL: 291.25 ACRES

MIXED USE: PARCELS 4, 5, 7, 8, 10 AND 21 — AREA: 444.13 ACRES

RESIDENTIAL

PARCELS 7 AND 10: 192.70 — % OF TOTAL: 44.1%

RETAIL/OFFICE/HOSPITAL

PARCEL 4: 179.62 ACRES

SCHOOL

PARCEL 5: 33.63 ACRES

UTILITY/CIVIC/INSTITUTIONAL

PARCEL 8: 10.48 ACRES

RETAIL/OFFICE

PARCEL 11: 11.73 ACRES

MIXED USE: PARCELS 1A, 1B, 1C, 2 AND 17 — TOTAL: 291.25 ACRES

RESIDENTIAL USE:

PARCELS 1A,1B AND 1C: 7.80 ACRES — % OF TOTAL: 0.3%

PARCEL 2: 38.89 ACRES — % OF TOTAL: 16.8%

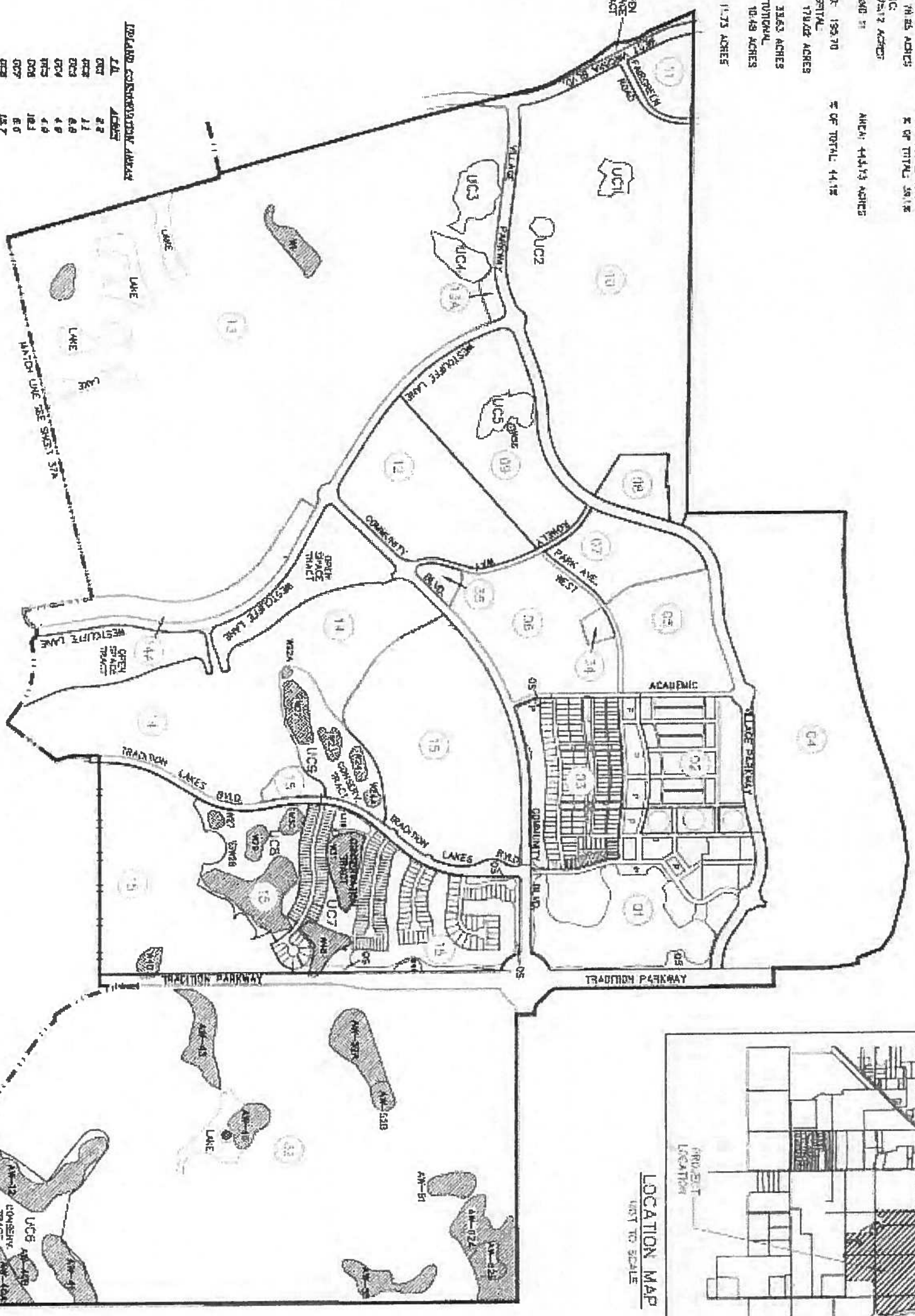
PARCEL 17: 74.25 ACRES — % OF TOTAL: 32.1%

OFFICE/RETAIL CIVIC

PARCEL 1: 75.12 ACRES

LAND USE AREA BY PARCEL		
		ACREAGE
R		3.84
RES		27.77
RES		4.84
RES		6.58
RES		3.78
RES-A		0.85
RES		3.82
RES-A		0.68
RES		0.78
RES		0.68
RES		1.74
RES		1.48
RES		6.76
RES		104.47
RES		1.78
RES		8.54
RES		0.16
RES		5.68
RES		1.45
RES		2.88
RES		1.45
AF-R		11.52
AF-RES		21.17
AF-RES		1.07
AF-C		6.88
AF-C		6.72
AF-C		3.70
AF-C/A		2.68
AF-C/B		1.61
AF-C/B		6.88
AF-C/A		2.85
AF-C/A		12.26
AF-C/B		2.60
TOTAL		252.49

LAND USE AREA BY PARCEL		
		ACREAGE
CB		2.2
CB		1.1
CB		6.8
CB		4.8
CB		4.8
CB		18.1
CB		6.8
CB		15.7
CB		14.8
TOTAL		75.8



LOCATION MAP
NOT TO SCALE

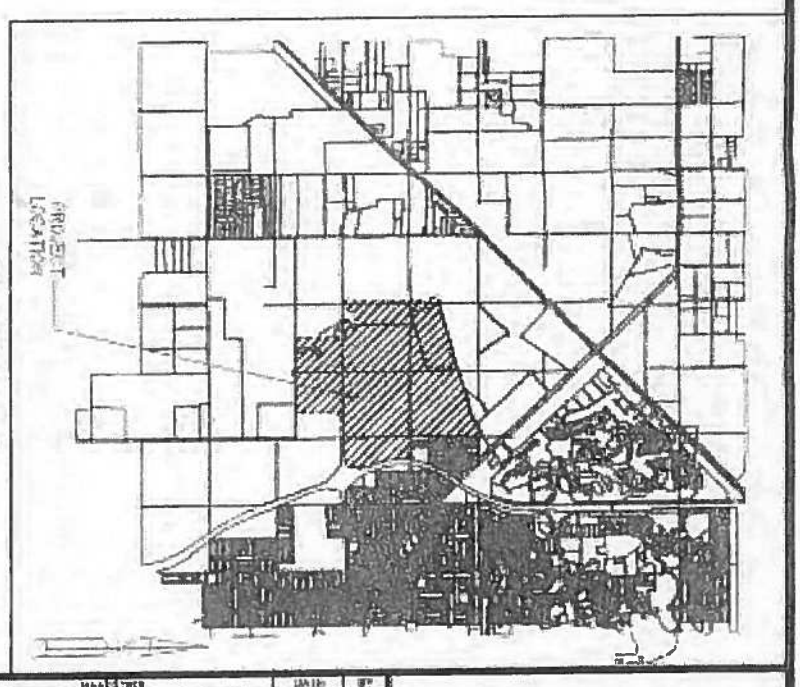
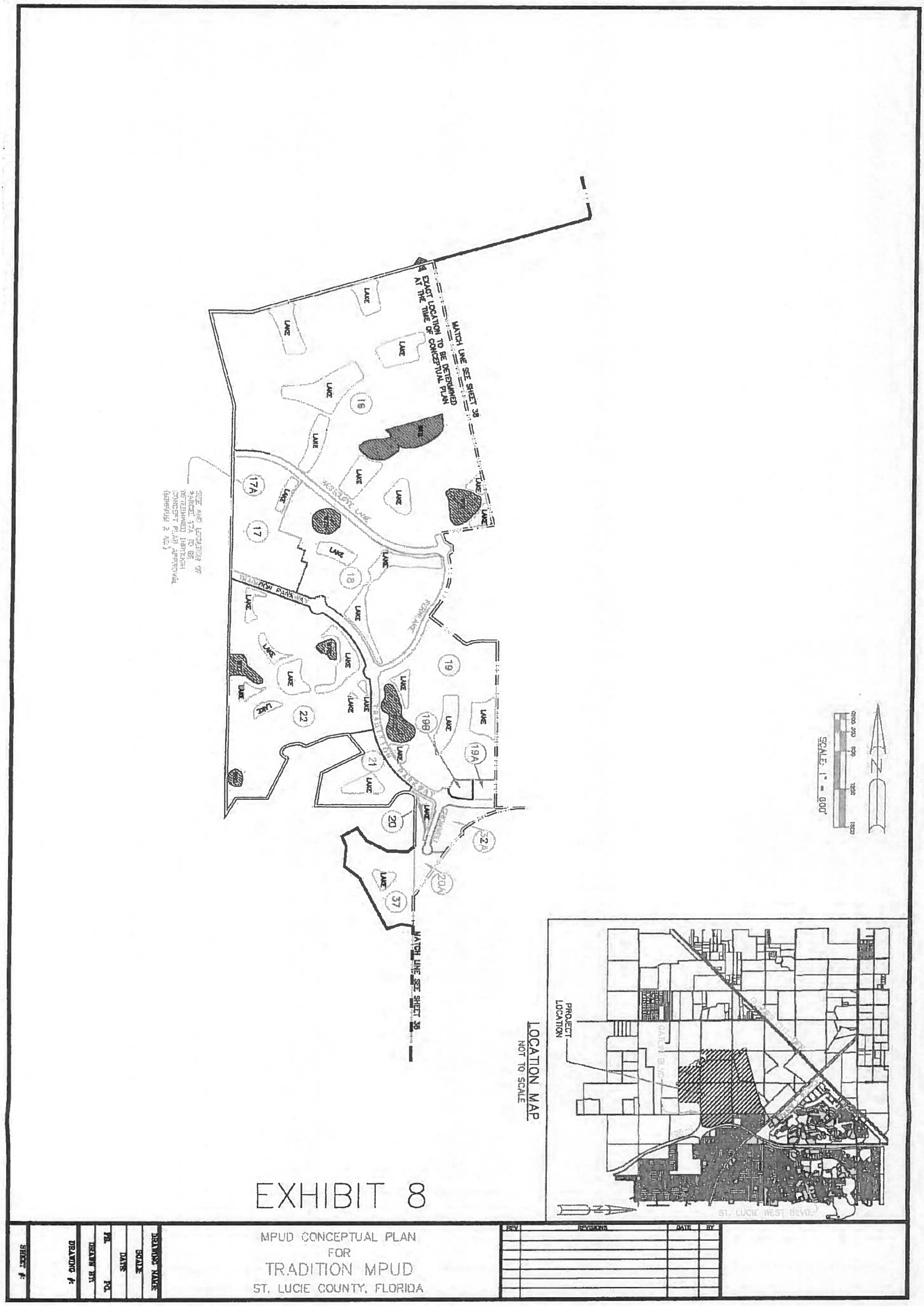


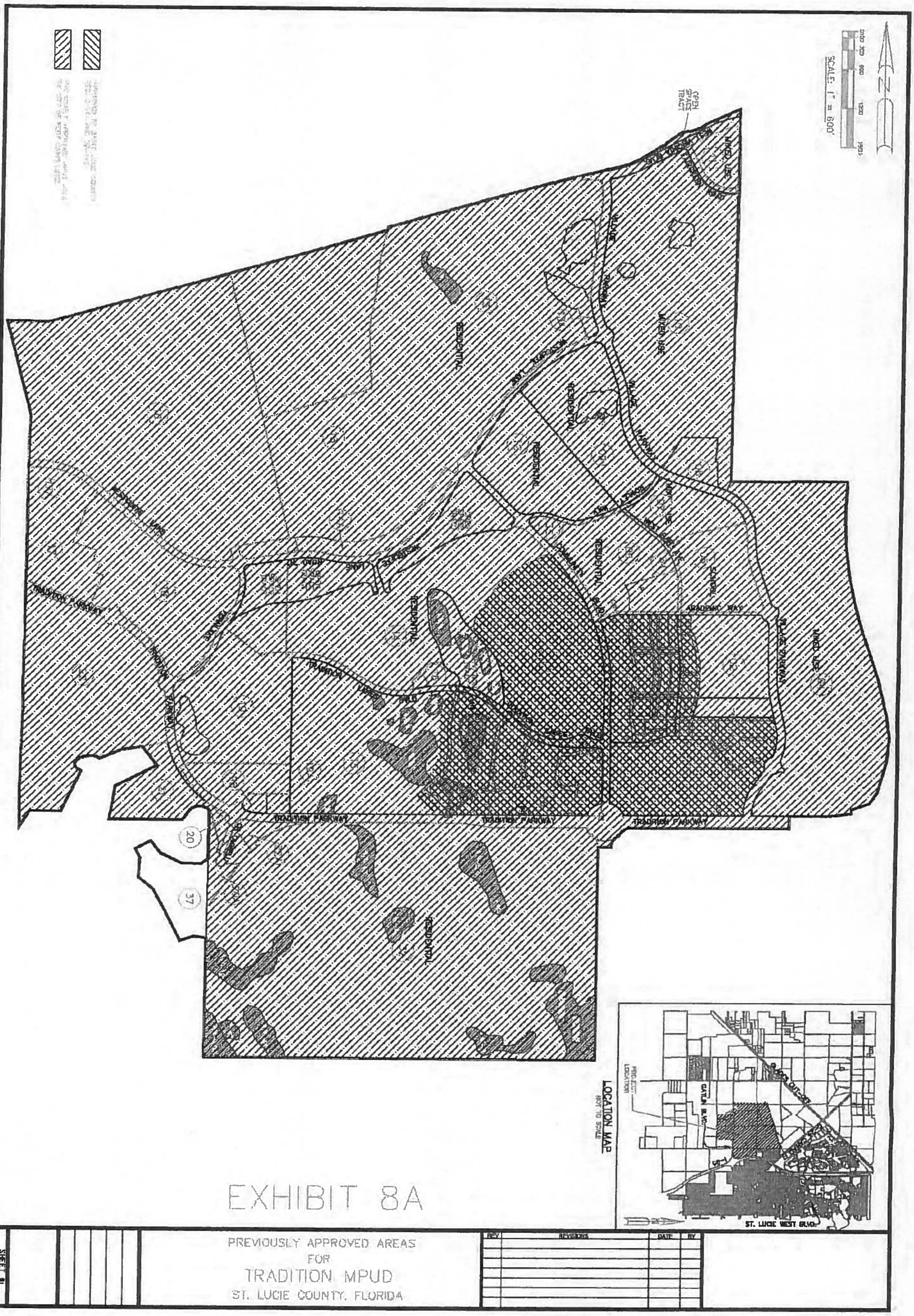
EXHIBIT 8

MPUD CONCEPTUAL PLAN
FOR
TRADITION
ST. LUCIE COUNTY, FLORIDA

ARCADIS
EB 9432 / LB 6874

SP


MATCH LINE SEE SHEET 38
EXACT LOCATION TO BE DETERMINED AT THE TIME OF CONCEPTUAL PLAN
LAKE
16
17A
17
18
18A
19
19A
19B
20
20A
21
22
22A
37
SCALE: 1" = 800'
LOCATION MAP
NOT TO SCALE
PROJECT LOCATION
ST. LUCIE WEST BLVD.
EXHIBIT 8
MPUD CONCEPTUAL PLAN
FOR
TRADITION MPUD
ST. LUCIE COUNTY, FLORIDA
REVISIONS
DATE
BY
SHEET #
DRAWING #
DRAWN BY
DATE
SCALE
DRAWING NAME


SCALE: 1" = 600'
OPEN SPACE TRACT
RESIDENTIAL
MIXED USE
SCHOOL
ABADDINE WAY
TRADITION PARKWAY
ST. LUCIE WEST BLVD.
LOCATION MAP
NOT TO SCALE
PROJECT LOCATION
GATLIN BLVD.
PEAR ORCHARD
EXHIBIT 8A
PREVIOUSLY APPROVED AREAS
FOR
TRADITION MPUD
ST. LUCIE COUNTY, FLORIDA
REVISIONS
DATE
BY
SHEET 8

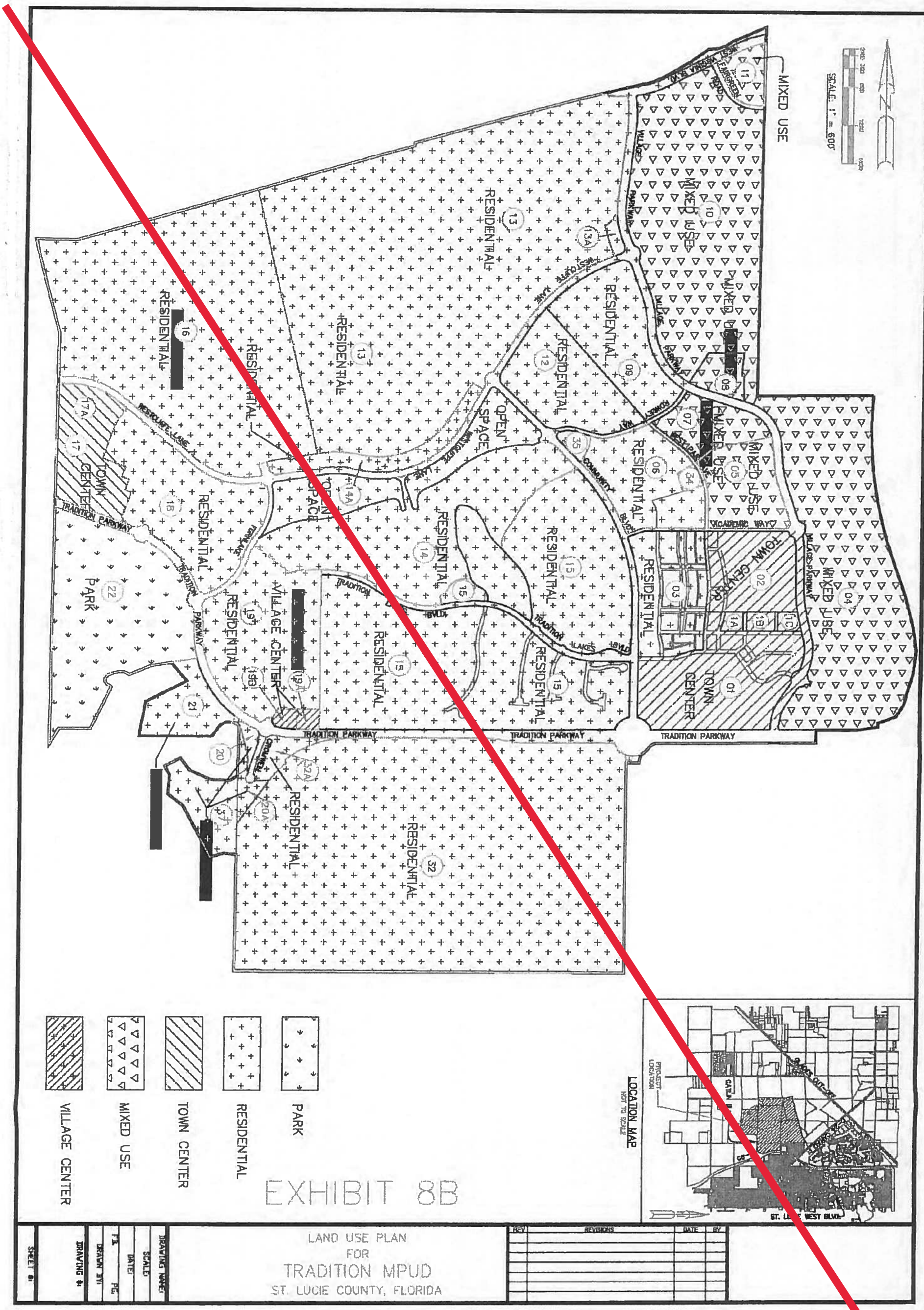
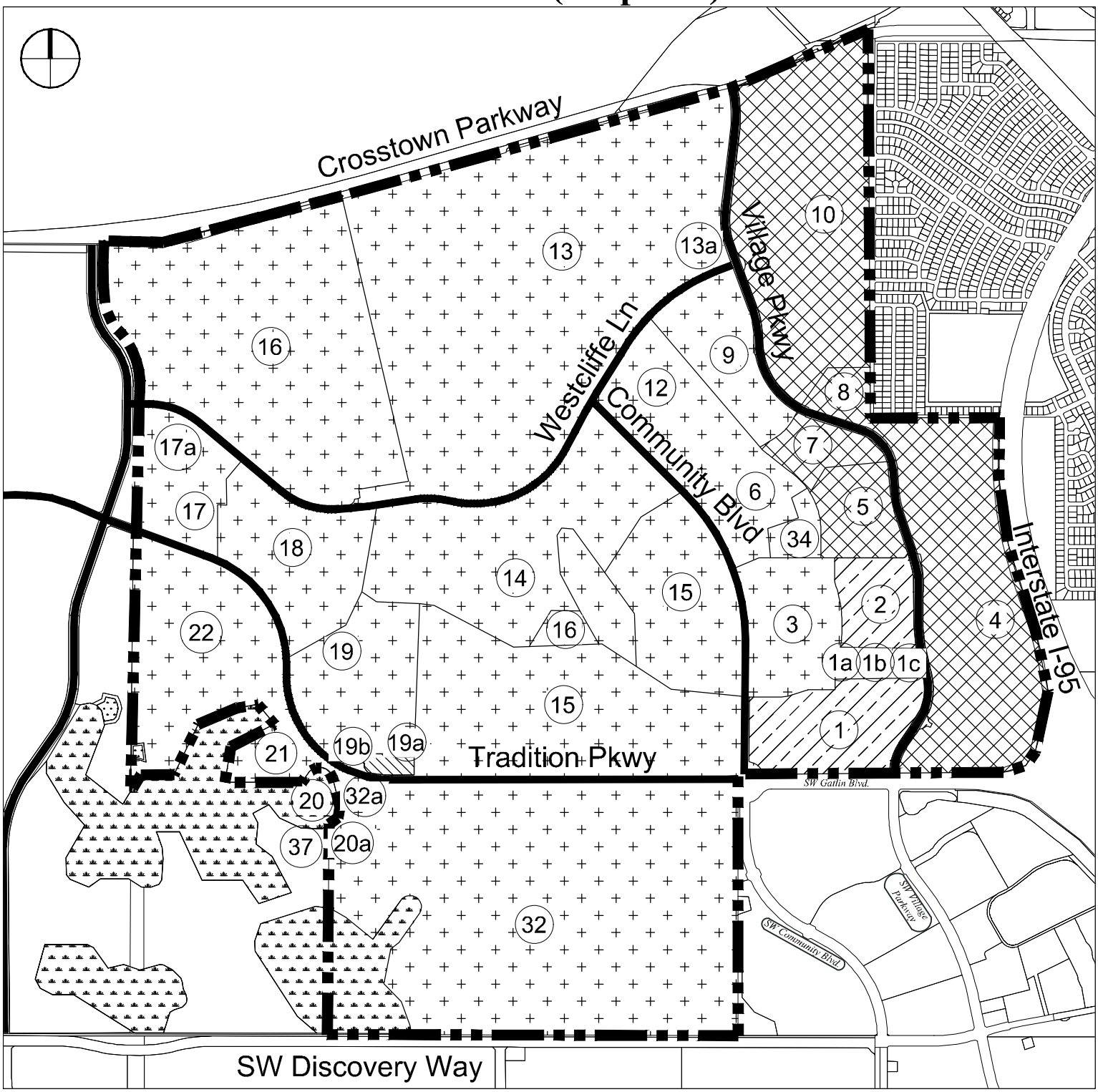

MIXED USE
RESIDENTIAL
TOWN CENTER
VILLAGE CENTER
OPEN SPACE
PARK
TRADITION PARKWAY
ACADEMIC WAY
COMMUNITY BLVD
VILLAGE PARKWAY
SCALE: 1" = 600'
VILLAGE CENTER
MIXED USE
TOWN CENTER
RESIDENTIAL
PARK
LOCATION MAP
NOT TO SCALE
EXHIBIT 8B
LAND USE PLAN
FOR
TRADITION MPUD
ST. LUCIE COUNTY, FLORIDA
REVISIONS
DATE
BY
SHEET #:
DRAWING #:
DRAWN BY:
P.E. NO.
DATE:
SCALE:
DRAWING NAME:

EXHIBIT 8B (Proposed)



Legend:

- Sub-district Boundary
- Residential
- Mixed Use
- Town Center
- Village Center
- OSC/OSR

Tradition
Conceptual Land Use Plan

EXHIBIT 9

BINDING P.U.D. AGREEMENT

TRADITION

The property, as described on Exhibit "7", is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22 day of January, 2018.

WITNESS

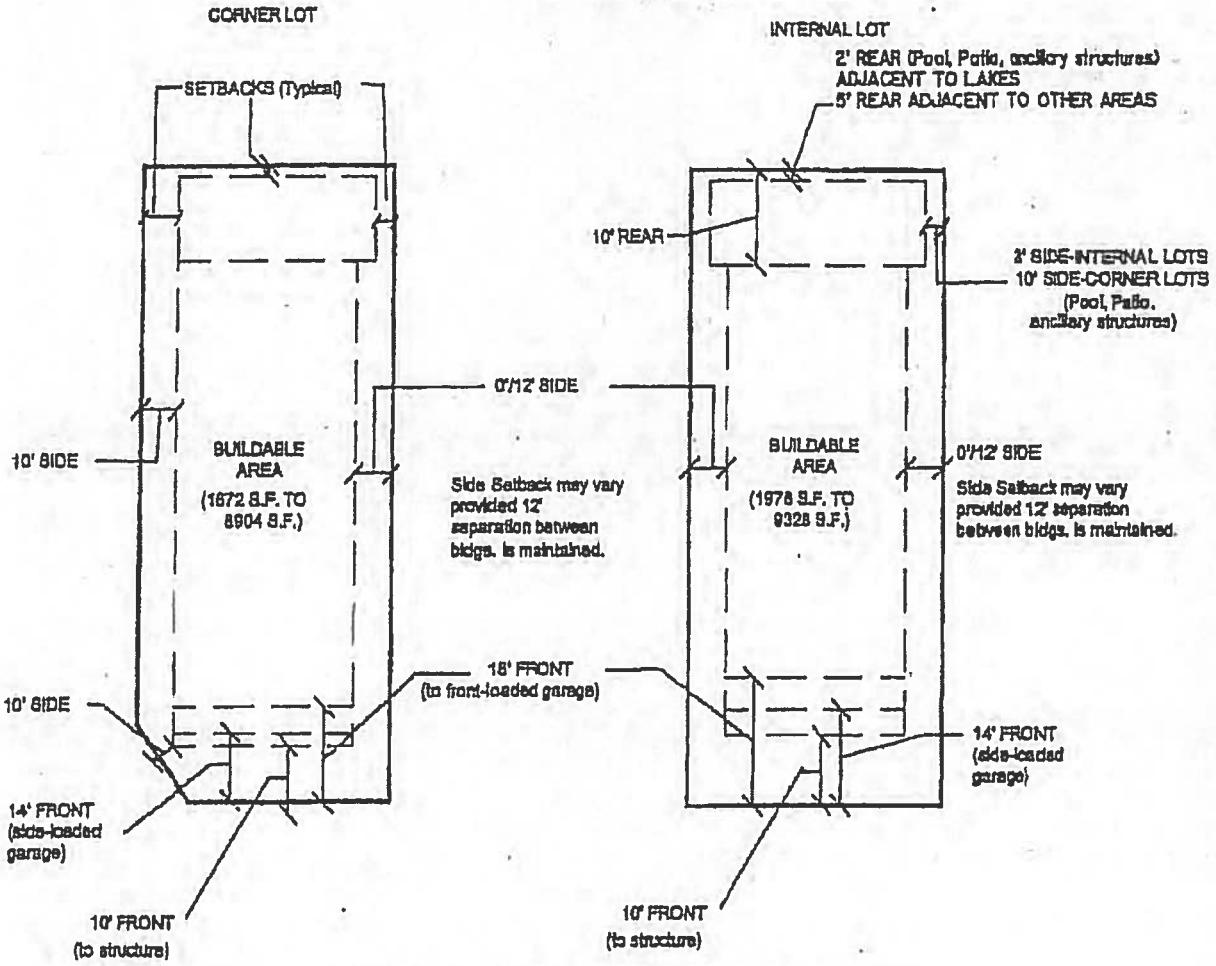
BY: _____
Lon Martin

BY: _____
Dyana Watkins

TRADITION LAND COMPANY, LLC

BY: _____
David C. Feltman
President

EXHIBIT 10A
SINGLE FAMILY – NON ALLEY
TRADITION
NOT TO SCALE



BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA
MAXIMUM IMPERVIOUS SHALL BE 80%

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

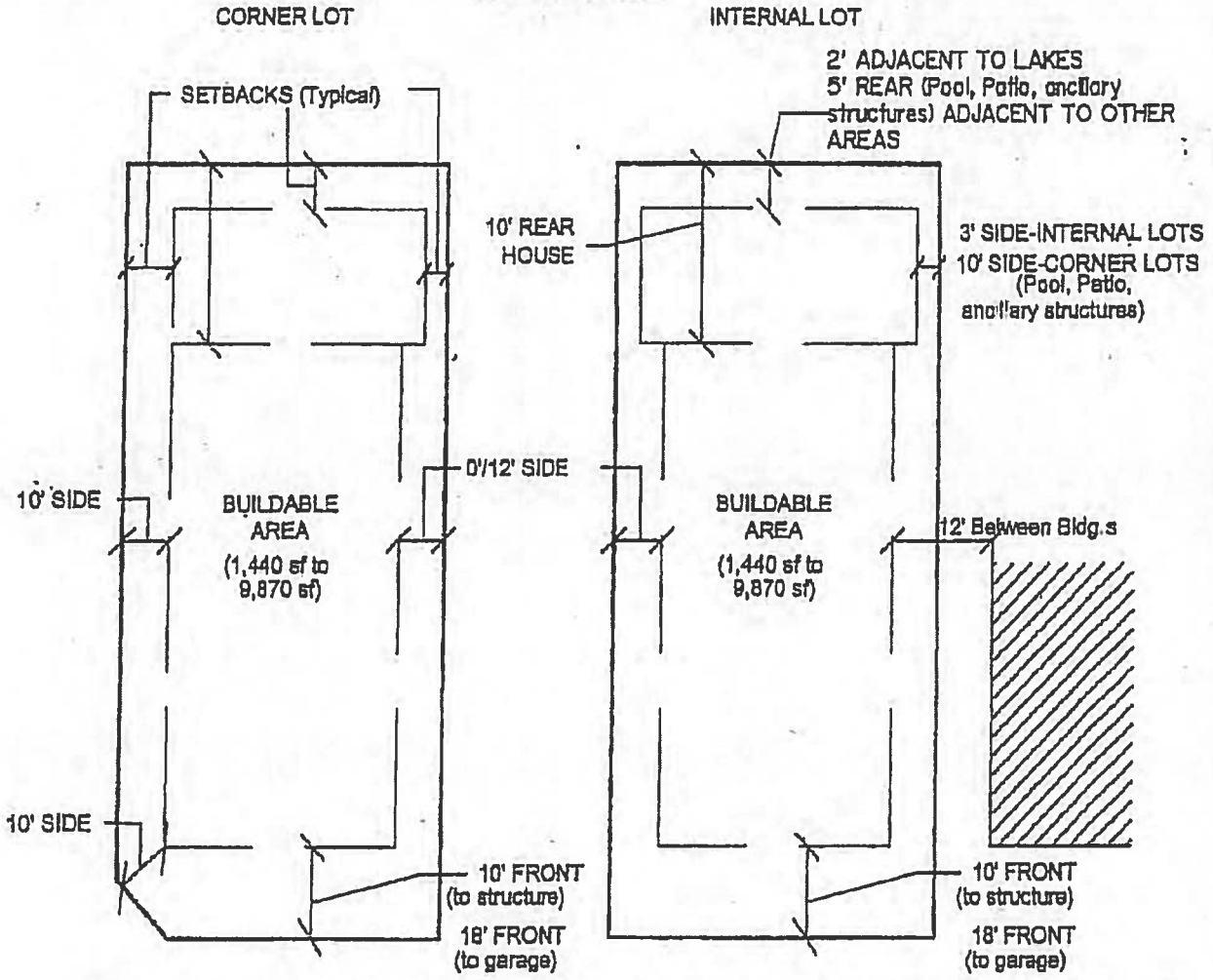
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL LOT

(Single Family Detached Min. 38'-Max. 100' Width x Min. 100' Depth)

EXHIBIT 10B

SINGLE FAMILY – NON ALLEY
TRADITION
NOT TO SCALE



BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%

Note: Non alley lots
Single Family Detached Lot's side setbacks vary provided 12' separation between bldgs is maintained for non-alley lots.

Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.

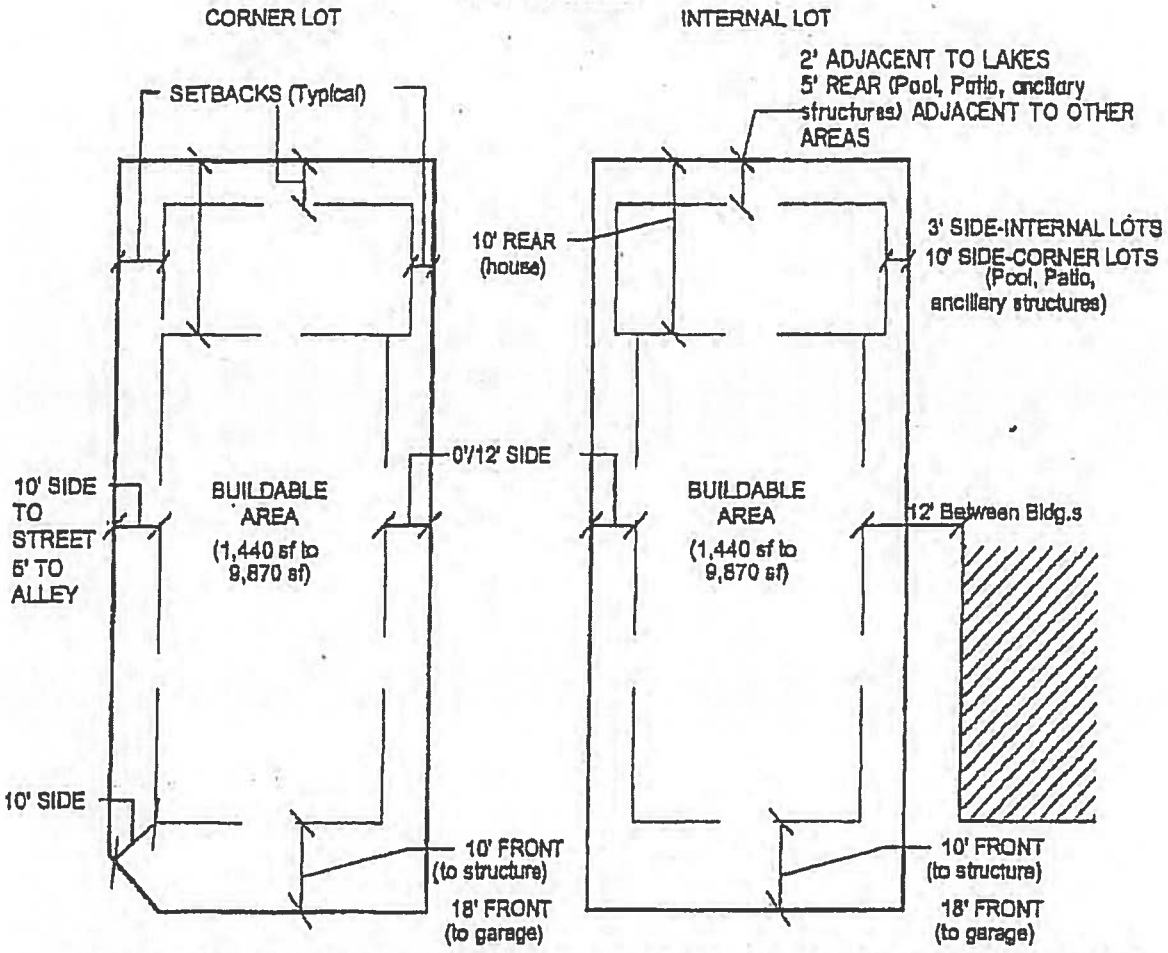
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10C
SINGLE FAMILY - NON ALLEY
TRADITION
NOT TO SCALE



BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%

Note: Non alley lots
Single Family Detached Lot's side setbacks vary provided 12' separation between bldgs is maintained for non-alley lots.

Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES T THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

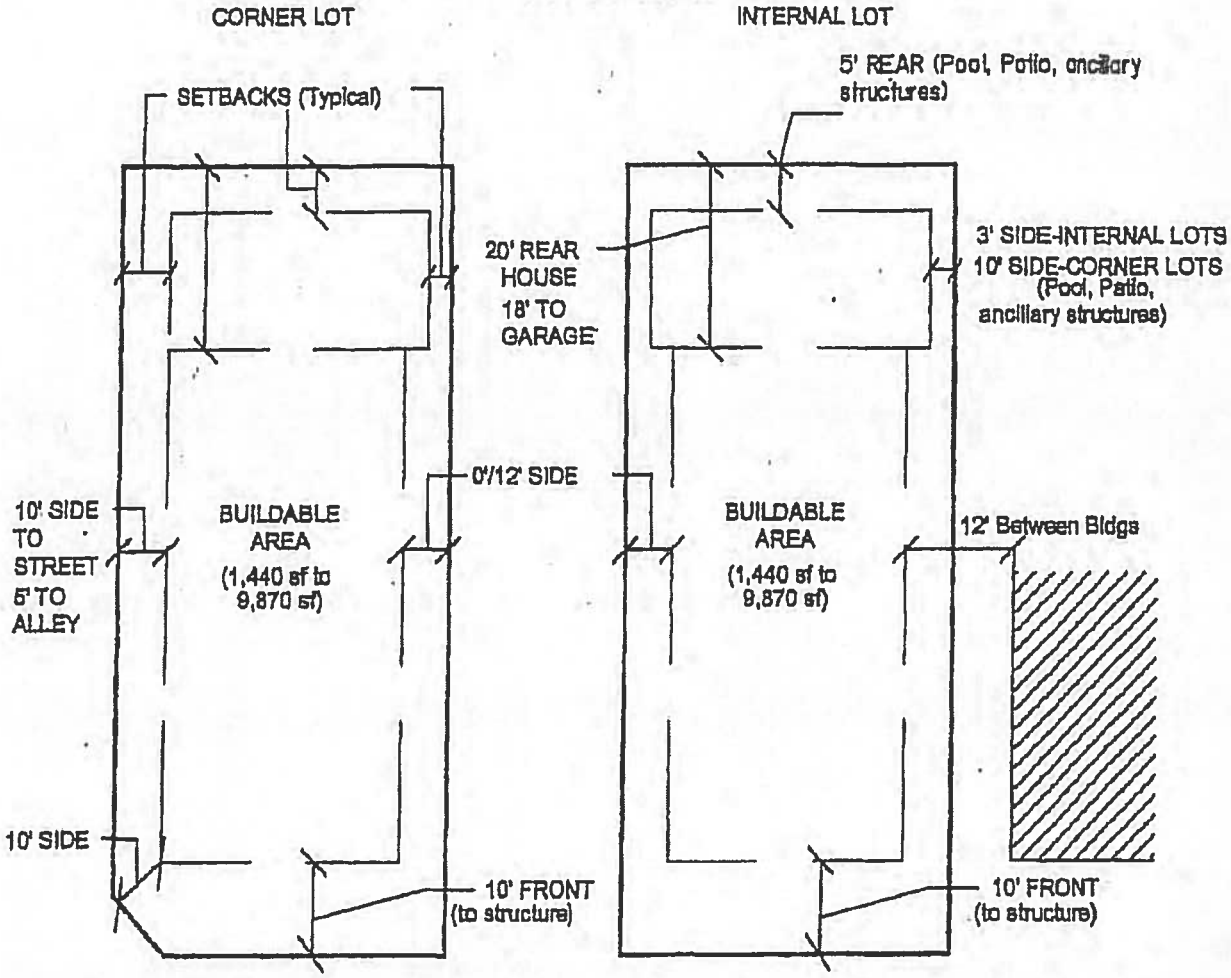
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10D

SINGLE FAMILY – ALLEY
TRADITION
NOT TO SCALE



BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%

Note: Alley lots
Alley Lots shall have a side setback of 0'/12'.
Alley Lot's side setbacks vary privided a 12'separation between buildings.

Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES T THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

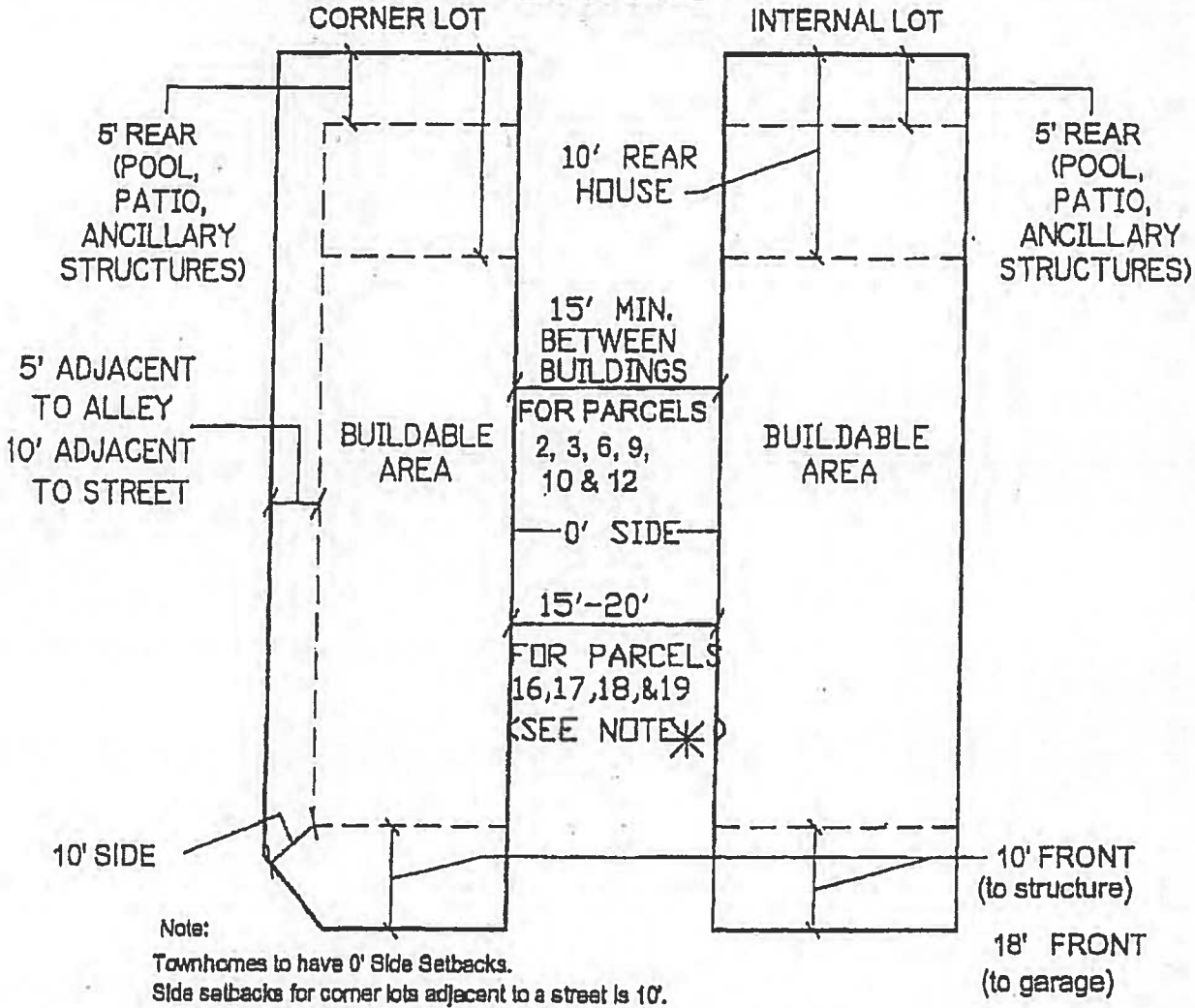
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL ALLEY LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10E

TOWNHOME LOTS – NON ALLEY
TRADITION
NOT TO SCALE



Note:
Townhomes to have 0' Side Setbacks.
Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.
Building separation shall be 15'.
Building area shall be a maximum of 60% of lot area. Maximum impervious shall be 80%

* PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.

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 TOWNHOUSE LOT

Non alley lot

(Min. 18' - 46' Width Min. 70' Depth)

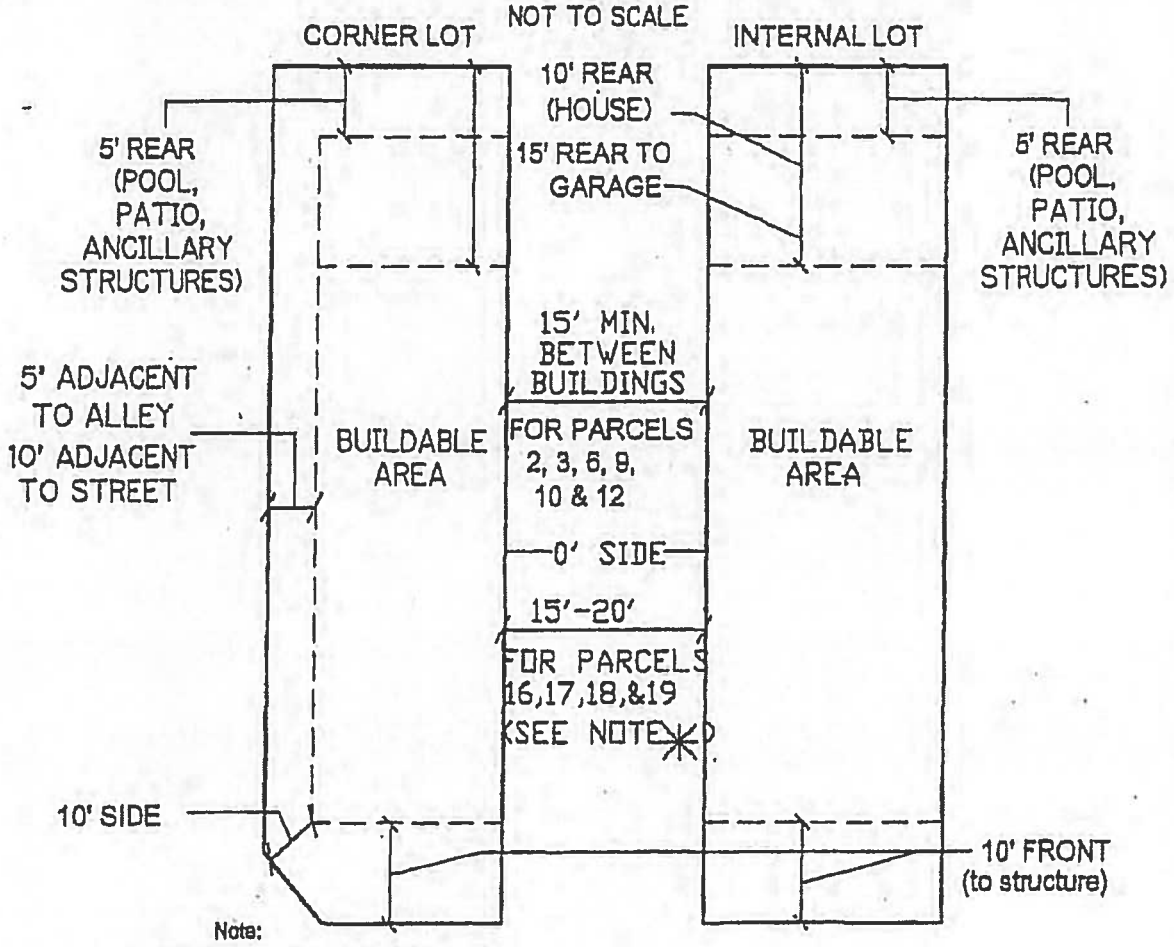
Townhomes may be developed from a min of 3 units to a max of 8 units, in a single building.

EXHIBIT 10F

TOWNHOME LOTS – ALLEY LOTS

TRADITION

NOT TO SCALE



Note:

Townhomes to have 0' Side Setbacks.

Side setbacks for corner lots adjacent to a street is 10'.

Side setbacks for corner lots adjacent to an alley is 5'.

Building separation shall be 15'.

Building area shall be a maximum of 60% of lot area. Maximum impervious shall be 80%

TYPICAL TOWNHOUSE LOT

ALLEY LOT

* 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.

PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.

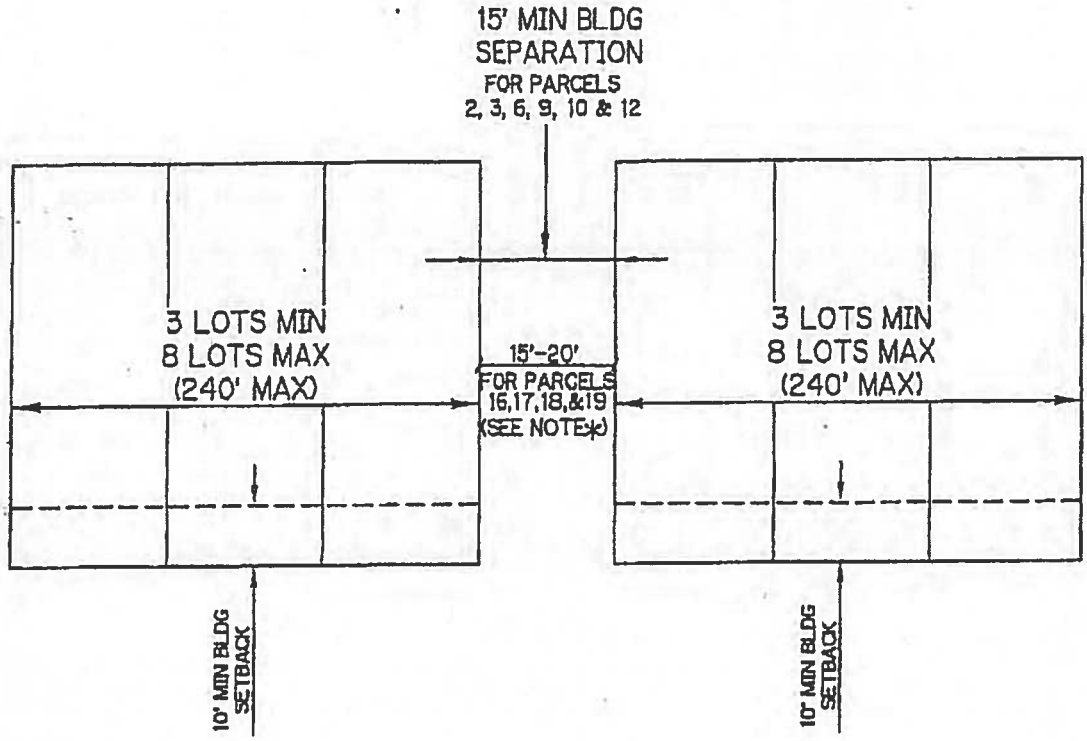
Alley lot Min.

(Min. 18' - 46' Width Max. 70' Depth)

Townhomes may be developed from a min of 3 units to a max of 8 units, in a single building.

EXHIBIT 10G
TOWNHOUSE LOTS
TRADITION
NOT TO SCALE

* PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.

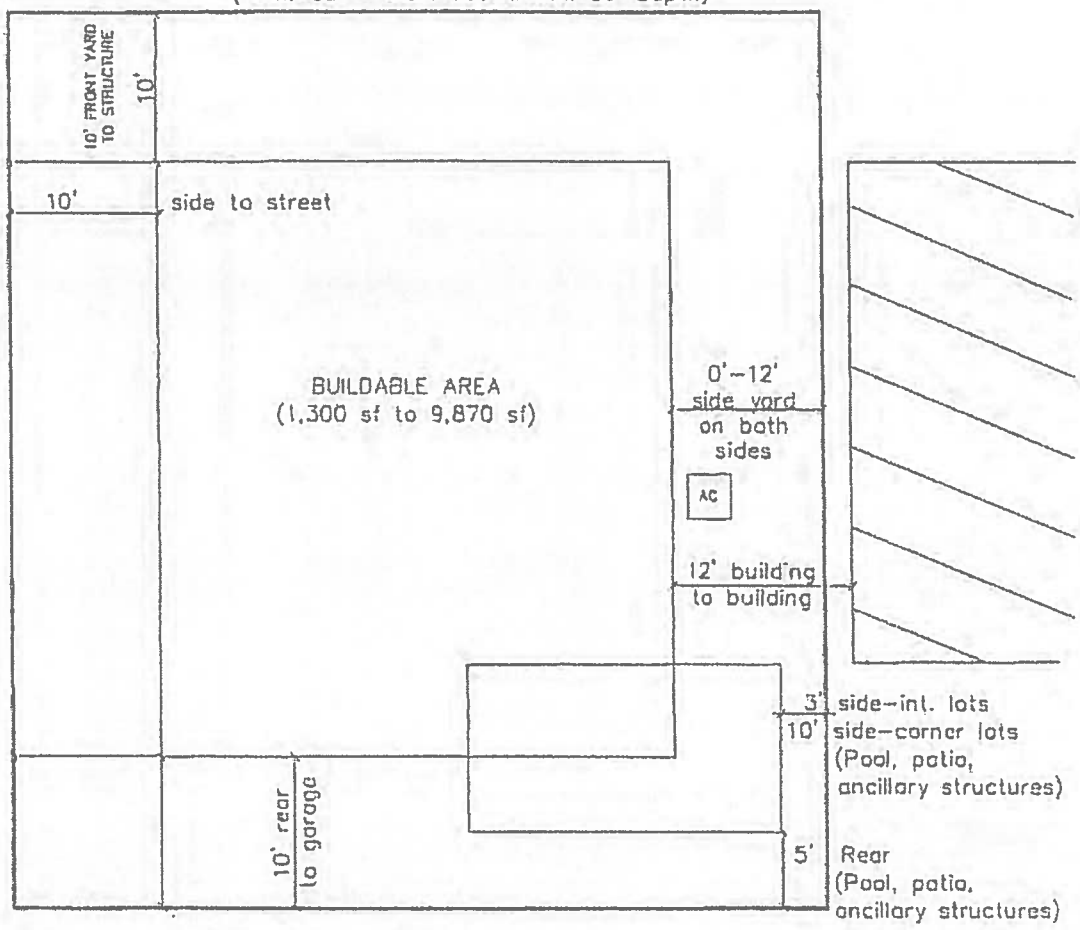


LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT

EXHIBIT 10H
SINGLE FAMILY–REAR LOADED GARAGE VILLAGE UNIT
NOT TO SCALE

("Min. 35' – Max. 100' x Min. 60' Depth)"



BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%

Note: Alley lots

Alley Lots shall have a side setback of 0'–12'

Alley Lot's side setbacks vary provided a 12' seperation between buildings

Side setbacks for corner lots adjacent to a street is 10'.

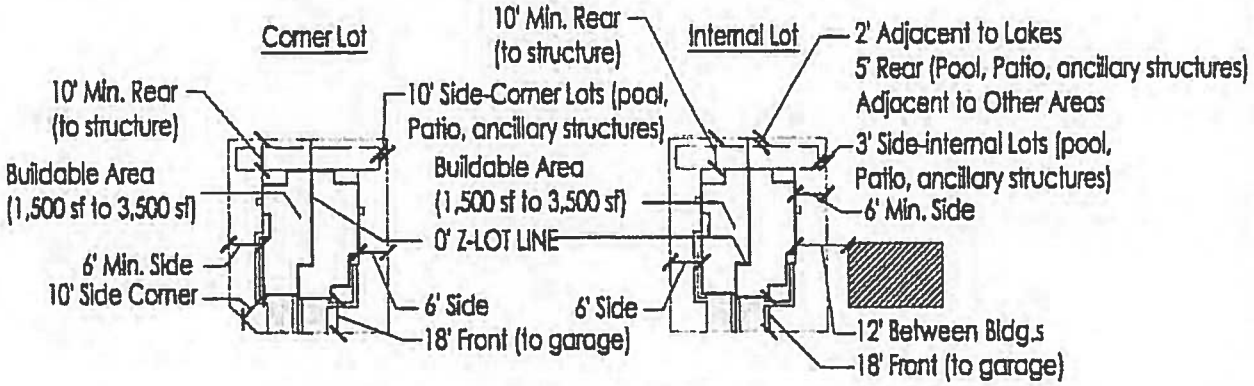
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES

THE MINIMUM FRONT LINE WIDTH AT THE R–O–W LINE SHALL BE 20' FEET

TYPICAL LOT

(Single Family Detached "Min. 35' – Max. 100' x Min. 60' Depth)"

EXHIBIT 10-I
PAIRED VILLA
TRADITION
NOT TO SCALE



TYPICAL PAIRED VILLA LOT

(PAIRED VILLA ATTACHED MIN. 118' LENGTH X MIN. 37.5' WIDTH)

BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA. MAXIMUM IMPERVIOUS SHALL BE 80%.

VILLA LOTS SHALL HAVE A 0' Z LOT LINE SETBACK
VILLA LOTS SHALL HAVE A SIDE SETBACK OF 6'
VILLA LOTS SHALL MAINTAIN A 12' SEPARATION BETWEEN BUILDINGS.
VILLA LOTS SHALL MAINTAIN A MINIMUM OF 0' SIDE SETBACK FOR PATIOS, & SCREEN ENCLOSURES ON THE 0' SIDE Z-LOT LINE.
VILLA LOTS SHALL MAINTAIN A MINIMUM OF 3' SIDE SETBACK FOR POOLS ON THE 0' SIDE Z-LOT LINE.

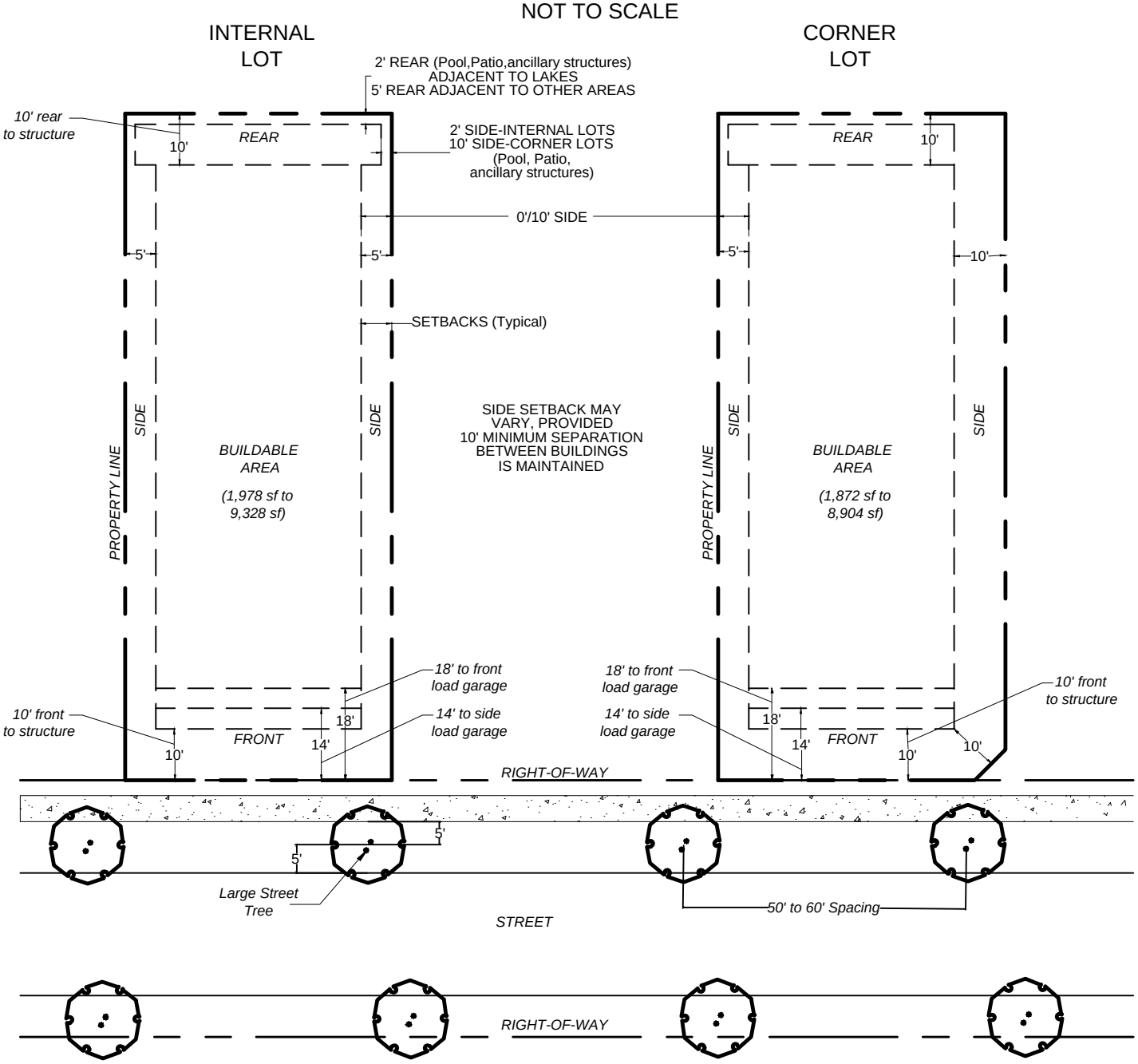
SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE PAIRED VILLA UNIT TYPE IS SPECIFIED FOR PARCEL 32 (AS SHOWN ON THE MPUD CONCEPT PLAN)
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 37 FEET.
THE LOCATION OF ALL PSLUSD PRESSURE MAINS ARE REQUIRED TO MEET CURRENT PSLUSD SEPARATION REQUIREMENTS AND BE CONTAINED IN A DEDICATED CITY UTILITY EASEMENT.

EXHIBIT 10A
PARCELS 17, 17A, and 18

SINGLE FAMILY - NON ALLEY
NOT TO SCALE



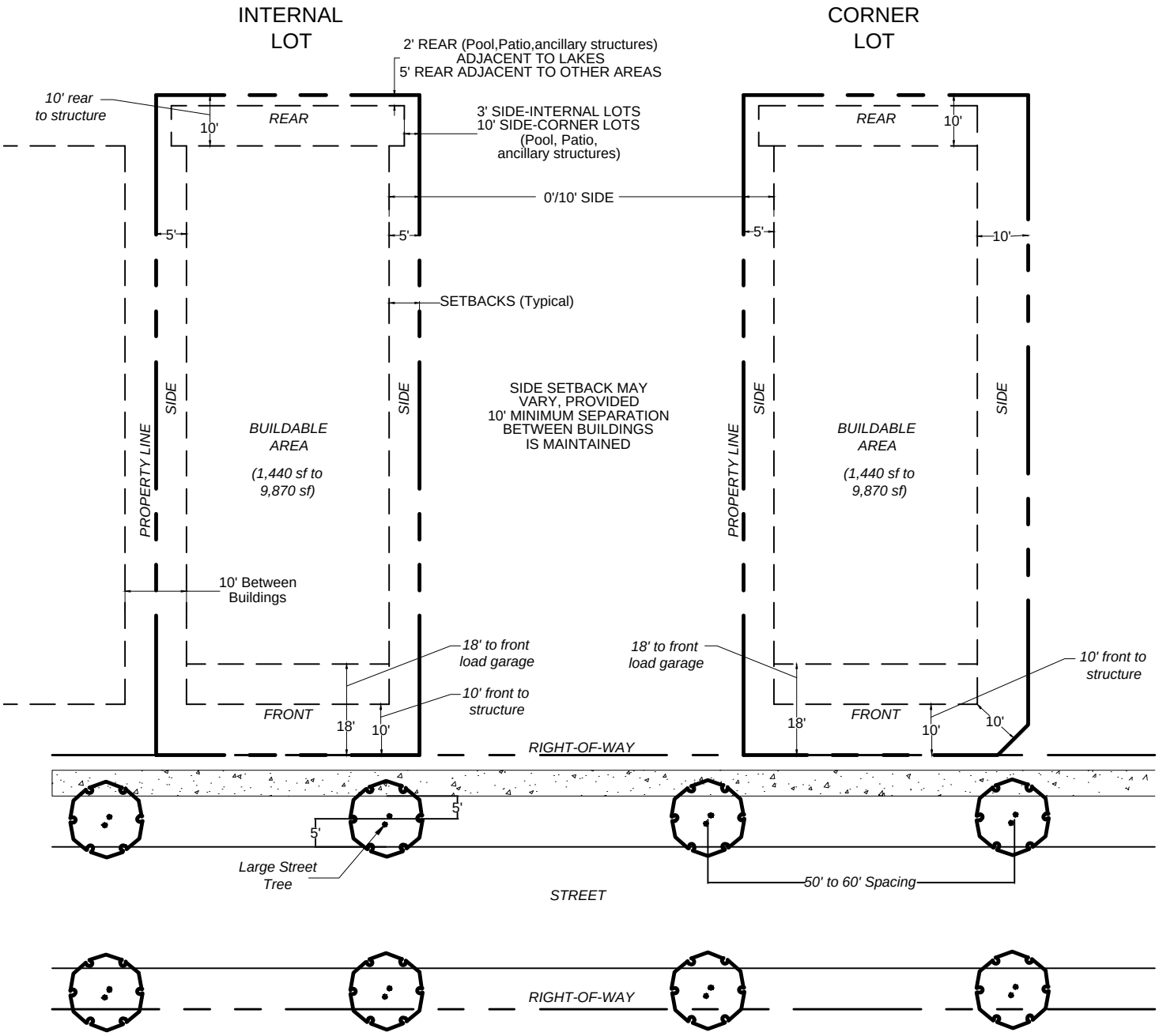
NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT (NON ALLEY)

(Single Family Detached Min. 38' - Max 100' Width x Min 100' Depth)

EXHIBIT 10B
PARCELS 17, 17A, and 18

SINGLE FAMILY - NON ALLEY
NOT TO SCALE



NOTE:

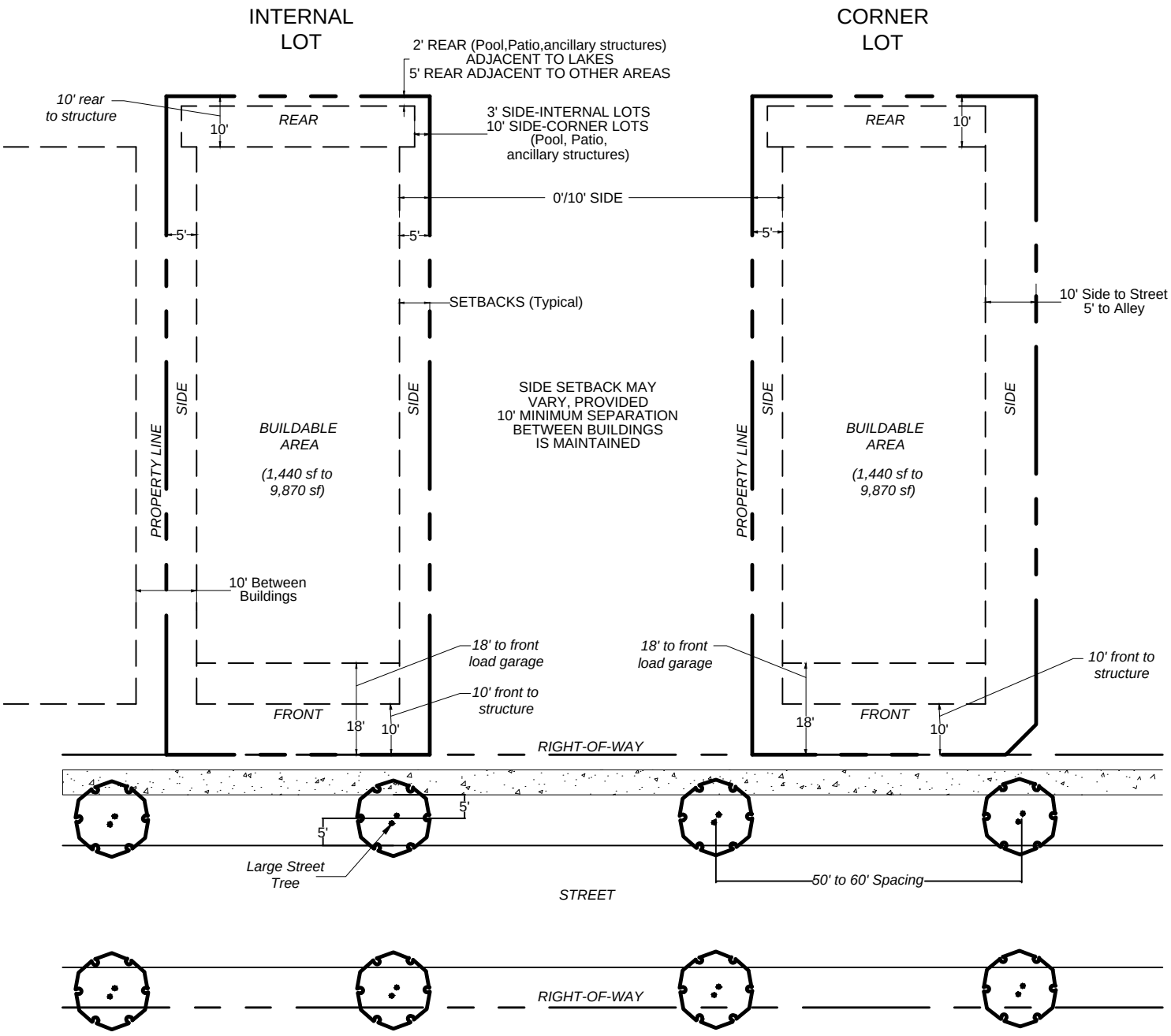
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.

TYPICAL LOT (NON ALLEY)

(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10C
PARCELS 17, 17A, and 18

SINGLE FAMILY - NON ALLEY
NOT TO SCALE



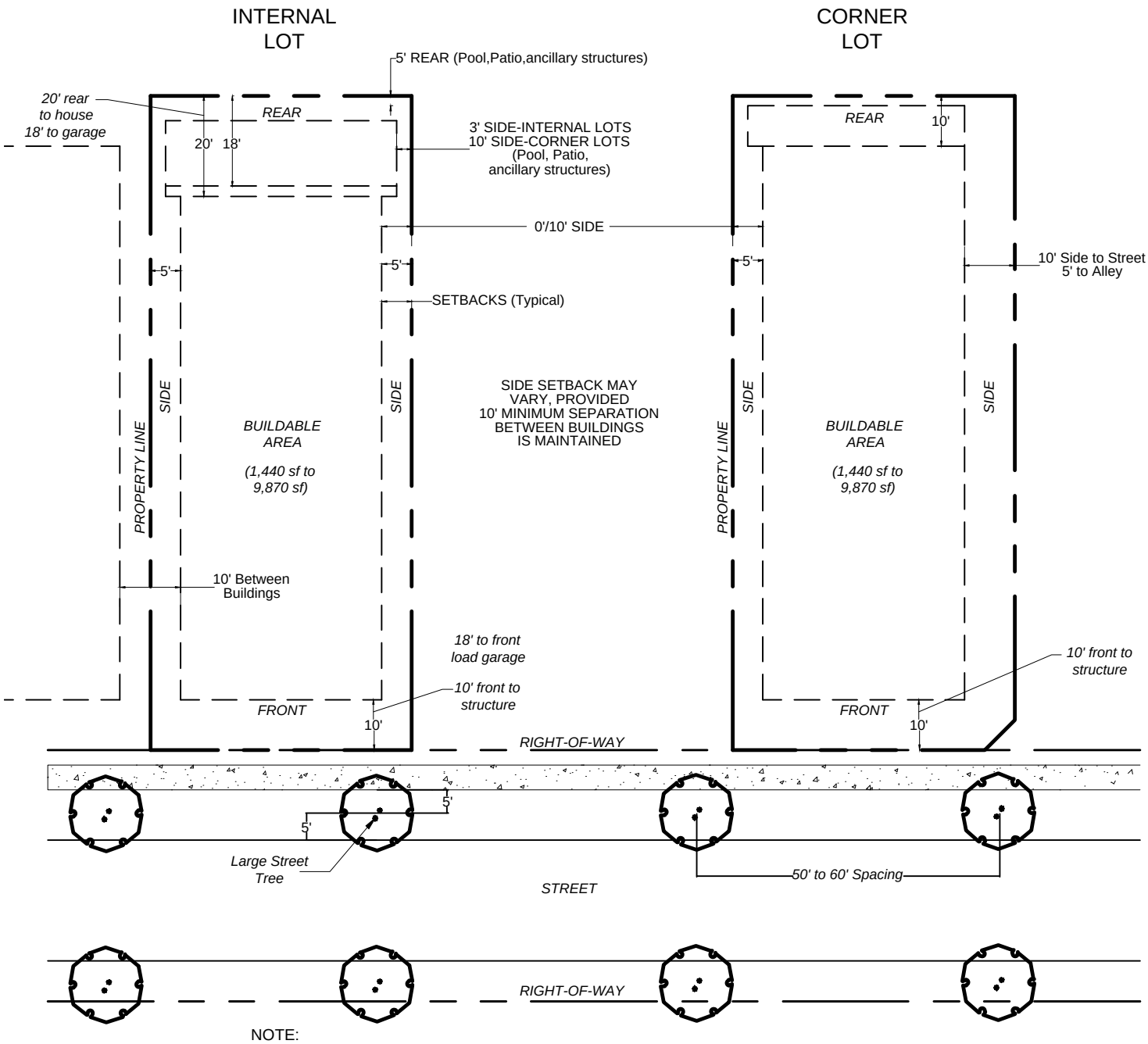
NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.

TYPICAL LOT (NON ALLEY)

(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10D
PARCELS 17, 17A, and 18

SINGLE FAMILY - ALLEY
NOT TO SCALE



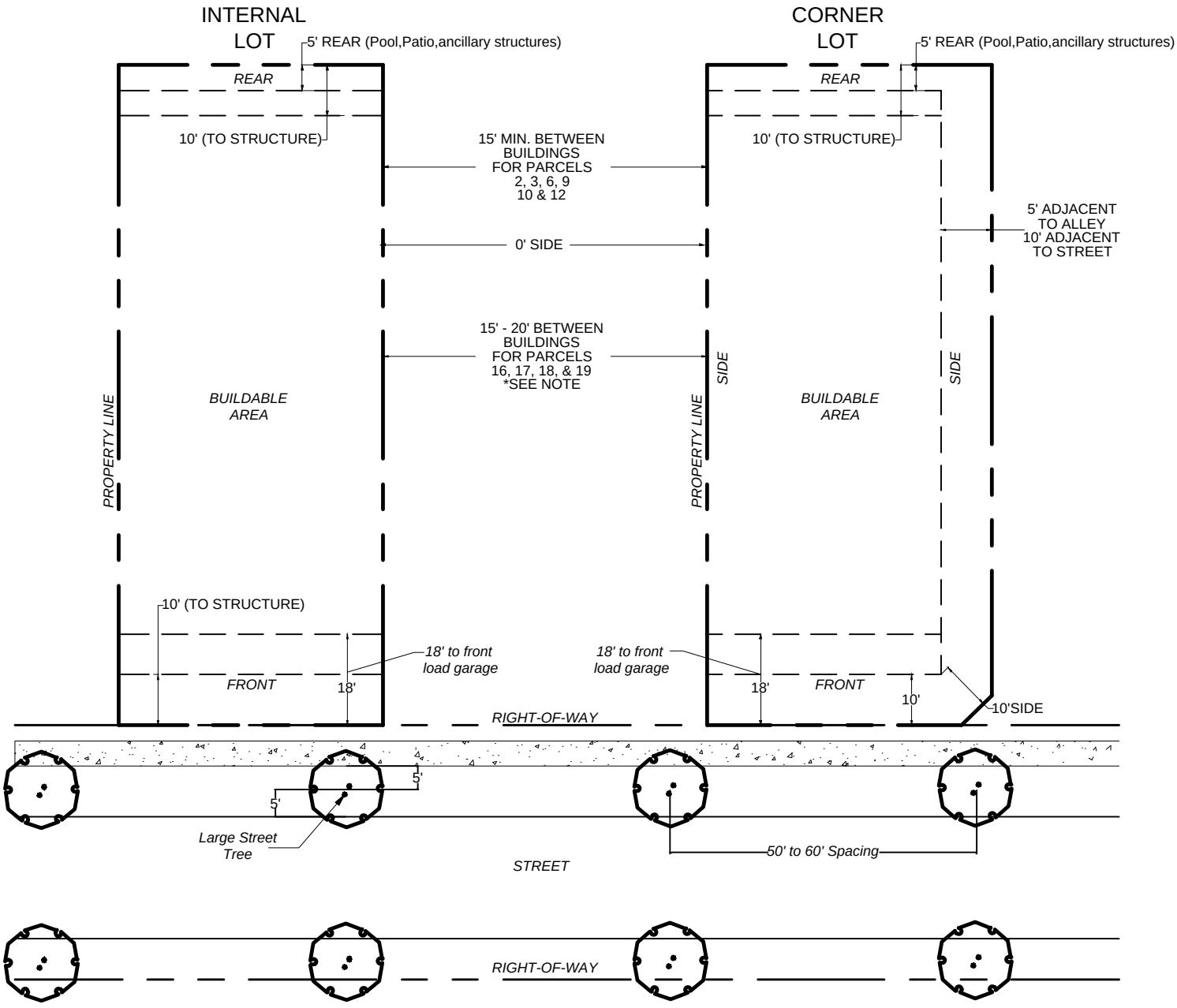
NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.

TYPICAL LOT (ALLEY)

(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10E
PARCELS 17, 17A, and 18

TOWNHOME LOT - NON ALLEY
NOT TO SCALE



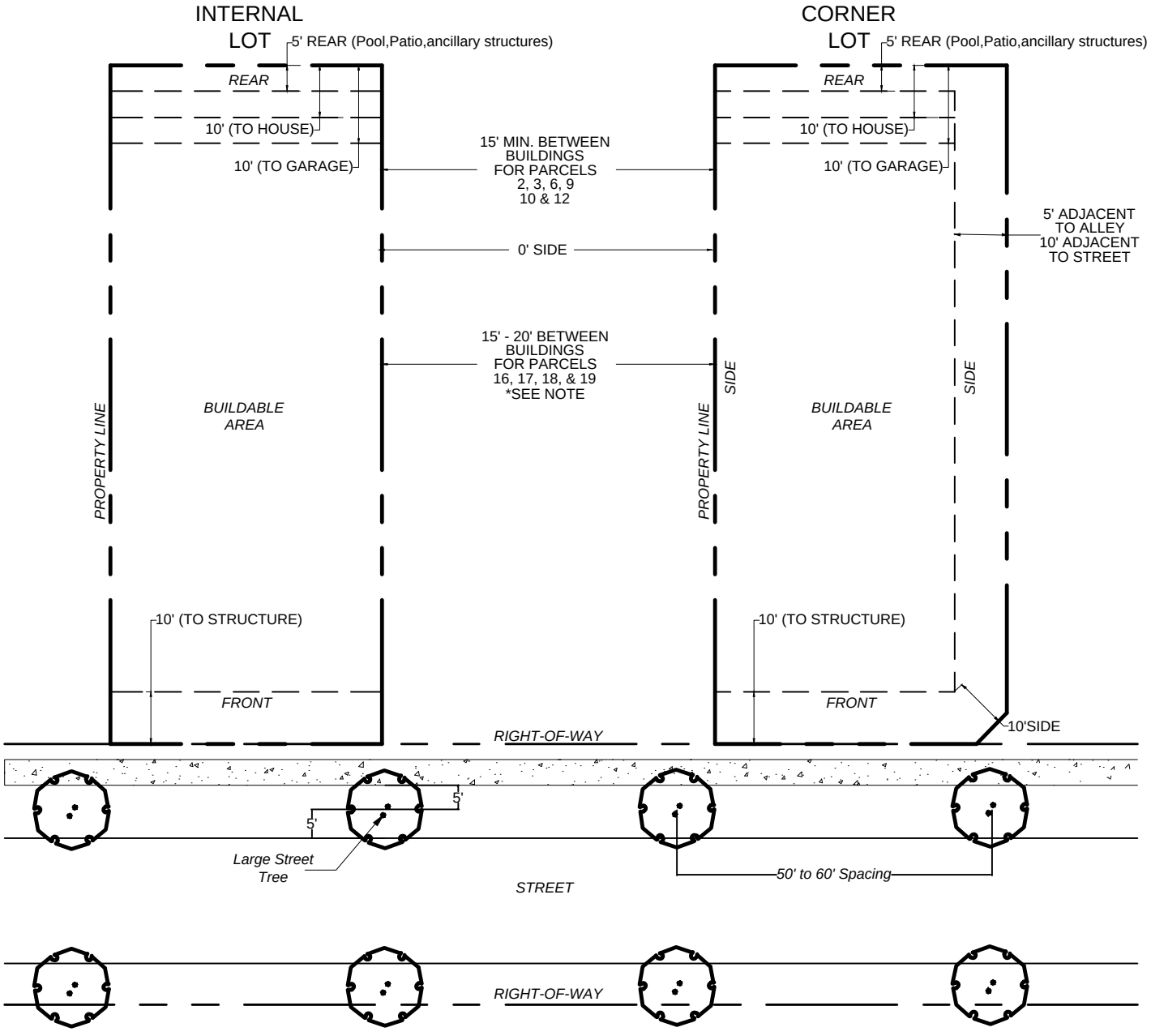
NOTE:
1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.
4. *15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE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

TYPICAL TOWNHOME LOT (NON ALLEY)

(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.

EXHIBIT 10F
PARCELS 17, 17A, and 18

TOWNHOME LOT - ALLEY
NOT TO SCALE



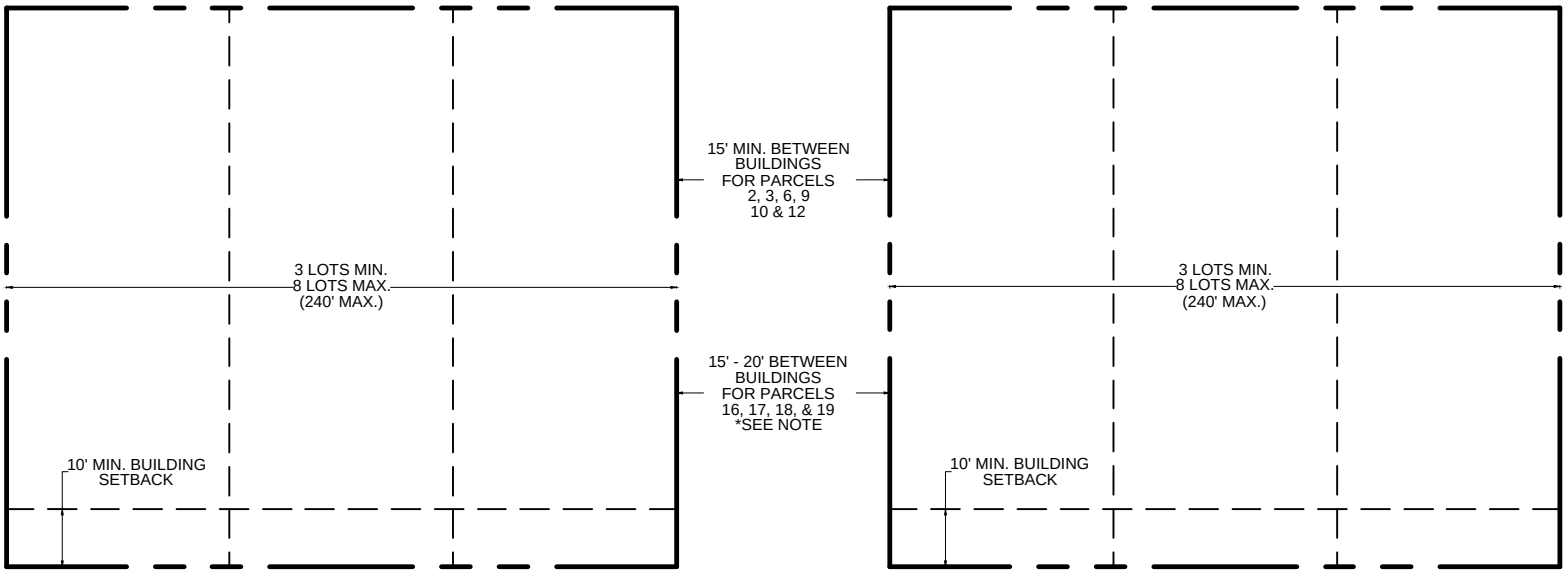
NOTE:
1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.
4. *15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE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

TYPICAL TOWNHOME LOT (ALLEY)

(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.

EXHIBIT 10G
PARCELS 17, 17A, and 18

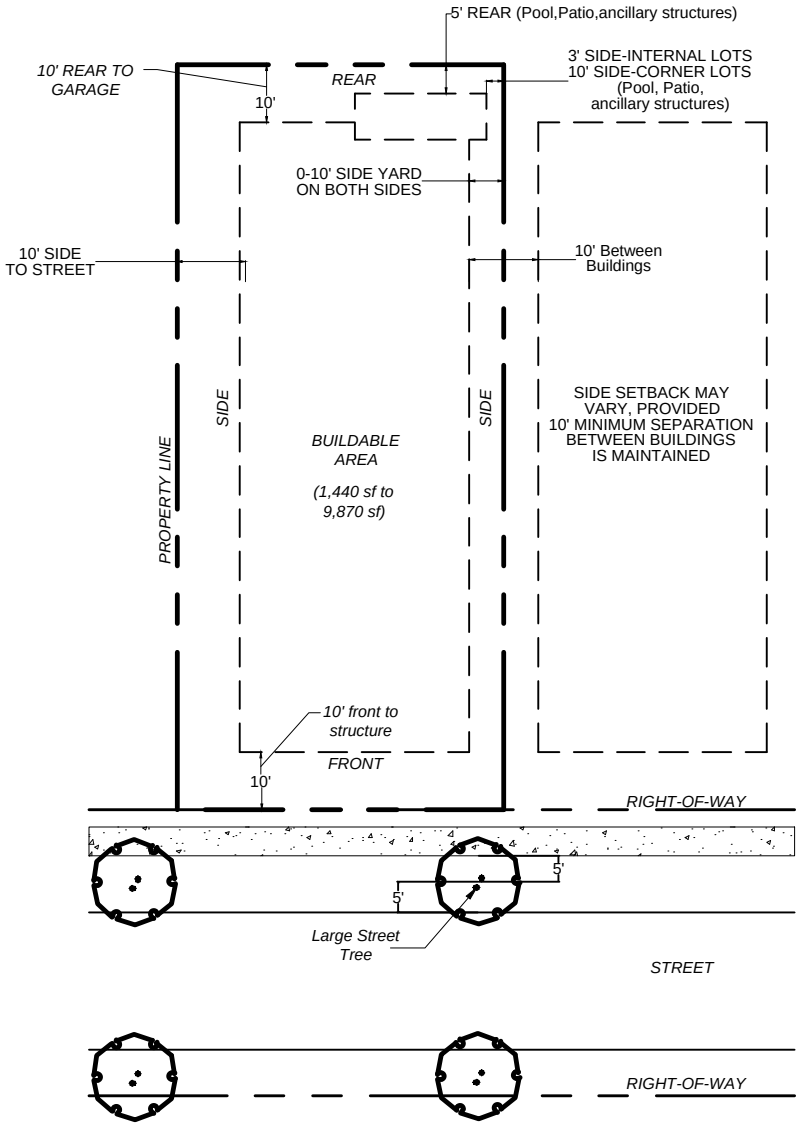
TOWNHOME LOTS
NOT TO SCALE



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

EXHIBIT 10H
PARCELS 17, 17A, and 18
SINGLE FAMILY - REAR LOADED GARAGE
VILLAGE UNIT
NOT TO SCALE

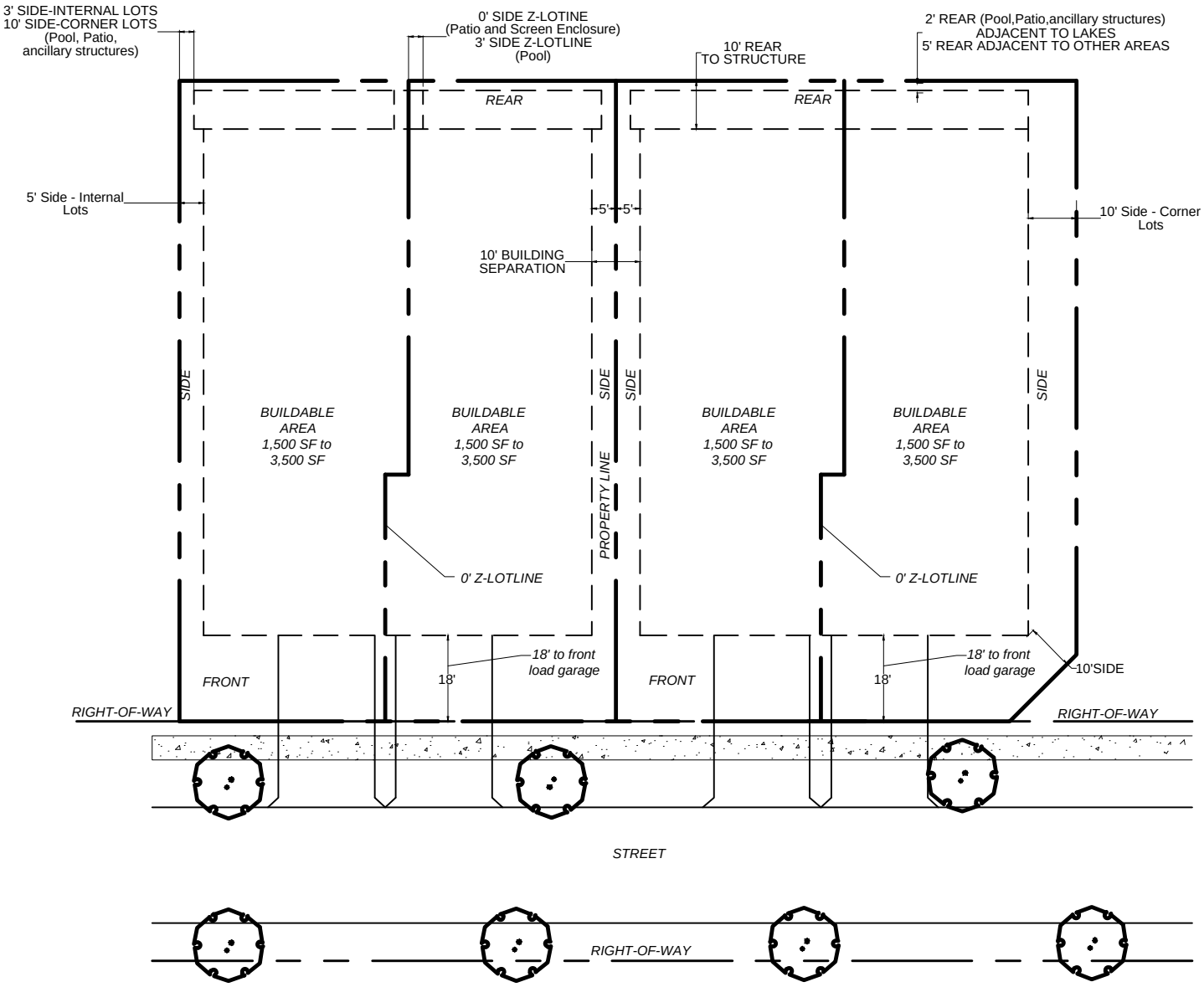


NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 20' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED ALLEY LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR ALLEY LOTS SHALL BE 0'-10'

TYPICAL LOT (REAR LOADED GARAGE)
VILLAGE UNIT
(Single Family Detached Min. 35' - Max 100' Width x Min 60' Depth)

EXHIBIT 10I
PARCELS 17, 17A, and 18

PAIRED VILLA
NOT TO SCALE

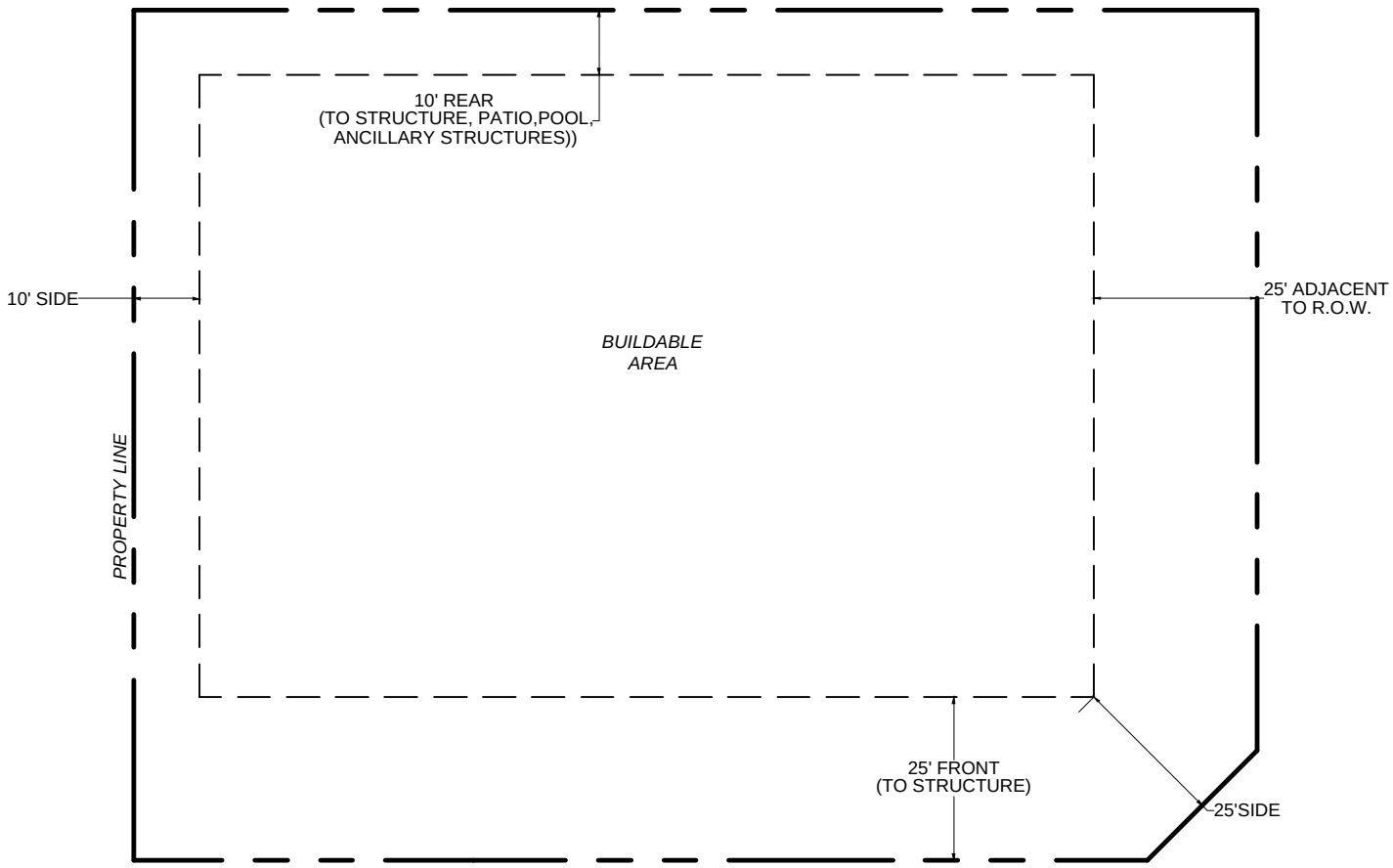


NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 37' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. VILLA LOTS SHALL HAVE A 0' Z-LOT LINE SETBACK
6. VILLA LOTS SHALL HAVE A SIDE SETBACK OF 5'
7. VILLA LOTS SHALL MAINTAIN A MINIMUM 10' SEPARATION BETWEEN BUILDINGS
8. VILLA LOTS SHALL BE ALLOWED A 0' SIDE SETBACK FOR PATIOS AND SCREEN ENCLOSURES ON THE 0' Z-LOTLINE SIDE
9. VILLA LOTS SHALL MAINTAIN A MINIMUM OF 3' SIDE SETBACK FOR POOLS ON THE 0' Z-LOTLINE SIDE
10. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
11. THE PAIRED VILLA UNIT TYPE IS SPECIFIED FOR PARCEL 32 (AS SHOWN ON THE MPUD CONCEPT PLAN)
12. THE LOCATION OF ALL PSLUSD PRESSURE MAINS ARE REQUIRED TO MEET CURRENT PSLUSD SEPARATION REQUIREMENTS AND BE CONTAINED IN A DEDICATED CITY UTILITY EASEMENT

TYPICAL PAIRED VILLA LOT

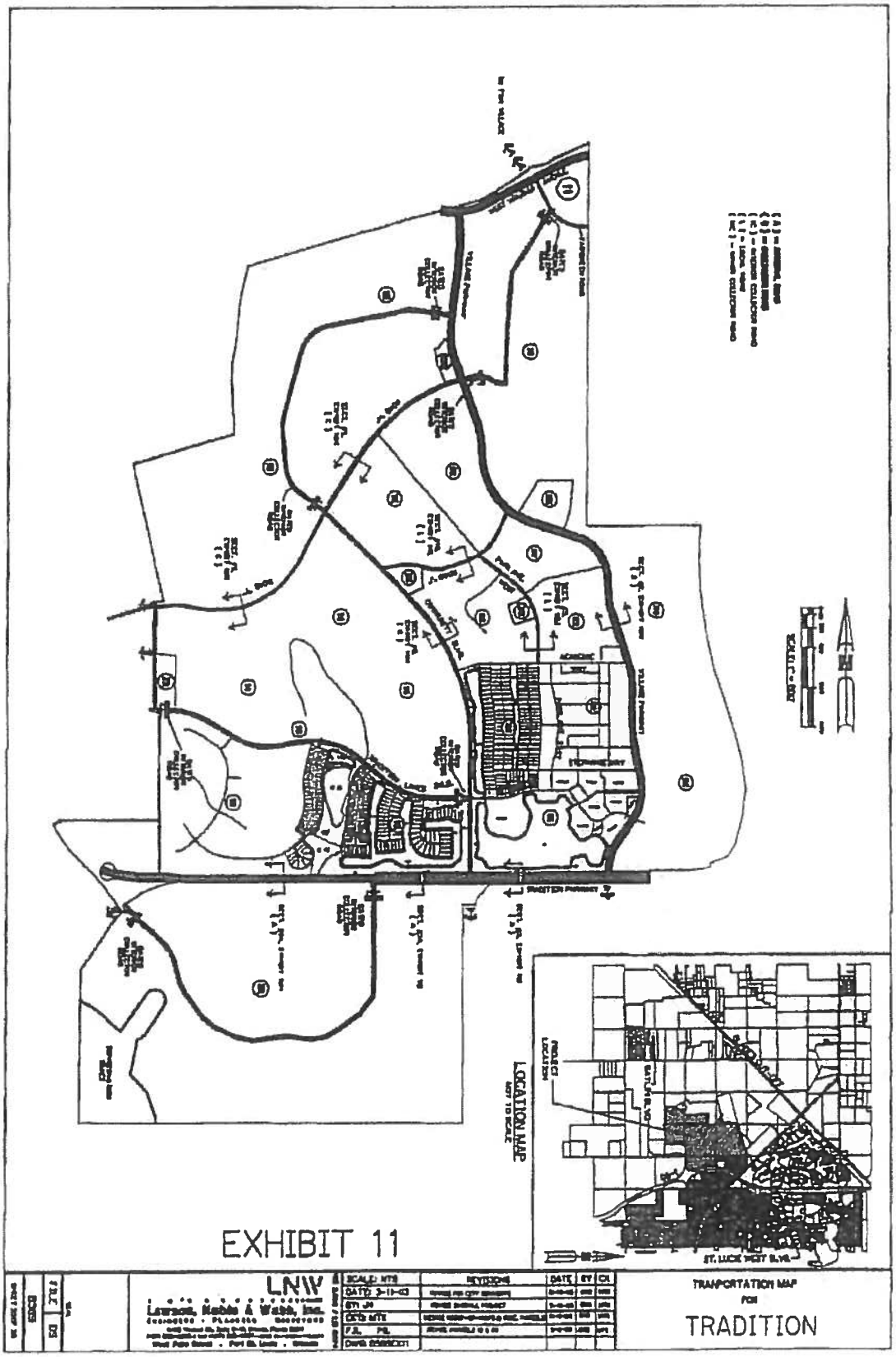
(Single Family Detached Min. 37.5' Width x Min 118' Depth)

EXHIBIT 10J
PARCELS 17, 17A, and 18
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)


EXHIBIT 11
LNW
Lawson, Noble & Webb, Inc.
TRANSPORTATION MAP
FOR
TRADITION

DELETED BY 7TH AMENDMENT

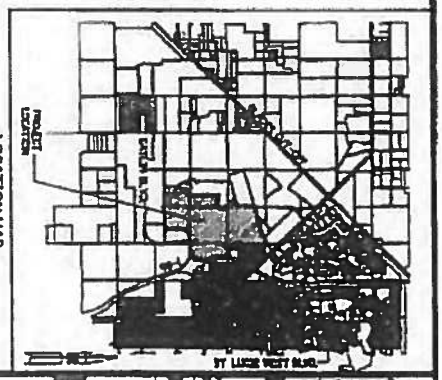
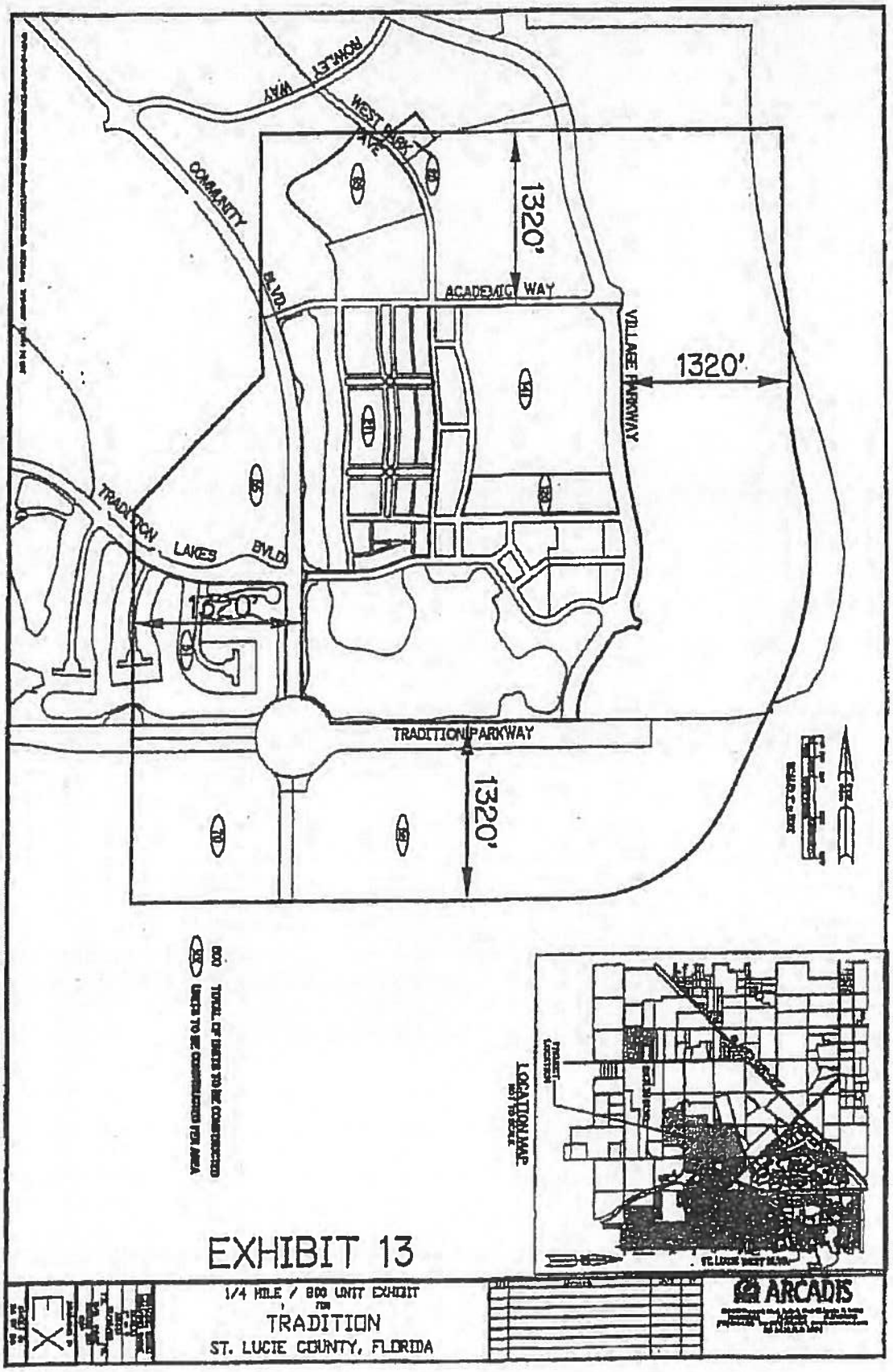


EXHIBIT 12

CORE COMMUNITIES ENTITLEMENT ALLOCATION
FOR
TRADITION
ST. LUCIE COUNTY, FLORIDA

ARCADIS


ROMFELT WAY
WEST PARK DRIVE
COMMUNITY BLVD.
ACADEMIC WAY
VILLAGE PARKWAY
1320'
1320'
TRADITION LAKES BLVD
1320'
TRADITION PARKWAY
1320'
800 TOTAL OF UNITS TO BE CONSTRUCTED
UNITS TO BE CONSTRUCTED PER AREA
LOCATION MAP
PROJECT LOCATION
EXHIBIT 13
1/4 MILE / 800 UNIT EXHIBIT
TRADITION
ST. LUCIE COUNTY, FLORIDA
ARCADIS

Fusion Planning Public Works Bridget Kean

Planning / Applications / P#: P22-097

Application | Comments | Submittals | Meetings | Allowed Users | BlueBeam | History | Fees | Conditions | Files | Reports

Save

Project Name:
Tradition-MPUD Amendment No. 14

Management/Property Information | Reviewers

Management

Project Type: *
PUD AMENDMENT

Status:
P&Z MEETING SCHEDUL...

Approved Date:

Project Number: *
P22-097

Amended Number:

Utility File Number:
11-342-00

Building Type :
Select...

Primary Email Address:
myates@lucidodesign.com

Describe Request:
1. Decrease the side setbacks from 6' to 5' for residential development (Exhibit 6)
2. Decrease the building separation from 12' to 10' for residential development (Exhibit 6)
3. Update/refresh all Typical Lot Layout exhibits (Exhibit 10 A-I)
4. Increase the maximum allowable density for multi family development in a Residential Area from 20 DU's

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:
West of I95, North of Tradtion Pkv

City Section:

Block:
Tradition

Lot:

Legal Description:
The Tradition DRI. Please see legal description (Exhibit 7) within the MPUD document.

+

Parcel Number
4309-801-0002-000-3

Current Land Use: Select...

Current Zoning: Select...

Proposed Zoning: Select...

Utility Provider: CITY OF PORT ST. LUCIE

Acreage: 3.04

Administrative:

Architectural Elevations:

Agent/Applicant | Property Owners | Authorized Signatory of Corporation | Project Architect/Engineer

Agent First Name: Matthew

Agent Last Name: Yates

Agent Business Name: Lucido and Associate

Agent Phone: (772) 220-2100

Agent Address: 701 E Ocean Blvd

Agent City: Stuart

Agent State: FLORIDA

Agent Zip: 34994

Agent Email: myates@lucidodesign.c

Save

© 2023 Port St. Lucie I.T.

lucido&associates

March 2, 2022 **VIA DIGITAL DELIVERY**

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

Re: TRADITION MPUD - Amendment Application

We are pleased to submit for your review an application to amend the Tradition MPUD. The following is a list of proposed amended items:

1. Decrease the side setbacks from 6' to 5' for residential development (Exhibit 6)
2. Decrease the building separation from 12' to 10' for residential development (Exhibit 6)
3. Update/refresh all Typical Lot Layout exhibits (Exhibit 10 A-I)
4. Increase the maximum allowable density for multi family development in a Residential Area from 20 DU's to 28 DU's, to be consistent with Policy 1.2.2.3 for NCD Residential Areas (Exhibit 6)
5. Revise Land Use Plan to change approximately 91 ac of Town Center area to Residential (Exhibit 8B)
6. Revise and simplify the Site Information Development Area data table (Exhibit 5)
7. Revise the maximum building height for residential uses (Exhibit 6)

In support of this application please find attached a proposed MPUD document. Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,



Matthew R. Yates
Senior Landscape Architect

701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization - Tradition MPUD

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent Mattamy Palm Beach LLC. as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

Tony Palumbo, Mattamy Palm Beach, LLC

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5132839 OR BOOK 4926 PAGE 2841, Recorded 12/15/2022 08:58:21 AM Doc Tax: $165764.20

Return to: (enclose self-addressed stamped envelope)

Name:
Deborah L. Fechik, FRP
Greenspoon Marder LLP
200 East Broward Boulevard
Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:
Barry E. Somerstein, Esq.
Address:
Greenspoon Marder LLP
200 East Broward Boulevard
Suite 1800
Fort Lauderdale, FL 33301

Parcel ID numbers: 4305-333-0002-000-5 & 4308-132-0002-000-7

SPACE ABOVE THIS LINE FOR PROCESSING DATA **SPACE ABOVE THIS LINE FOR RECORDING DATA**

This Special Warranty Deed made and executed the 14th day of December, 2022, by **B-D2 HOLDINGS, LLC,** a Florida limited liability company, having an address of 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, FL 33301 ("Grantor") to **MATTAMY PALM BEACH LLC,** a Delaware limited liability company, having an address of 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, Florida 33426 ("Grantee"):

Witnesseth: That Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain real property situate in St. Lucie County, Florida ("Real Property"), as follows:

See **Exhibit "A"** attached hereto and made a part hereof

SUBJECT TO the following "Permitted Exceptions": (i) taxes and assessments, including but not limited to, the special assessment liens imposed by any community development district approved pursuant to applicable law and applicable to the Real Property for 2023 and subsequent years, (ii) Improvement Bond Liens, if any, (iii) zoning restrictions and prohibitions imposed by governmental authority, (iv) matters that an accurate survey would show, (v) any matters created by or through the Grantee, and, (vi) matters set forth on **Exhibit B** attached hereto and made a part hereof. Reference to the foregoing Permitted Exceptions shall not serve to reimpose same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

AND the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said Real Property; that it hereby specially warrants the title to said land subject to the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
In the presence of:

B-D2 HOLDINGS, LLC, a Florida limited liability company

By: **BBX CAPITAL, INC.**, a Florida corporation, its sole Member

Signature
Printed Name Marcy McBride

By: _____
Seth M. Wise, Executive Vice President

Signature
Printed Name Evgeny Munkov

(Corporate Seal)

Address: 201 E. Las Olas Boulevard
Suite 1900
Fort Lauderdale, FL 33301

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 1st day of December, 2022 by means of [✓] physical presence or [ ] on-line notarization by **Seth M. Wise,** the **Executive Vice President** of **BBX CAPITAL, INC.**, a Florida corporation, the sole Member of **B-D2 HOLDINGS, LLC,** a Florida limited liability company, on behalf of said company. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida at Large, typed, printed or stamped name of Notary Public
My Commission Expires:

Notary Public State of Florida
Marcy McBride
My Commission GG 306778
Expires 02/27/2023

52545808v1
67185.0002

EXHIBIT "A"

REAL PROPERTY

The land referred to herein below is situated in the County of ST. LUCIE, State of Florida, and described as follows:

ALL OF PARCELS 14-6A AND 14-6B AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN PARCEL 14-6A AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 14-6A, BEING THE NORTH LINE OF SAID PARCEL AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (HAVING A 150.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651; THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676; THENCE SOUTH 00°41'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 1706.84 FEET TO THE NORTH RIGHT OF WAY OF TRADITION PARKWAY (HAVING A 130.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 773; THENCE NORTH 70°06'36" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 348.12 FEET TO THE SAID EAST RIGHT OF WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE NEXT THREE COURSES: THENCE N18°50'26"E A DISTANCE OF 673.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,590.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 503.49 FEET THROUGH A CENTRAL ANGLE OF 18°08'36" TO A POINT OF TANGENCY; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 457.37 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Development Agreement between the Board of County Commissioners of St. Lucie County and Westchester Development Company, Phase I as recorded in Official Records Book 1437, Page 2741; together with Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded in Official Records Book 3012, Page 1942; as amended by Notice of Adoption of City of Port St. Lucie Resolution 09-R34 Correcting a Scriveners Error in Resolution 08-R82 as recorded in Official Records Book 3069, Page 418 and Corrective Notice of Adoption as recorded in Official Records Book 3069, Page 423 and Assignment of Development Rights in Official Records Book 3266, Page 2625, of the Public Records of St. Lucie County, Florida.

2. Notice of Adoption of the Development Order for the Western Grove Development Regional Impact, Resolution 06-R77 recorded in Official Records Book 2798, Page 826, and Assignment of Development Rights as recorded in Official Records Book 3262, Page 3000 and Official Records Book 3266, Page 2619 and Correction to Assignment of Development Rights in Official Records Book 4153, Page 846, of the Public Records of St. Lucie County, Florida.

3. Interlocal Agreement between St. Lucie County and Westchester Community Development Districts Number One through Four, recorded in Official Records Book 1518, Page 2469 and amended to add Districts No. 5 and No. 6 in Official Records Book 1678, Page 1; and Second Amendment recorded in Official Records Book 2770, Page 1562; together with District Development Interlocal Agreement recorded in Official Records 1525, Page 866; and Assignment of Dedication recorded February 21, 2007 in Official Records Book 2765, Page 1831; together with Joinder in District Development Interlocal Agreement by Tradition District No. 5, recorded in Official Records Book 2842, Page 1945; Joinder in District Development Interlocal Agreement by Tradition District No. 7, recorded in Official Records Book 2842, Page 1949; Joinder in District Development Interlocal Agreement by Tradition District No. 8, recorded in Official Records Book 2842, Page 1953; Joinder in District Development Interlocal Agreement by Tradition District No. 9, recorded in Official Records Book 2842, Page 1957; Joinder in District Development Interlocal Agreement by Tradition District No. 10, recorded in Official Records Book 2842, Page 1961, of the Public Records of St. Lucie County, Florida.

4. Final Judgment Validating Bonds recorded in Official Records Book 1535, Page 53, Official Records Book 1535, Page 62, Official records Book 1535, Page 71, Official Records Book 1535, Page 80, and Official Records Book 1535, Page 89, and Final Judgment recorded July 31, 2008 in Official Records Book 3000, Page 2131, of the Public Records of St. Lucie County, Florida.

5. Notice of Establishment of the Tradition Community Development District No. 7 recorded in Official Records Book 2685, Page 706, of the Public Records of St. Lucie County, Florida.

6. Amended and Restated Notice of Public Financing and Maintenance of Improvements recorded in Official Records Book 3684, Page 473, as amended by First Supplement to Amended and Restated Notice of Public Financing and Maintenance of Improvements - Tradition Community Development District Nos. 1 through 10, recorded in Official Records Book 4666, Page 1017, of the Public Records of St. Lucie County, Florida.

7. Park and Recreation Impact Fee Credit Agreement between Tradition Development Company, LLC and the City of Port St. Lucie as recorded in Official Records Book 3018, Page 747, of the Public Records of St. Lucie County, Florida.

8. Amended and Restated Fire/EMS Development Agreement for Tradition Development of Regional Impact and Verano Development of Regional Impact as recorded in Official Records Book 2833, Page 2770, of the Public Records of St. Lucie County, Florida

9. Fire/EMS Development and Impact Fee Agreement for Southern Grove Development of Regional Impact and Western Grove Development of Regional Impact as recorded in Official Records Book 2916, Page 661; as amended by First Amendment to Fire/EMS Development and Impact Fee Agreement, as recorded in Official Records Book 3062, Page 938, of the Public Records of St. Lucie County, Florida.

10. Easement Agreement in favor of Florida Power and Light Company, as recorded in Official Records Book 767, Page 2676, and re-recorded in Official Records 768, Page 927, of the Public Records of St. Lucie County, Florida.

11. Access & Exclusive Utility Easement by and between Tradition Development Company, LLC and City of Port St. Lucie as recorded in Official Records Book 2813, Page 2875; Official Records Book 2813 Page 2884; Official Records Book 2813, Page 2894 and Official Records Book 2813, Page 2917, of the Public Records of St. Lucie County, Florida.

12. Interlocal Agreement Relating to Public School Sites, as recorded December 5, 2006 in Official Records Book 2714, Page 761, of the Public Records of St. Lucie County, Florida.

13. Settlement Agreement including Impact Fee Credit Agreement by and between St. Lucie County, Florida and Core Communities, LLC, as recorded in Official Records Book 2906, Page 1203, of the Public Records of St. Lucie County, Florida.

14. Lien of Record of Tradition Community Development District No. 9 recorded in Official Records Book 4655, Page 2277, of the Public Records of St. Lucie County, Florida.

15. Blanket Flowage Easement recorded in Official Records Book 4620, Page 134, of the Public Records of St. Lucie County, Florida.

16. True-Up Agreement 2021 CI Project recorded in Official Records Book 4656, Page 1073, of the Public Records of St. Lucie County, Florida.

17. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

18. Easement Agreement in favor of Florida Power and Light Easement as recorded in Official Records Book 767, Page 2676, and in Official Records Book 768, Page 927, of the Public Records of St. Lucie County, Florida.

Note: All of the recording information contained herein refers to the Public Records of St. Lucie County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records Books of said county, unless indicated to the contrary.

Tradition MPUD 14th Amendment Application (P22-097)

Planning and Zoning Board Meeting
February 7, 2023
Bridget Kean, AICP
Senior Planner

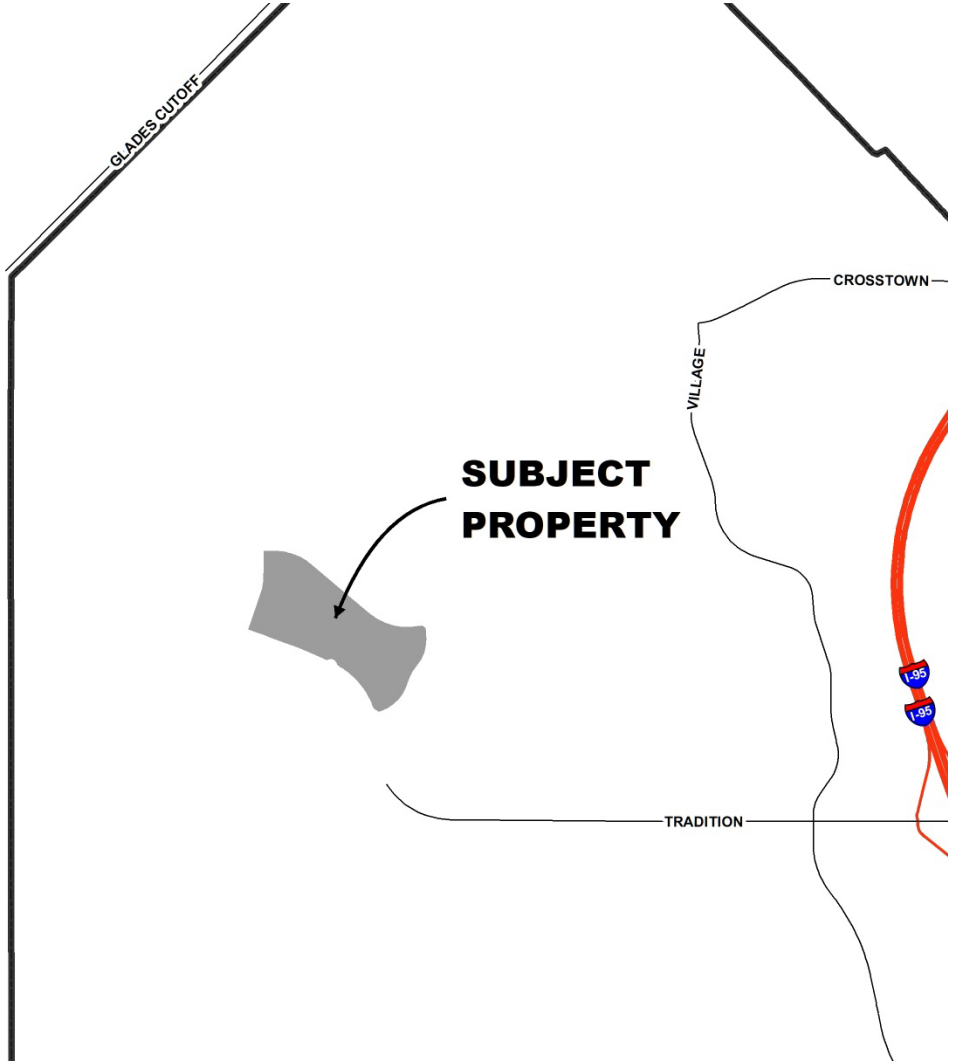
Proposed Project

- A request to amend the Tradition MPUD zoning regulation book and concept plan for property identified as parcels 17, 17 A, and 18 on the Tradition MPUD concept plan (14th Amendment).
- The City has received applications for site plan approval and subdivision plat approval for Parcels 17, 17A, 18 to allow for 520 multi-family units on Parcels 17 and 17A and 220 single-family residential lots on Parcel 18. The development standards proposed are not consistent with the currently approved Tradition MPUD.
- No changes are proposed to the Residential sub-district that will impact the development standards and zoning regulations for the existing residential communities in Tradition.

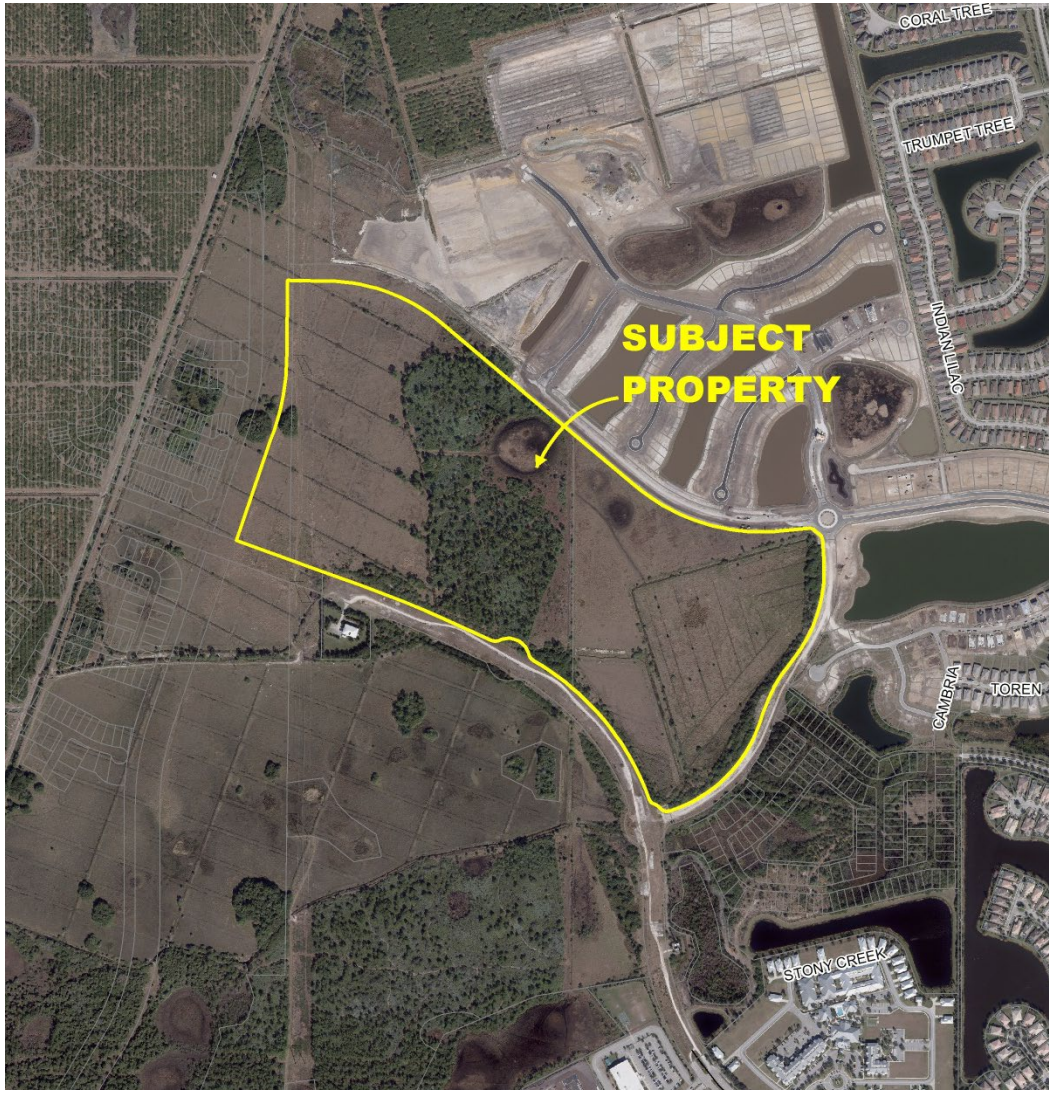
Applicant and Owner

Steve Garrett, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC, (owner).

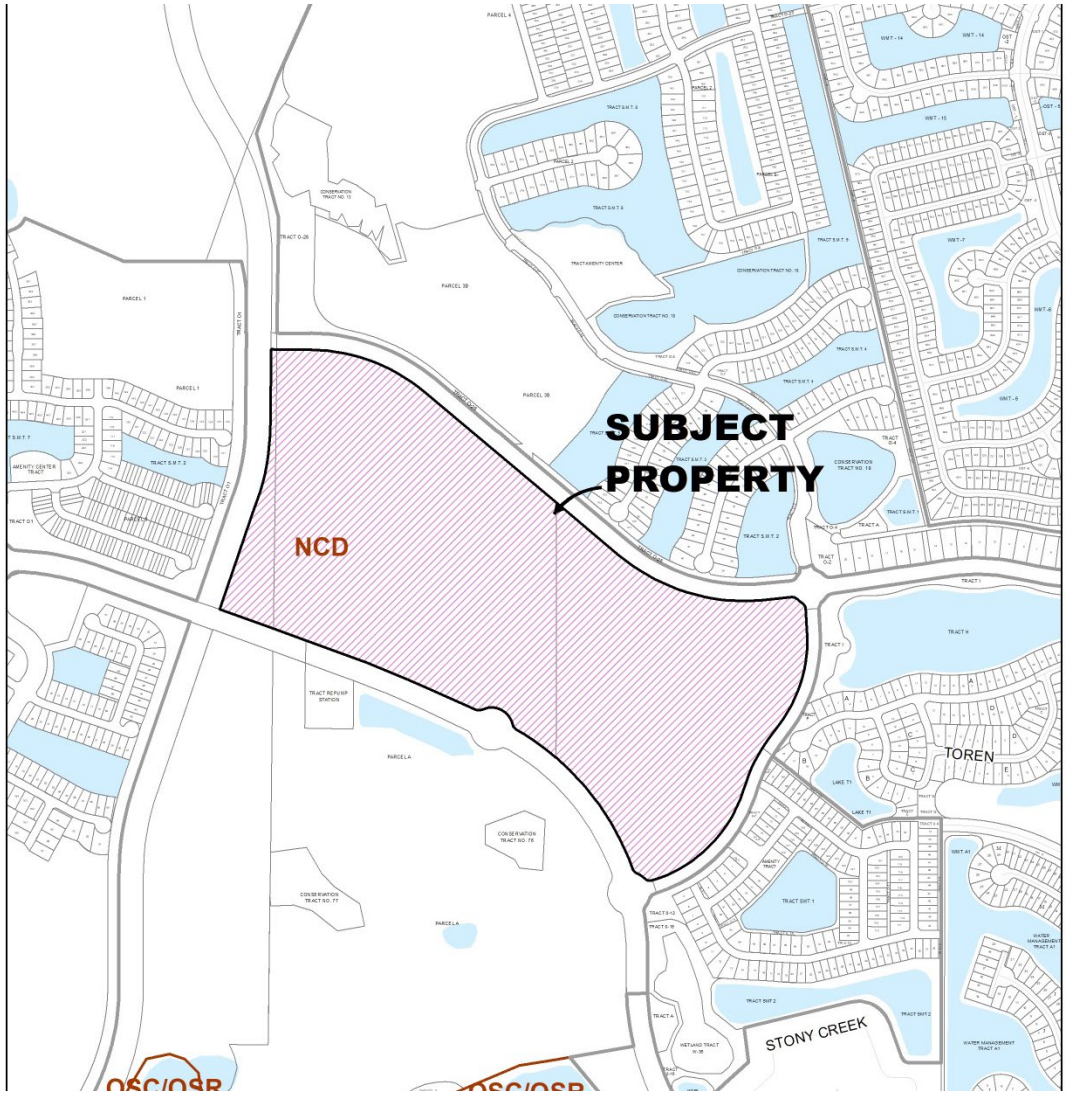
Location Map



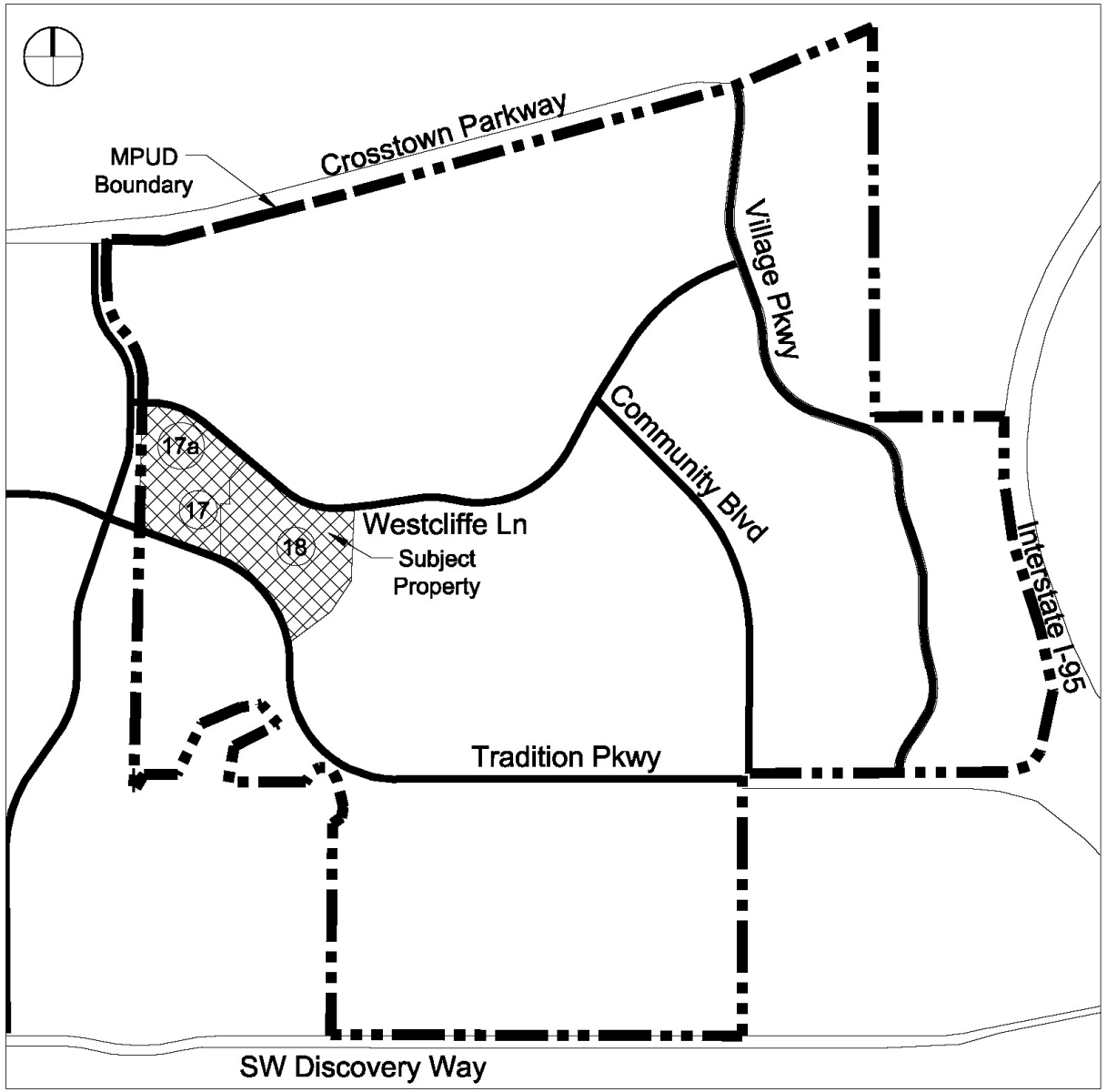
Aerial


SUBJECT
PROPERTY
CORAL TREE
TRUMPET TREE
INDIAN LILAC
CAMBRIA
TOREN
STONY CREEK

Land Use – NCD
Zoning- MPUD



Tradition MPUD Subject Area



Proposed Amendment

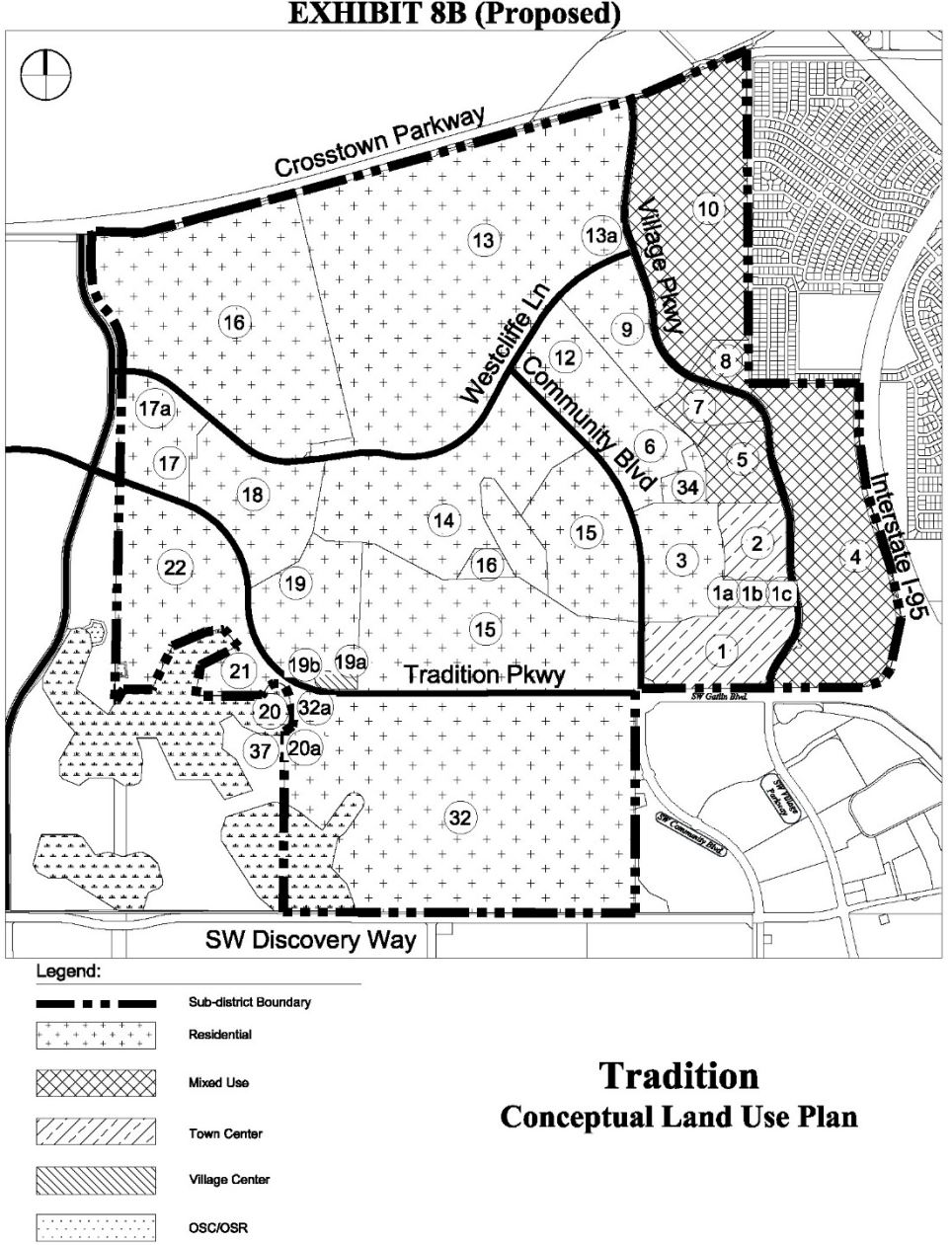
- Revise the MPUD concept plan and development tables to change the sub-area designation on 31.59 acres identified as Parcels 17 and 17 A from the Town Center sub-district to the Residential sub-district.
- Revise the maximum building height requirements for the residential sub-area to allow a maximum building height of fifty-five (55) feet for multi-family vertically attached residential development for Parcels 17 and 17A.
- Revise the side setback requirement for single-family residential lots and paired villas under from a minimum side setback of six (6) feet to a minimum side setback of five (5) feet for Parcels 17, 17A, and 18.
- Establish the setback requirements for multi-family development for Parcels 17 and 17A to require each multiple-family lot to have a building setback of twenty-five (25) feet from the front yard and public road rights of way, and ten (10) feet from side and rear property lines.

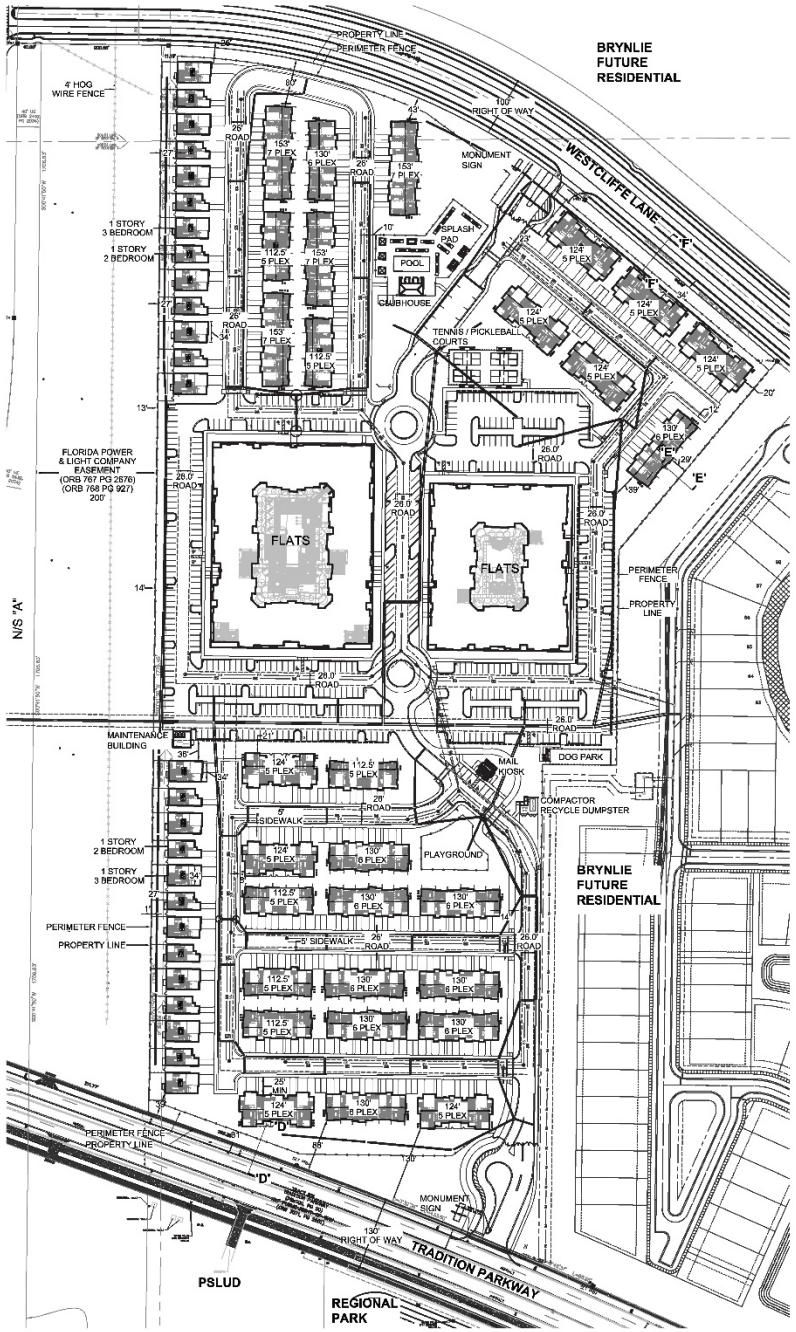
Proposed Amendment

- Establish separate building separation requirements for multi-family development for Parcels 17 and 17A to distinguish between multi-family vertically attached units, multi-family four to eight horizontal attached units, and multi-family horizontal detached units.
  - A minimum building separation of twenty (20) feet between buildings for vertically attached units.
  - A minimum building separation of fifteen (15) feet between buildings for four to eight horizontal attached units
  - A minimum building separation of ten (10) feet between buildings for horizontal detached units
- Add parking requirements for multi-family development for Parcels 17 and 17A to require 1 space per 1.75 for each multi-family residential unit and one guest parking space for every five (5) units.
  - Will allow dwelling units with garages to include the garage spaces as required parking spaces

Tradition MPUD Concept Plan







Site Data

Total Site Area:	1,376,080.4 sf	(31.59 ac.)	100%
Future Land Use Designation:			NCD
Existing Zoning:			MPUD
Total Building SF:	403,801.2	(9.27 ac.)	29.5%

Pervious / Impervious Calculations

Impervious Area:	497,890.8 sf.	(11.43 ac)	36.0%
Pervious Area:	474,388.4 sf.	(10.89 ac.)	34.5%

Parking Requirements

Parking Required: (1.5 spaces per dwelling unit)	780 Spaces
125% Maximum allowed parking per Tradition MPUD	975 Spaces
Parking Provided:	915 Spaces
Flats	14 ADA Spaces
Flats	511 Spaces
Single / Multi-Family	390 Spaces

Building Setback Requirements

	Required	Provided
Front:	25'	25'
Side:	10'	10'
Side:	10'	10'
Rear:	25'	25'

Slopeside Footprints

Slopeside Single & Multi Family — 520 Total units

Multi-Family Footprints

Type 5	Type 5.1	Type 6	Type 7	Flats
5 Units	5 Units	6 Units	7 Units	
2 Story	2 Story	2 Story	2 Story	2 Story
6 Buildings	8 Buildings	10 Buildings	4 Buildings	2 Buildings
30 Units total	40 Units total	60 Units total	28 Units total	336 Units total

Single-Family Footprints

Type 9	Type 10
2 Bedrooms	3 Bedrooms
1 Story	1 Story
6 Buildings	20 Buildings

Legal Description

Parcel ID Number: 430533300020005

5/6/7/8 A parcel of land, MPUD, lying within Sections 05, Township 37 South, Range 39 East, St. Lucie County, Florida
That part of SEC MPDAF: From NW cor of Western Grove Plat No. 2 Allapattah Substation (PB 58-12),TH N 89 58 42 W 50',TH S 00 01 15 W 2061.15', TH S 89 26 55 E 843.36 to curve conc N,R of 1550',TH ELY ALG ARC 202.22',TH N 83 04 36 3 E 675.59 to curve conc S,R OF 1450',TH ELY ALG ARC 287.15',TH S 86 22 02 E 1002.96' to curve conc S,R OF 9960',TH ELY ALG ARC 1137.80',TH S 79 48 55 E 618.79' to curve conc N,R OF 1550',TH ELY ALG ARC 256.66',TH S 89 18 10 E 179.11' TO POB; TH CONT S 89 18 10 E 251.19' to curve conc S,R OF 1100',TH ELY ALG ARC 754.82',TH S 49 59 11 E 1060.08',TH S 00 09 21 W 1555.82' to curve conc SW,R OF 1585',TH NWLY ALG ARC 290.75' to curve conc NE,R OF 56',TH NWLY ALG ARC 47.20' to curve conc W,R OF 130',TH NLY ALG ARC 38.73' to curve conc E,R OF 56',TH NLY ALG ARC 59.30',TH N 61 56 43 W 60' to curve conc NW,R OF 56',TH SWLY ALG ARC 59.30' to curve conc S,R OF 130',TH WLY ALG ARC 48.76' to curve conc N,R OF 58',TH WLY ALG ARC 49.71',TH N 65 45 29 W 320.85' to curve conc S,R OF 70'0',TH WLY ALG ARC 532.45',TH N 70 06 36 W 822.19',TH N 18 50 28 E 673.39' to curve conc W,R OF 1550',TH NLY ALG ARC 503.49',TH N 00 41 50 E 457.37' TO POB (73.213 AC) (OR 3266-2642)

Traffic Statement

The project is approved for concurrency within the Tradition DRI and only requires an analysis of access. The analysis was conducted in accordance with the requirements of the City of Port St. Lucie. This analysis has been prepared to evaluate traffic impacts resulting from 520 single and multifamily homes. The project is located between Tradition Parkway and Westcliffe Lane, east of Power line Road (N/S A) and west of Fern Lake Drive, Port St. Lucie, Florida. The proposed project is expected to generate the following net new external trips and driveway trips:

- 3,534 daily, 227 AM peak hour (55 in/172 out), and 272 PM peak hour (169 in/103 out)

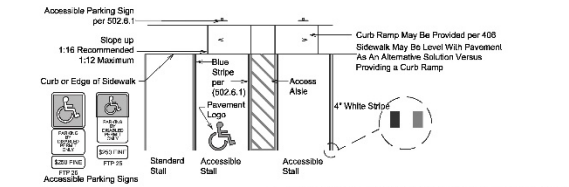
The project will provide right -in & right -out driveways on Tradition Parkway and Westcliffe Lane. A right -turn lane is required at the Tradition Parkway entrance.

Drainage Statement

The stormwater mangement system for this porject is part of the overall Tradition Master Drainage System. this project will rely entirely on the wet lakes contemplated within the Brynlie single -family subdivision, as the wet lakes proposed within brynlie meet and exceed the minimum lake area required for the entire master conceptual sub basin (mas34). Upon achieving the sub-basin water quality criteria, the wet lakes within Brynlie will discharge via a piped connection to the esplenade single family wet lake system within the downstream basin (ramas35).

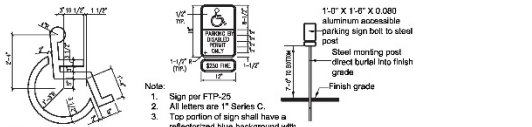
General Notes

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other then grasses shall be located within 10' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements as take from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St Lucie Land Development Regulations.)
- The property owner, contractor, and authorized representatives shall provide pickup, removal and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).



Notes:
1. Top portion of FTP 25 & 26 shall have a reflective blue background with white reflective symbol and border.
2. Bottom portion shall have a reflective white background with black opaque legend and border.
3. FTP 25 & 26 may be fabricated on one panel or two.
4. FTP 25 is for use in areas where space is limited.
- Accessible parking can be located on either side of the access aisle except for angled van spaces, which shall have access aisles on the passenger side of the parking space.
- Pavement logo is optional. If provided recommended white (FDOT Index Drawing 17346).
- The access aisle shall be striped diagonally to designate it as a no-parking area. (502.3.3). White Striping is recommended.
- All spaces must be located on an accessible route so that users will not be compelled to walk or wheel behind parked cars behind his or her own vehicle. (553.5041(5)(a)
- Wheelstop may be deleted but sidewalk width must be widen by 2 feet to maintain the minimum required sidewalk width and allow for the vehicle overhang.

A **Accessible And Standard Parking Space**
Scale: N.T.S.



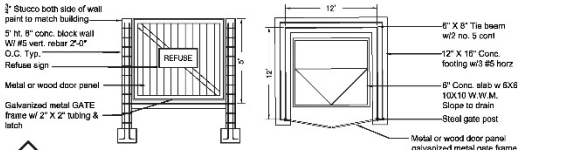
Note:
1. Sign per FTP-25
2. All letters are 1" Series C.
3. Top portion of sign shall have a reflectorized blue background with white reflectorized legend and border.
4. Bottom portion of sign shall have a reflectorized white background with black opaque legend and border.

Note:
Verify size & color of logo & paint per local requirements

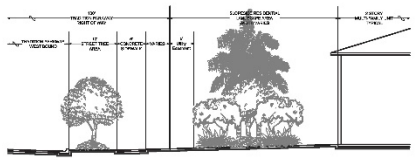
Handicapped Logo
SCALE: N.T.S.

Accessible Parking Sign
SCALE: N.T.S.

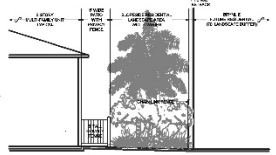
B **Accessible Pavement Marking & Signage**
Scale: N.T.S.



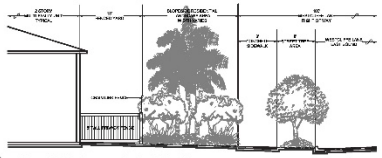
C **Refuse Enclosure**
Scale: N.T.S.



D-D **Tradition Parkway Typical Buffer**
Scale: N.T.S.



E-E **Brynlie Typical Buffer**
Scale: N.T.S.



F-F **Westcliffe Lane Typical Buffer**
Scale: N.T.S.

lucido & associates
701 SE Ocean Blvd., St.ar., Florida 34994 (772) 220-2100 Fax (772) 223-9220

Key / Location:



Project Team:

Client & Property Owner:	Mattamy, LLC 2500 Quantum Lakes Drive, Suite 215 Boynton Beach, FL 33426
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd., Suite 208 Stuart, Florida 34996
Engineer:	Engineer: Kimley-Horn 445 24th Street, Suite 200 Vero Beach, FL 32960 772-794-4100
Surveyor:	Caulfield & Wheeler, Inc. 7900 Glades Road, Suite 100 Boca Raton, FL 33434 561-392-1991

Slopeside

Tradition
St. Lucie, Florida

Site Plan
P22-348

Date	By	Description
12/07/2022	JL	Submittal

NORTH

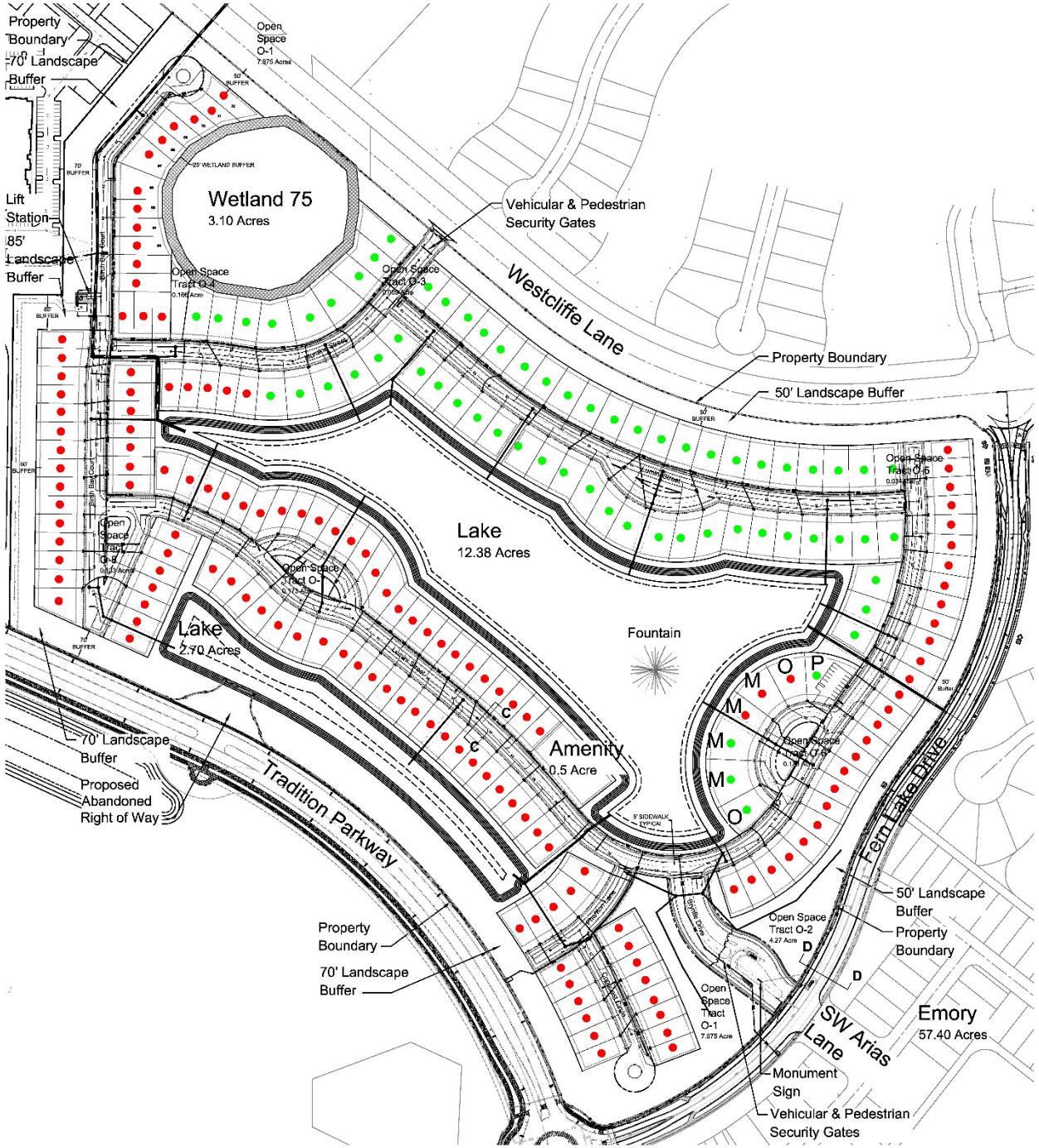
SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	SP
Project Number	20-276.38	
Municipal Number	P22-348 Slopeside	
Computer File	20-276.38 - Slopeside - Site Plan.dwg	

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Site Data

Site Area:	78.484 acres	
Zoning:	MPUD (Plan Unit Development)	
Future Land Use:	NCD	
Single Family Dwelling	Required	Proposed
Lot Square Footage:	2,800 sf	5,400 sf (min)
Lot Width:	35'	45' / 60'
Density:	15 DU / Ac (max.)	2.67 DU / Ac
Proposed Density Calculation:	210 Units / 78.484 Acres =	2.67 DU / Ac
Maximum Building Coverage:	60%	48%
Minimum Open Space:	24 ac (30%)	41.6 ac (52%)
Maximum Building Height:	35'	35'
Minimum Living Area: *excludes garage area	1,200 sf	1,200 sf
Maximum Lot Impervious:	80%	80%

Setbacks (per MPUD Exhibit 10)	Required (min.)	Proposed (min.)
- Single Family Residential Lot		
Front Yard:	10' (18' w/garage)	10'/18'
Side Yard:	5'	5'
Side Corner:	14'	14'
Rear Yard:	10'	10'

Proposed Lot Data

Minimum Residential Lot Size

Width	Depth	Unit Count
45' (Single Family)	120'	146
60' (Single Family)	120'	64
Total		210

Lot Size Legend

- 45' Lots
- 60' Lots

Model Row Lot Legend

P Parking
O Open
M Model Home

Environmental Statement

The Brynlie Site contains the 3.10 acre Wetland #75. Wetland #75 is protected by a 25' wide Wetland Preserve

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 220-2201

Key / Location:



Project Team:

Client & Property Owner:	Mattamy, LLC 2600 Quantum Lakes Drive, Suite 215 Boynton Beach, FL 33426
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd., Suite 208 Stuart, Florida 34996
Engineer:	Engineer: Kimley-Horn 445 24th Street, Suite 200 Vero Beach, FL 32960 772-794-4100
Surveyor:	Caulfield & Wheeler, Inc. 7900 Glades Road, Suite 100 Boca Raton, FL 33434 561-392-1991

Brynlie

Tradition
St. Lucie, Florida

Conceptual Subdivision Plat Details

Municipal Number: P22-255
PSLUSD Project Number: 5429A

Date	By	Description
16AUG22	SJS	Submittal
31AUG22	SJS	Re-Submittal Per Model Center Change)
19SEP22	SJS	CSP - Re-Submittal
17OCT22	SJS	CSP - Re-Submittal

NORTH

SCALE: 1" = 100'
0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager		CSP-1
Project Number	20-276.38	
Municipal Number	P22-255	
Computer File		

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Impacts and Findings

- Proposed MPUD is consistent with:
  - Policy 1.2.2.3 of the Comprehensive plan which provides the thresholds for development for neighborhoods within a Residential Area. It establishes a minimum building height of 65 feet for multi-family development.
  - Goal 3.1 of the Housing Element, which pertains to the need for adequate mix of safe and sanitary housing to meets the needs of existing residents.
  - Objective 3.1.1 addresses the need for the City to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the at the September 14, 2022 Site Plan Review Committee meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval with the following conditions:
  1. Development on Parcels 17, 17A, and Parcel 18 shall be designed with school bus turnaround, stops, and shelter internal to the site on all road frontages so traffic on the public roadways is not obstructed.
  2. The development of Parcels 17, 17A, and Parcel 18 shall include the platting and construction of SW Westcliffe Lane to N/S A including the intersection of SW Westlcliffe Lane and N/S A. The plat for the portion of Westcliffe lane adjacent to N/S A must be platted prior to construction of Westcliffe Lane and must include the intersection of Westlcliffe /N/S A. Westcliffe lane must be constructed concurrent with the Slopeside site development.

"A City for All Ages"

Agenda Summary

2023-129

Agenda Date: 2/7/2023 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-321 Leonard W. Laforte - Variance

Location: 1556 SW Abacus Avenue

Legal Description: Port St. Lucie Section 33, Blk 2202, Lot 19

This is a request for a variance of 4.82 feet to allow a 5.18-foot setback from the side property line for an existing shed.

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

Executive Summary: The applicant is requesting a variance of 4.82 feet to allow a 5.18-foot setback from the side property line for an existing shed. The property is zoned RS-2 (Single-Family Residential), Section 158.073 (H)(2) of the Zoning Code requires two (2) side yards, each of which providing a building setback line of ten (10) feet.

Presentation Information: A presentation will be provided.

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

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 1556 SW Abacus Ave.

Attachments: 1. Staff report, 2. Applicant response to variance criteria, 3. Boundary Survey, 4. Shed specifications, 5. Warranty Deed, 6. Staff presentation

Leonard W. Laforte
Variance: Shed
Project Number: P22-321



Project Aerial Map

SUMMARY

Applicant's Request:	To grant a variance of 4.82 feet to allow a 5.18-foot setback from the side property line for an existing shed.
Applicant:	Leonard W. Laforte
Property Owner:	Leonard W. Laforte
Location:	1556 SW Abacus Avenue
Application Type: (Identify if quasi-judicial)	Variance, Quasi-Judicial
Project Planner:	Bianca Lee

Project Description

The applicant is requesting a variance of 4.82 feet to allow a 5.18-foot setback from the side property line for an existing shed. Section 158.217(C)(1) of the Zoning Code requires a minimum setback of ten (10) feet from the rear property line for accessory uses or structures in Single-Family Residential Districts. The existing shed meets the rear setback requirement; however, it does not meet the side setback as per zoning code. The minimum setback from side property lines shall be those set forth in the applicable zoning district. The property is zoned RS-2 (Single-Family Residential), Section 158.073(H)(2) requires two (2) side yards, each of which providing a building setback line of ten (10) feet.

Review Criteria

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

Public Notice Requirements (Section 158.298 (B))

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

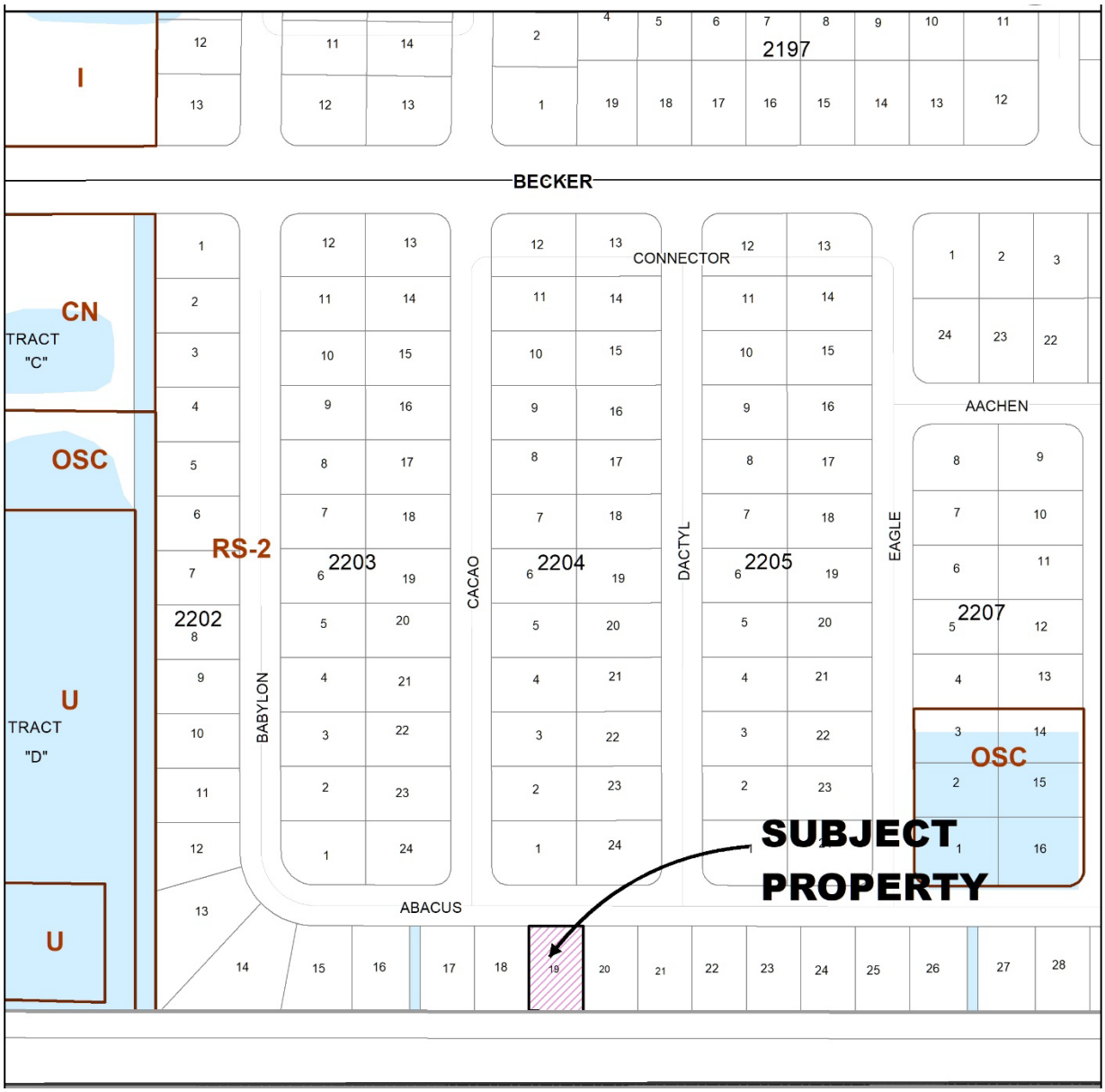
Location and Site Information

Parcel Number:	3420-660-0653-000-9
Property Size:	0.23 AC/ 10,000 SF
Legal Description:	Port St. Lucie Section 33, Block 2202, Lot 19
Address:	1556 SW Abacus Ave.
Future Land Use:	Low Density Residential (RL)
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Single-Family Residential

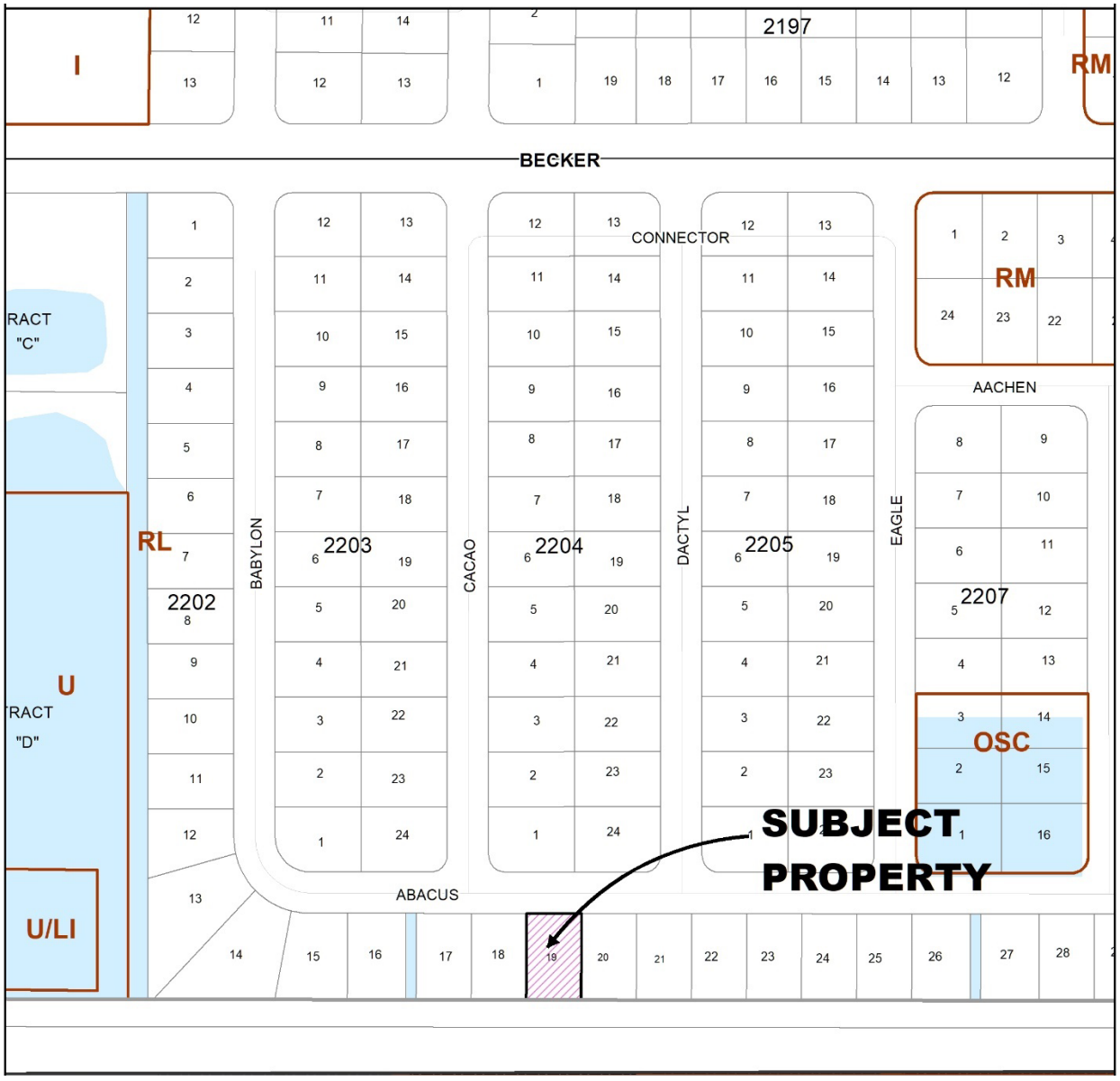
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	RS-2
South	RL	RS-2	RS-2
East	RL	RS-2	RS-2
West	RL	RS-2	RS-2

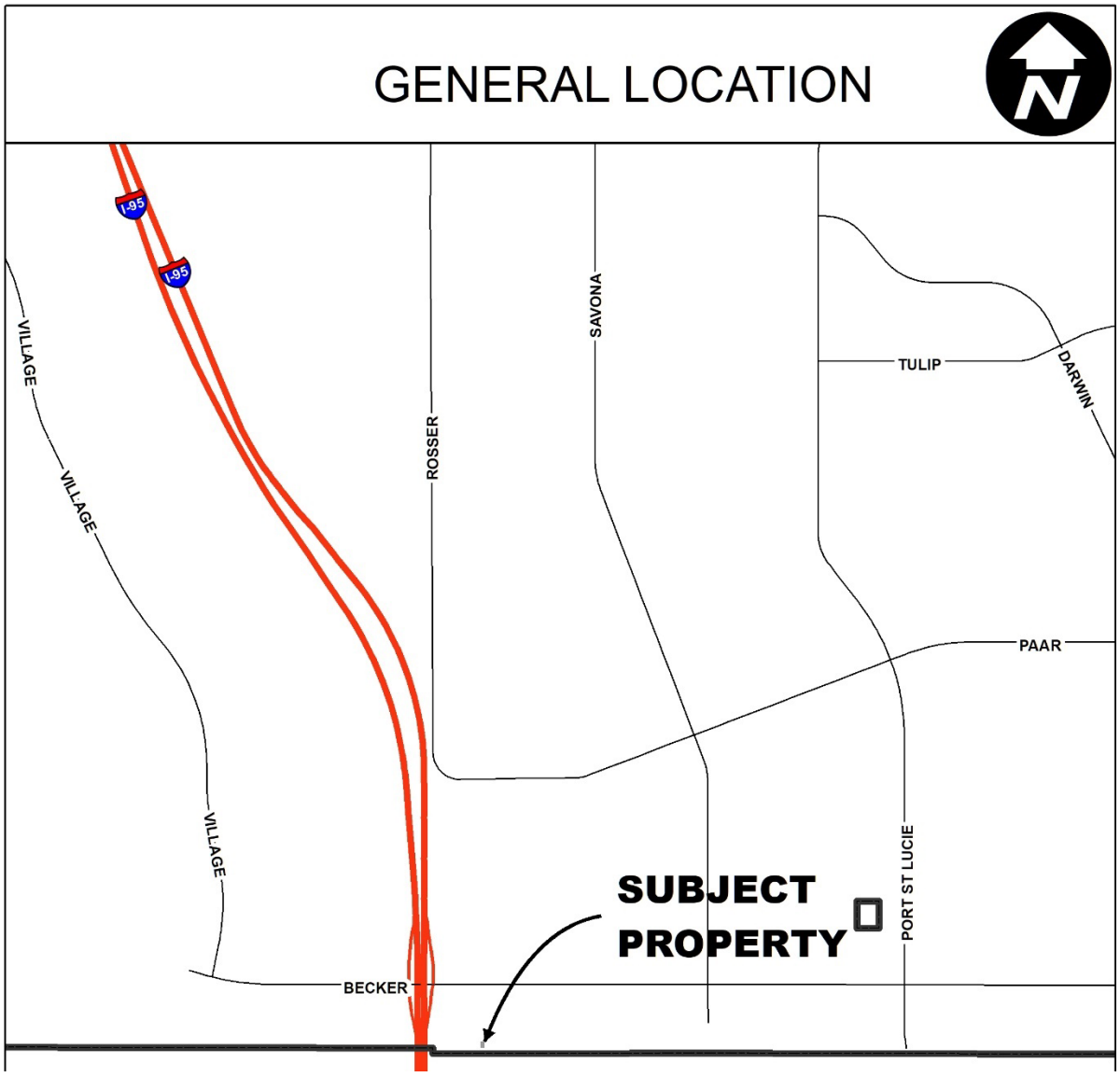
RL-Low Density Residential, and RS-2- Single-Family Residential


I
BECKER
CN
TRACT
"C"
OSC
U
TRACT
"D"
U
RS-2
2202
2203
2204
2205
2207
2197
BABYLON
CACAO
DACTYL
EAGLE
CONNECTOR
AACHEN
ABACUS
OSC
SUBJECT
PROPERTY

Zoning Map



Project Land Use Map



Location Map

IMPACTS AND FINDINGS

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

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

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

    - *Staff Findings: Special conditions and circumstances do not exist, which are peculiar to the land, structure, or building involved. The shed is built on a standard 10,000 sq. ft. lot. The Building Department has not received plans from the property owner. The shed was constructed without a permit and does not observe the required setbacks.*

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

    - *Staff Findings: See No. 1 above.*

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

    - *Staff Findings: Special privileges would be conferred upon the applicant. A 10 ft. side yard setback is a regulatory standard applied to other lands, buildings, and structures in the RS-2 Zoning District.*

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

    - *Staff Findings: Literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district or introduce unnecessary and undue hardships on the applicant.*

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

    - *Staff Findings: The structure can be relocated to comply with the minimum 10 ft. side yard setback as per RS-2 zoning Section 158.073(H)(2). The existing shed currently sits at a 5.18 ft. setback from the property line and encroaches 0.82 feet into the 6 ft. wide drainage and utility easement. The attached shed specifications provided by the applicant show that the shed has a wooden foundation. The applicant has indicated that the wooden ramp shown on the survey and in the photos in the staff presentation has been removed.*

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

    - *Staff Findings: The shed is encroaching by 0.82 feet into the drainage and utility easement and appears to sit within the side lot swale which can potentially block drainage that directs water south of the property.*

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

    - *Staff Findings: The applicant has acknowledged this. If the variance is granted, the applicant would need to apply to the Public Works department for permission to encroach into the drainage and utility easement.*

PLANNING AND ZONING BOARD ACTION OPTIONS

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

- Motion to approve
- Motion to approve with conditions

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

- Motion to deny

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

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

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

VARIANCE APPLICATION

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

FOR OFFICE USE ONLY

Planning Dept_____
Fee (Nonrefundable) $_____
Receipt #_____

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

PRIMARY CONTACT EMAIL ADDRESS: lafortel@yahoo.com

PROPERTY OWNER:

Name: LEONARD LAFORTE

Address: 1556 SW ABACUS Ave, Port SAINT Lucie, Fl. 34953

Telephone No. 718 925 7044

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

Name: _____

Address: _____

Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: 33-2202-19

Parcel I.D. Number: 3420-660-0653-000-9

Address: 1556 SW ABACUS AVE, PSL, Fl. 34953

Current Zoning Classification RS-1

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

I HAVE A 12 X 40 CONCRETE PATIO IN THE BACKYARD. AFTER THE 12 ft. PATIO THE PROPERTY SLOPES DOWN for DRAINAGE. ANY other LOCATION further SOUTH of the HOME AND the SHED would flood IN ANY RAIN. PROPERTY IS ON A WIDE CANAL SO NO RESIDENCE WOULD BE BEHIND ME.

Leonard LaForte
Signature of Applicant

LEONARD LAFORTE
Hand Print Name

12/29/2022
Date

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

03/02/20

VARIANCES

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

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

My RESIDENCE is LOCATED ON A WIDE CANAL SOUTH of the home. EAST of my home is A HOME LOCATED ON A DOUBLE SIZE lot AND the home WAS BUILT ON THE CENTER of that lot.

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

THESE CONDITIONS ARE NOT A RESULT OF ACTIONS FROM the APPLICANT

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

† DUE to the HOME EAST of MINE ON A DOUBLE SIZE lot, if ACCES WAS EVER NEEDED to the REAR of the home, thier WOULD BE NO UBSTRUCTIONS.

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

OTHER PROPERTIES ARE BASICALLY ON FLAT GROUND. DUE to the CANAL SOUTH of the PROPERTY, LOCATING the SHED further SOUTH WOULD RESULT IN FLOODING DURING RAIN.

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

As shown IN the UPDATED SURVEY, THE POSITION OF THE SHED IS the ONLY POSSIBLE LOCATION DUE to the LAYOUT OF THE PROPERTY. FURTHER WEST of the LOCATION WOULD INTERFERE WITH the CONCRETE patio. So the VARIANCE REQUESTED IS for the EAST/WEST LOCATION of the SHED.

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

BEING THERE IS A WIDE CANAL BEHIND THE PROPERTY, it WOULD NOT INTERFERE WITH ANY ACCESS to the REAR of the house. The EAST HOME IS ON A double lot so this LOCATION is IDEAL for the SHED

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

YES I WILL fully comply WITH ANY AND All CONDITIONS IF the VARIANCE & PERMIT ARE GRANTED.

Leonard Laforte — Signature of Applicant

LEONARD LAFORTE — Hand Print Name

12/29/2022 — Date

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FOUNDATION	FINAL
COMPLETED ON:	5-28-21	6-05-21	8-9-21	8-31-21	1-14-22

LEGAL DESCRIPTION:

LOT 19 IN BLOCK 2202 OF PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 1, PAGES 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ABBREVIATIONS:

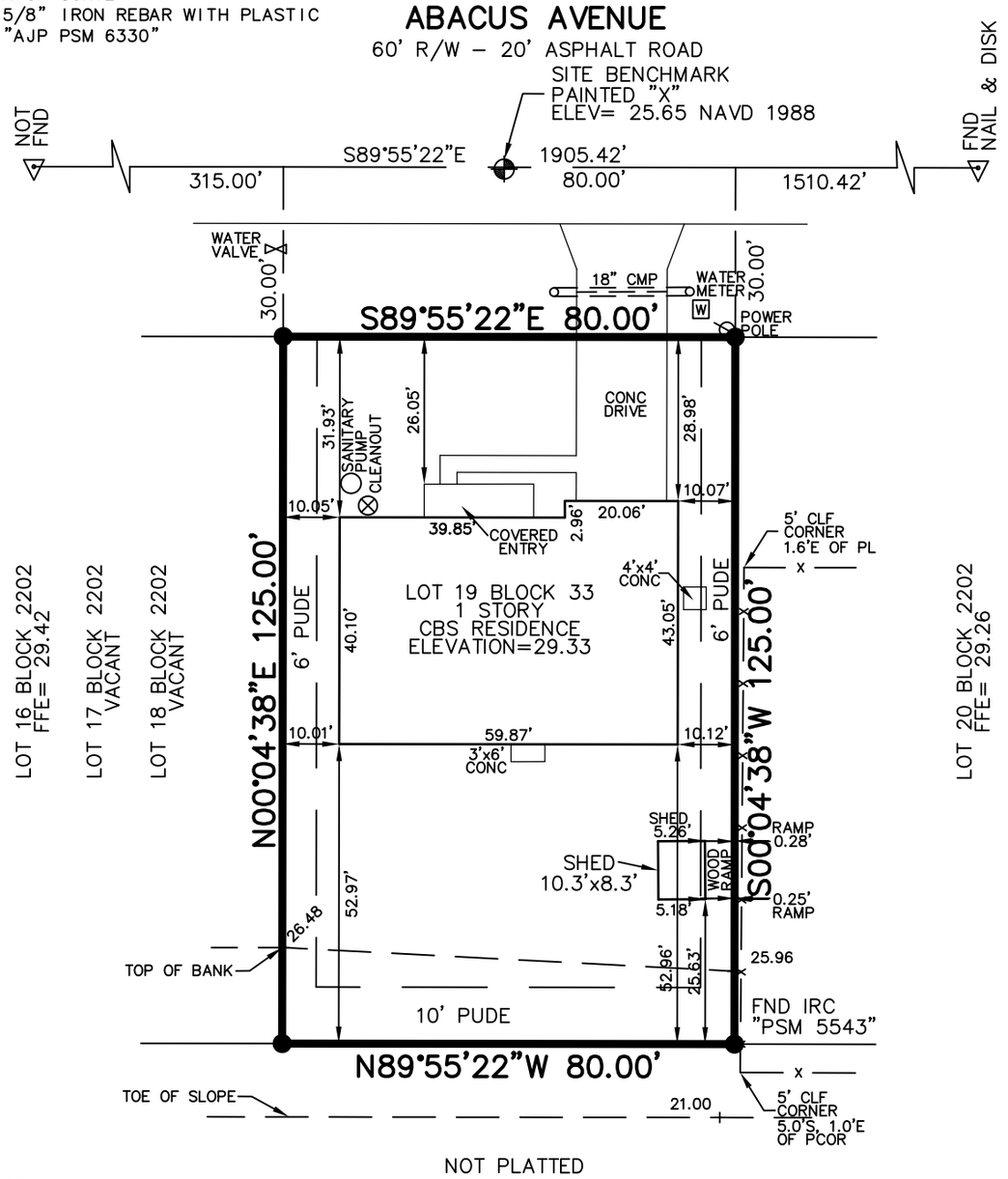
(C) = CALCULATED
(M) = MEASURED
(P) = PLATTED
CBS = CONCRETE BLOCK STRUCTURE
CMP = CORRUGATED METAL PIPE
CLF = CHAIN LINK FENCE
CNS = COULD NOT SET
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND 5/8" IRON REBAR
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
IR = 5/8" IRON REBAR
PCOR = PROPERTY CORNER
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
R = RADIUS OF CURVE
L = LENGTH OF CURVE
Δ = DELTA OF CURVE
● = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'
30 0 15 30

SURVEYOR'S REPORT:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0400 J, EFFECTIVE DATE FEBRUARY 16, 2012.
4. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 19 ASSUMED TO BEAR S00°04'38"W.
6. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
7. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
8. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

PERMIT#: 2134542



HOLIDAY BUILDERS
JOB# 16200130

1556 SW ABACUS AVENUE

LAST FIELD DATE: 12-21-22

SCALE: 1"=30'
DATE: 1-14-22
DRAWN: MS
JOB NO.: 21-7455

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

DATE:	REVISIONS:
12-23-22	ADD SHED

FB/PG: - - - -

CERTIFIED TO:
LEONARD W. LAFORTE
& MARTHA E. BETANCOURTH CASTRO
HOLIDAY BUILDERS, INC.
HB TITLE, INC.
SHELTER MORTGAGE COMPANY, LLC.
ALLIANT NATIONAL TITLE INSURANCE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Alexander J Piazza
Digitally signed by Alexander J Piazza
DN: c=US, o=Florida, dnQualifier=A01410D00000179D39DE72C00018278, cn=Alexander J Piazza
Date: 2022.12.23 11:21:55 -05'00'

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

K:\BUILDERS\DWG2021\21-7455.dwg, 12/23/2022 11:08:05 AM

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4985952 OR BOOK 4763 PAGE 710, Recorded 01/28/2022 09:31:49 AM Doc Tax: $2600.50

Prepared by:
THIS INSTRUMENT PREPARED BY:
HB Title, Inc.
2285 W. Eau Gallie Blvd.
Melbourne, FL 32935
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Tax ID No: 3420-660-0653-000-9
Our File: 2021-12861
Job Number: ED16200130

Corporate Warranty Deed

This Indenture, made this , 26th day of January, 2022 A.D.
Between Holiday Builders, Inc. whose post office address is 2293 W. Eau Gallie Blvd., Melbourne, FL 32935, a corporation existing under the laws of the State of Florida , Grantor and **Leonard William Laforte and Martha E. Betancourth Castro, Husband and Wife** whose post office address is 1556 SW Abacus Ave, Port Saint Lucie, FL 34953, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 19, Block 2202, PORT ST. LUCIE SECTION THIRTY THREE, according to the plat thereof, as recorded in Plat Book 15, Pages 1, 1A through 1V, inclusive, of the Public Records of St. Lucie County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **3420-660-0653-000-9**

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Witness signature
Veronica L. Ruff
Printed witness name

Witness signature
Kasey M. Harrington
Printed witness name

Holiday Builders, Inc.

By: _____
Indira Sarju, Assistant Vice President

(Corporate Seal)

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [✓] physical presence OR [ ] online notarization this 26th day of January, 2022 by Indira Sarju, Assistant Vice President of Holiday Builders, Inc. a corporation existing under the laws of the State of Florida . He/She [✓] is personally known to me or [ ] has produced _____ as identification.

_____(Seal)
Kasey M. Harrington
Notary Public

Notary Printed Name

KASEY M. HARRINGTON
MY COMMISSION # HH 006990
EXPIRES: July 18, 2024
Bonded Thru Notary Public Underwriters

build blueprint
Easy DIY Project Plans

8 x 10 GARDEN SHED PLANS

PLAN#: BB02S003



Plans Include:

- Material & Cut List
- Tools List
- Step-by-Step Instructions
- Full 2D Plans
- 3D Diagrams
- Detailed Drawings
- Helpful Tips

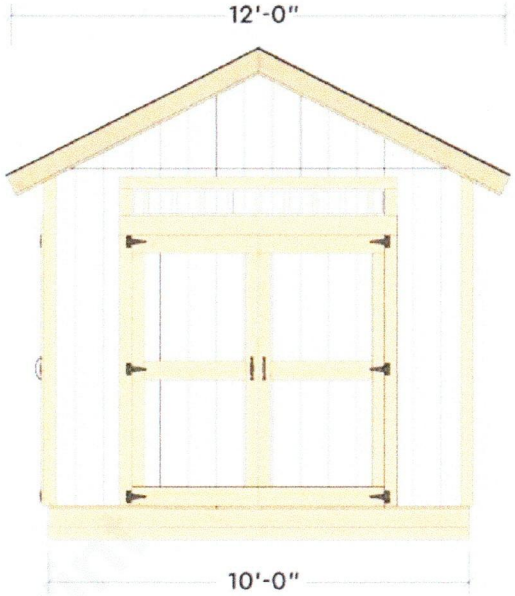
Build Features:

Build Size:	8'x10'
Overall Height:	11'-7 ¾"
Roof Pitch:	6/12
Roof Truss:	2x4 24 O.C.
Foundation:	4x4 Skid
Floor Framing:	2x4 16" O.C.
Wall Framing:	2x4 16" O.C.

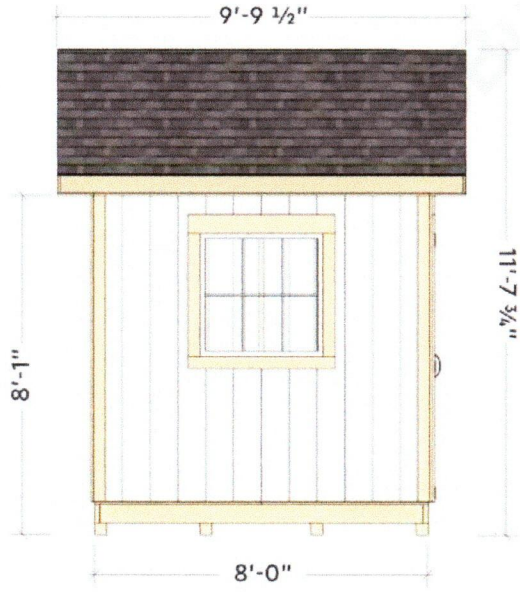
Copyright @ BuildBlueprint



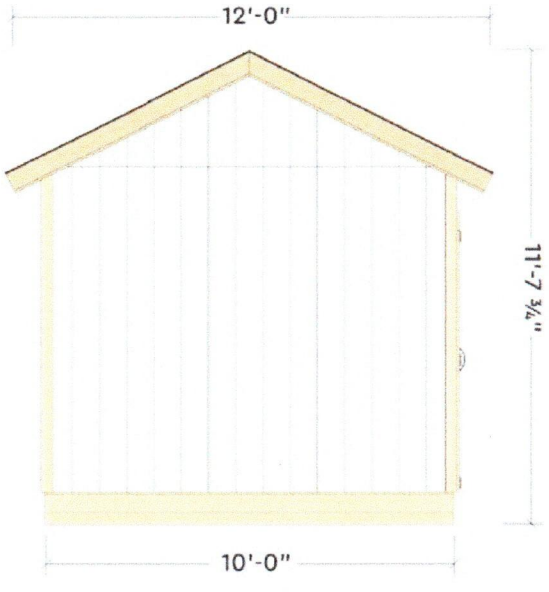
FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



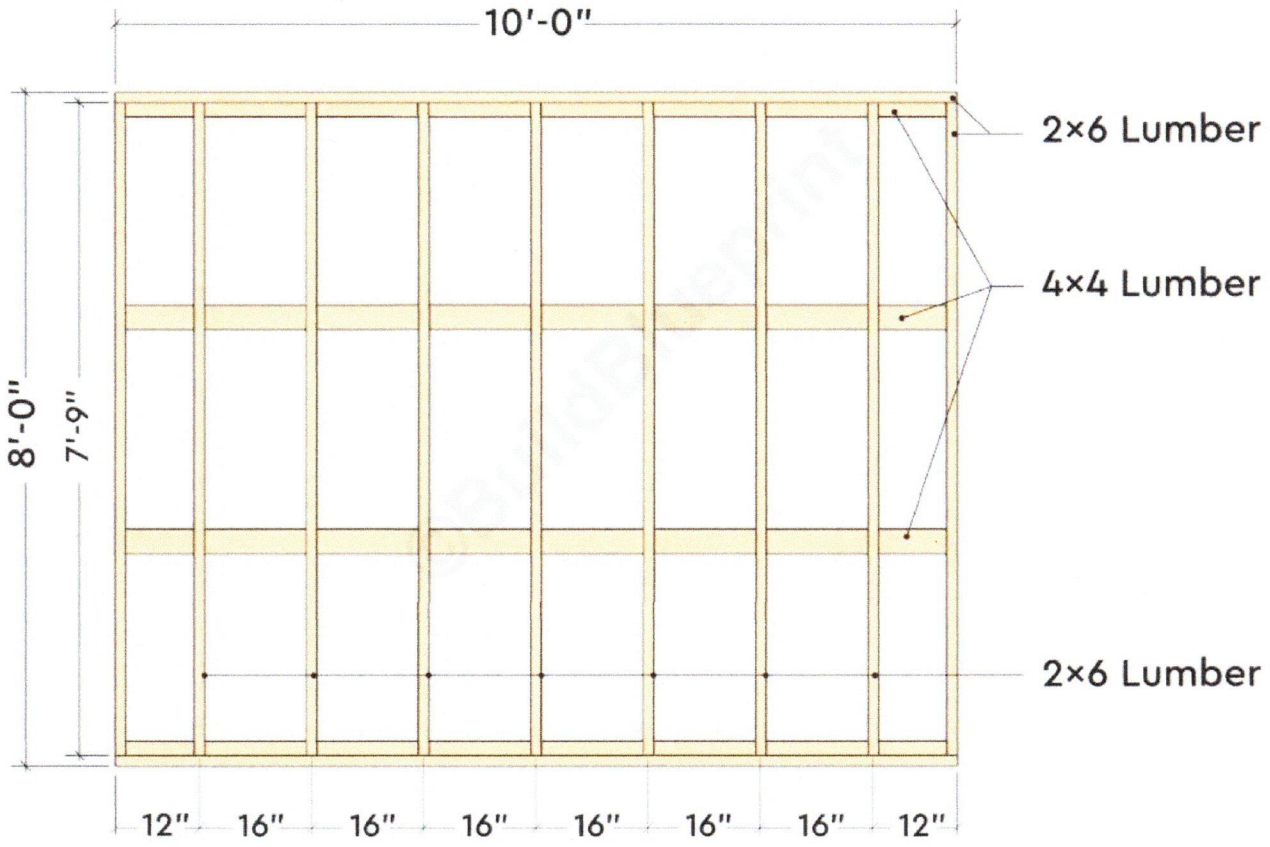
BACK ELEVATION

BuildBlueprint

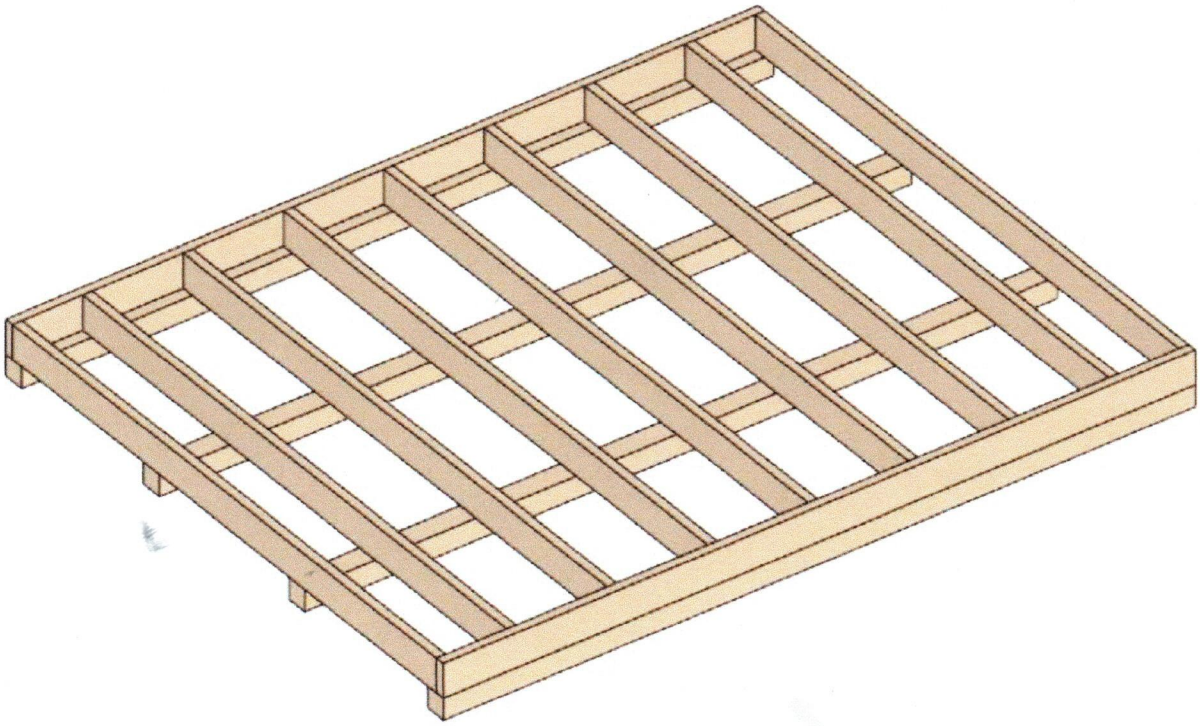
STEP 1 – FOUNDATION AND FLOOR

Start with selecting a proper site for the shed foundation, ideally a flat solid surface away from any large trees.

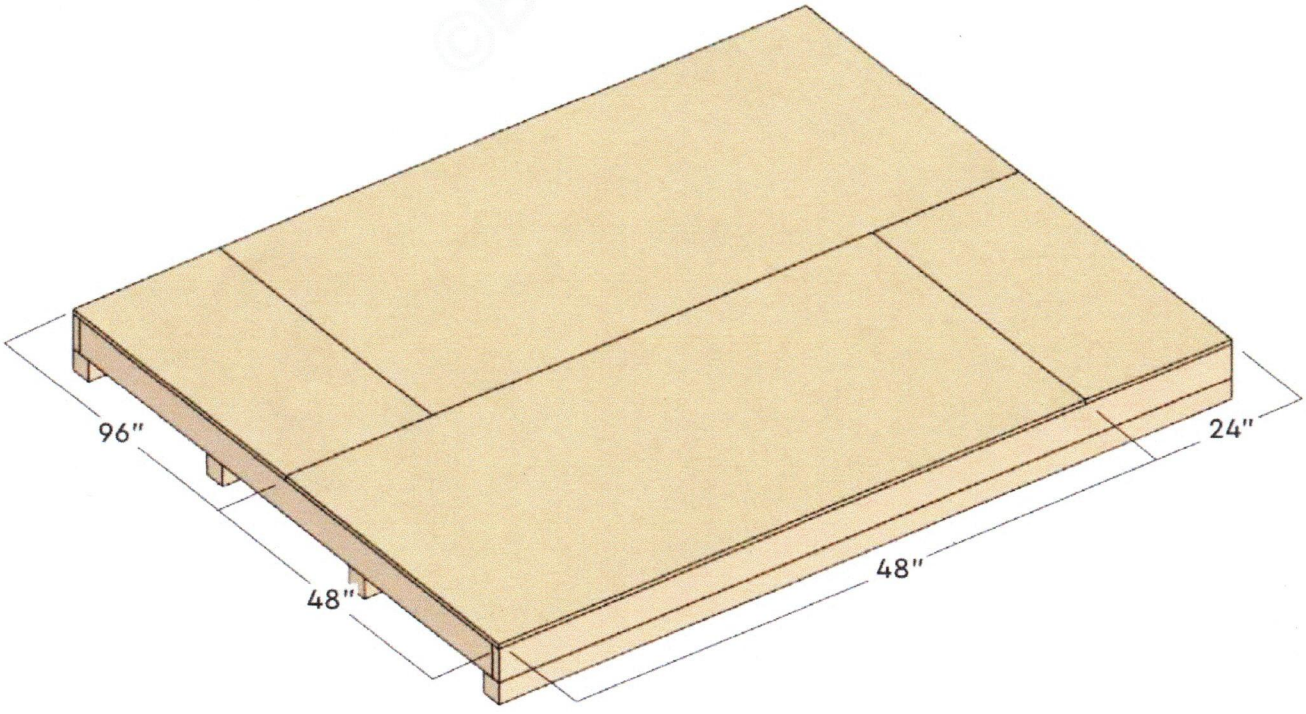
The first step is cut nine 2 x 6 lumbers to 7'-9" length, and two 2 x 6 lumbers to 10'. Next, place the four 10' 4 x 4 lumbers parallel to each other and evenly apart. Then, assemble the four 2 x 6 perimeter frame on top, this will outline the overall floor frame. Drill pilot holes through the joists and secure with 3 ½" screws. Finally, install the seven 2 x 6 floor joists at 16" O.C., and 12" O.C. near the sides.



FLOOR FRAMING PLAN



After the floor frame is secured, cut the tongue and groove 23/32" plywood to size and attach to the frame. You'll need about 4 full sheets to cover the 80SF floor area. These sheets usually come in standard sizes of 48" x 96". Insert 2" deck screws every 8" along the joint, don't leave any gaps between the sheets. Refer to the cut pattern below:



Leonard W. Laforte
1556 SW Abacus Ave.
VARIANCE
Project: P22-321

Planning and Zoning Board Meeting

Bianca Lee, Planner I

February 7, 2023, Meeting

CityofPSL.com

PROJECT SUMMARY

- A variance to the 10 ft. side yard setback requirement within the RS-2 Zoning district.
- The existing shed sits at a 5.18 ft. setback from the side property line.
- The existing shed encroaches 0.82 ft. into the 6 ft. wide drainage and utility easement.

CityofPSL.com

APPLICANT AND OWNER

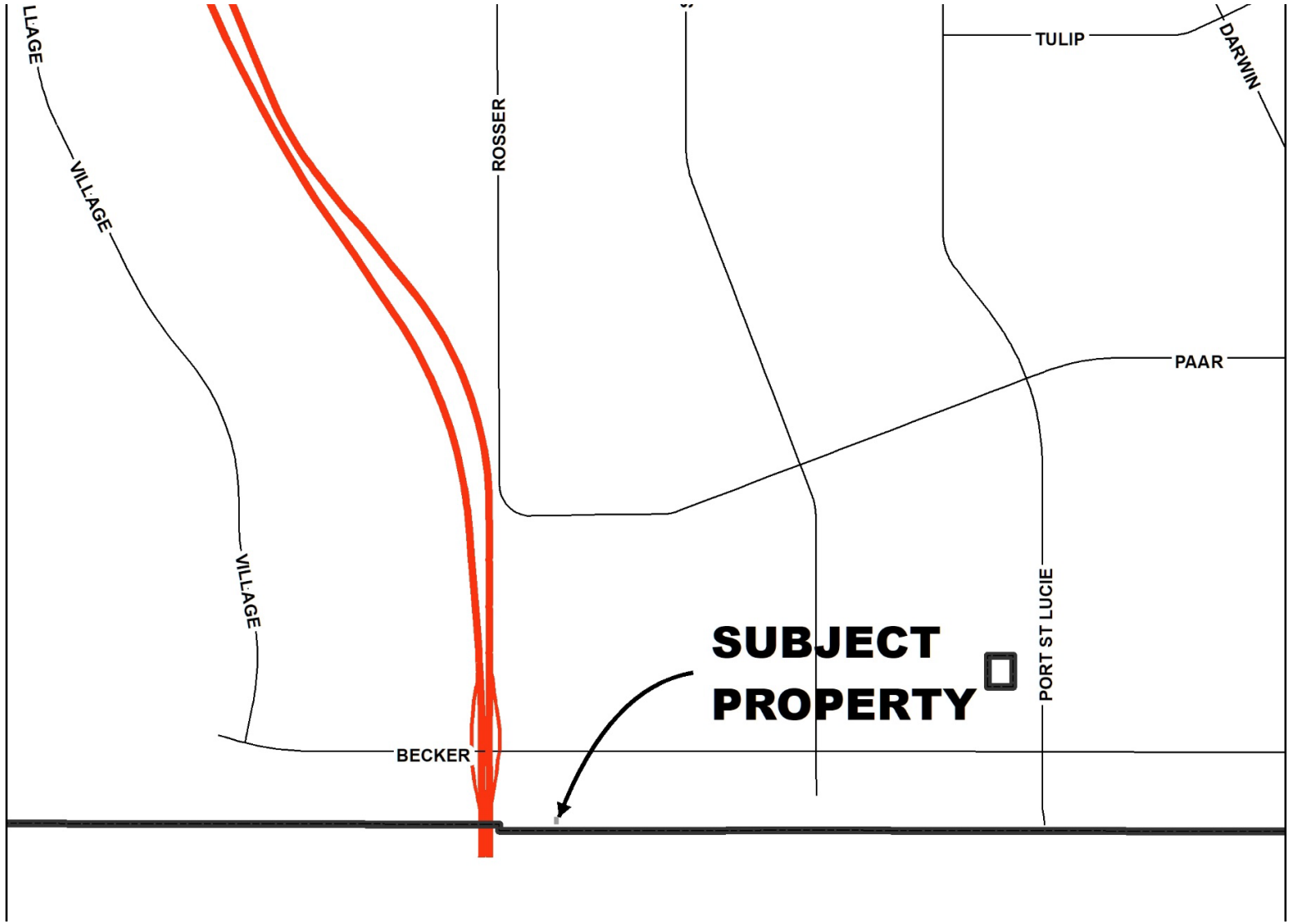
- Leonard W. Laforte, property owner

VARIANCE REQUEST

- A variance of 4.82 feet to allow a 5.18-foot setback from the side property line for an existing shed.
- Section 158.217(C)(1) of the Zoning Code requires a minimum setback of ten (10) feet from the rear property line for accessory uses or structures in Single-Family Residential Districts. The existing shed meets the rear setback requirement; however, it does not meet the side setback as per zoning code.
- The minimum setback from side property lines shall be those set forth in the applicable zoning district. The property is zoned RS-2 (Single-Family Residential), Section 158.073(H)(2) requires two (2) side yards, each of which providing a building setback line of ten (10) feet.

CityofPSL.com

LOCATION

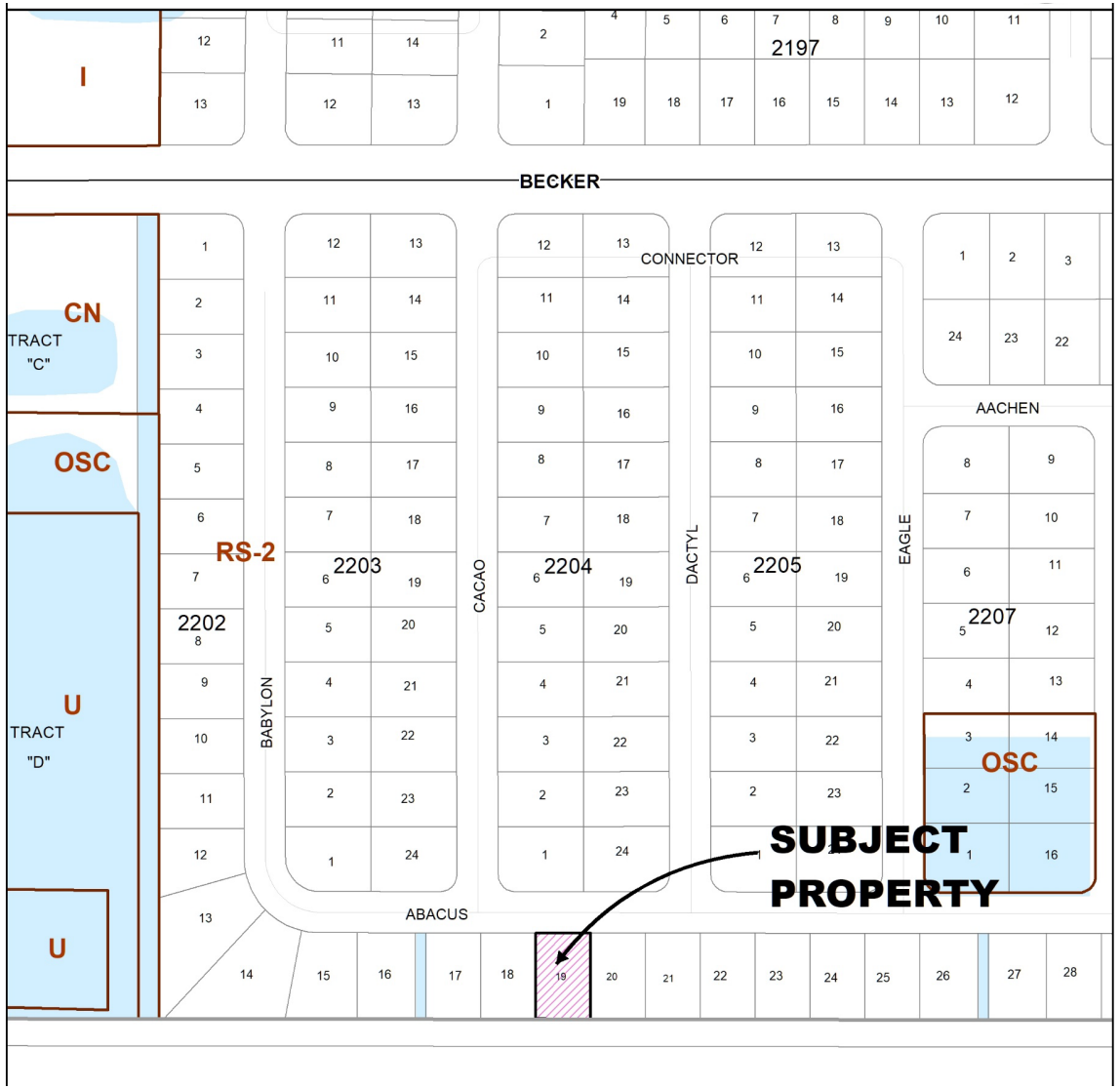


CityofPSL.com

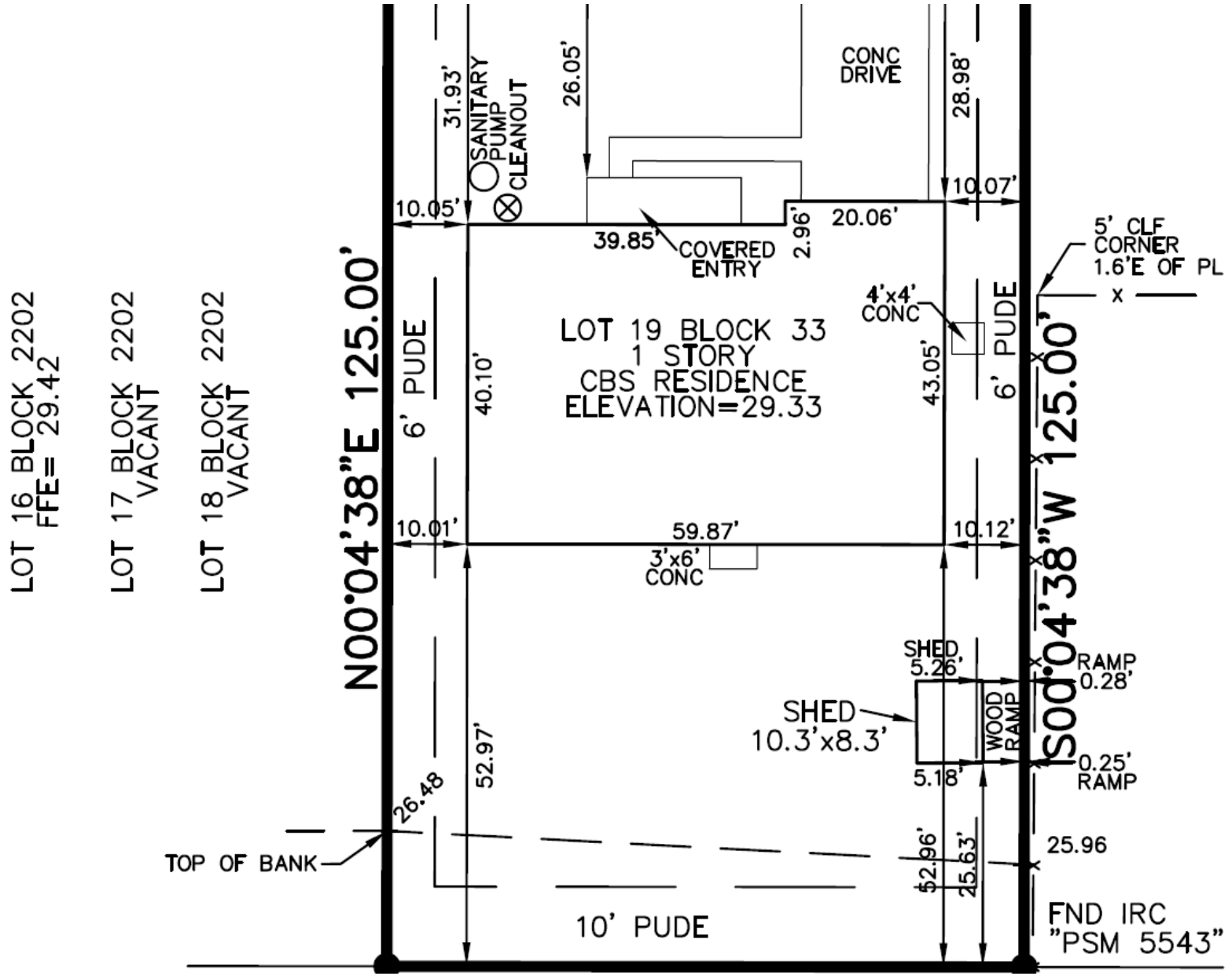
AERIAL MAP


AACHEN
BABYLON
CACAO
DACTYL
EAGLE
FALLKIRK
ABACUS
SUBJECT
PROPERTY

Zoning Map



CityofPSL.com



Boundary Survey

CityofPSL.com





Shed Location

CityofPSL.com

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

CityofPSL.com

"A City for All Ages"

Agenda Summary

2022-1021

Agenda Date: 2/7/2023 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-325 St. Lucie Doctors, LLC - Variance

Location: Northwest corner of Becker Road and Darwin Boulevard

Legal Description: Lots 1-3 and 22-24, Block 2358, Port St. Lucie Section 34

A request to grant a variance to Section 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements.

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

Executive Summary: The applicant is requesting a variance to Section 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements. This item was tabled at the January 3rd meeting due to the applicant's absence.

Presentation Information: A presentation will be provided.

Staff Recommendation: See staff report.

Background: See staff report.

Issues/Analysis: See staff report.

Special Consideration: N/A

Location of Project: 267 SW Becker Road

Attachments:

1. Staff Report
2. Application
3. Variance Letter
4. Elevations
5. Staff Presentation

St. Lucie Doctors, LLC
Variance (Becker Road Overlay District Design Standards)
P22-325

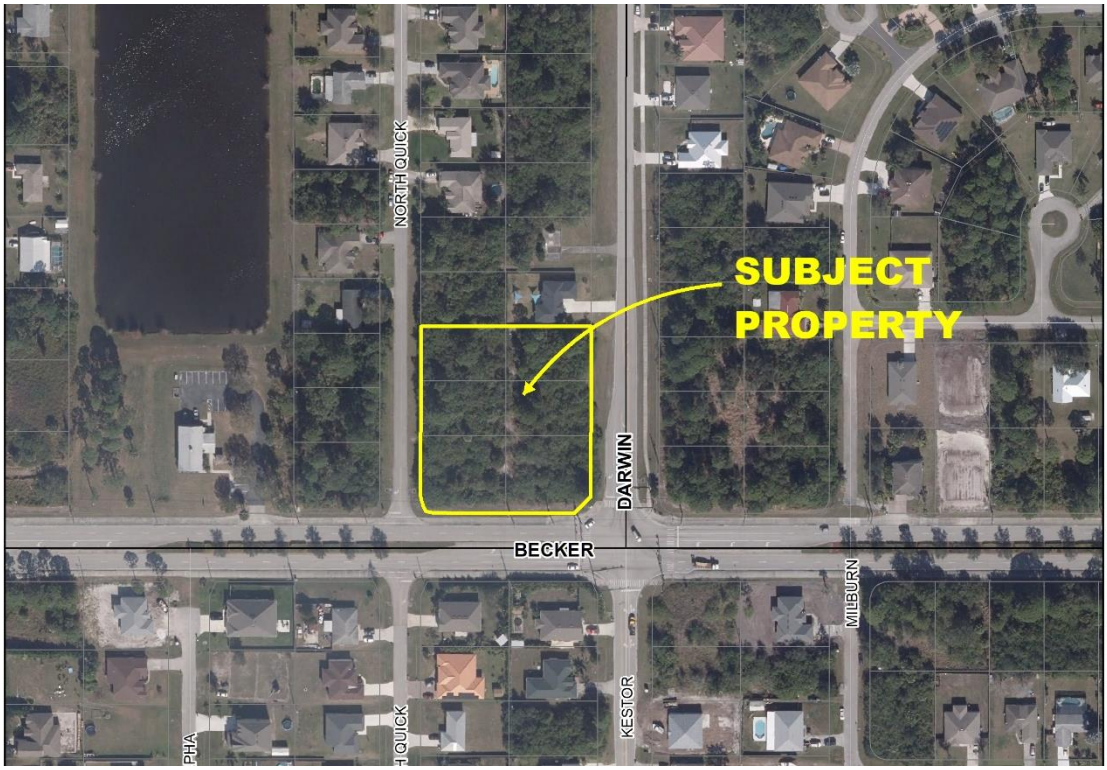


Figure 1. Aerial Map

SUMMARY

Applicant's Request:	To grant a variance to Section 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements.
Application Type:	Variance, Quasi-Judicial
Applicant:	Raul Ocampo, ADC Architects
Property Owner:	St. Lucie Doctors, LLC
Address:	267 SW Becker Rd
Location:	Corner of Becker Road and Darwin Boulevard
Project Planner:	Francis Forman, Planner II

Project Description

Variance Requested: The applicant is requesting a variance to allow for 52% vertical windows and for the allowance of a flat roof with no peaked or pitched roof elements.

Background: The applicant is proposing to develop a medical office facility at the northeast corner of Becker Road and Darwin Boulevard. This is located within the City's Becker Road Overlay district which contains specific design guidelines for newly constructed structures. The proposed medical office use has a design that steers more toward a modern look than the one laid out in the design standards of the overlay. As shown in Figure 3, the design for the proposed structure contains a flat roof with a moderate number of square windows.

Section 4.4.3 states that at least 60% of the window area for the overall building shall be vertical. The proposed windows are 48% horizontal and square (non-vertical) and 52% vertical. This combination of window types, results in a total of 27 windows on the structure with 13 being non-vertical and 14 being vertical rectangular windows. According to Section 4.6.3.1 of the design standards the flat roof of any structure shall provide a peaked or pitched roof that extend at least 25% of the length of the sides. The design is a more modern flat roof, however it does contain articulation and would prevent the use from looking too much like a box.

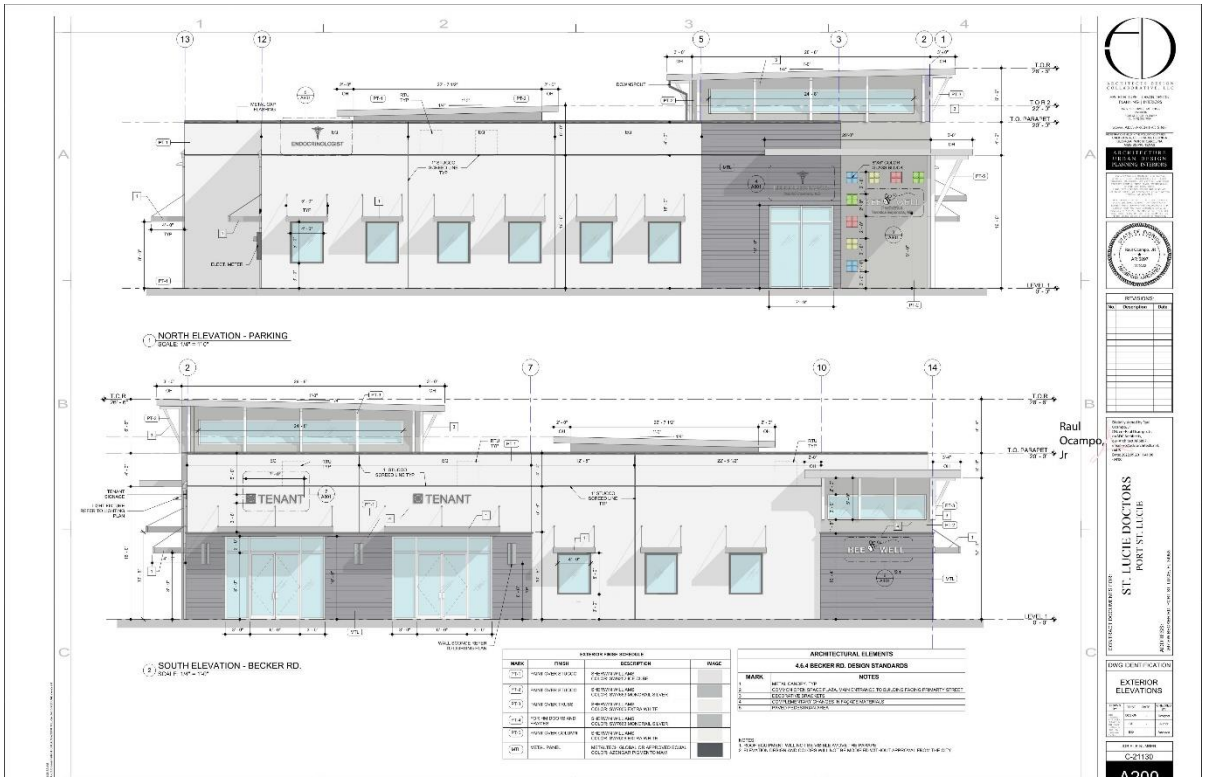


Figure 1. Proposed Elevation

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order

of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements

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

Location and Site Information

Parcel Number:	3420-665-0786-000-5
Property Size:	+/- 1.58 acres
Legal Description:	Lot 1-3, 22-24 - Block 2358 - Port St. Lucie Section 34
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant Land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence/Vacant
South	CL	RS-2	Single-Family Residence
East	CL	RS-2	Single-Family Residence/Vacant
West	O	RS-2	Vacant

RL, Low Density Residential – RS-2, Single Family Residential – O, Office

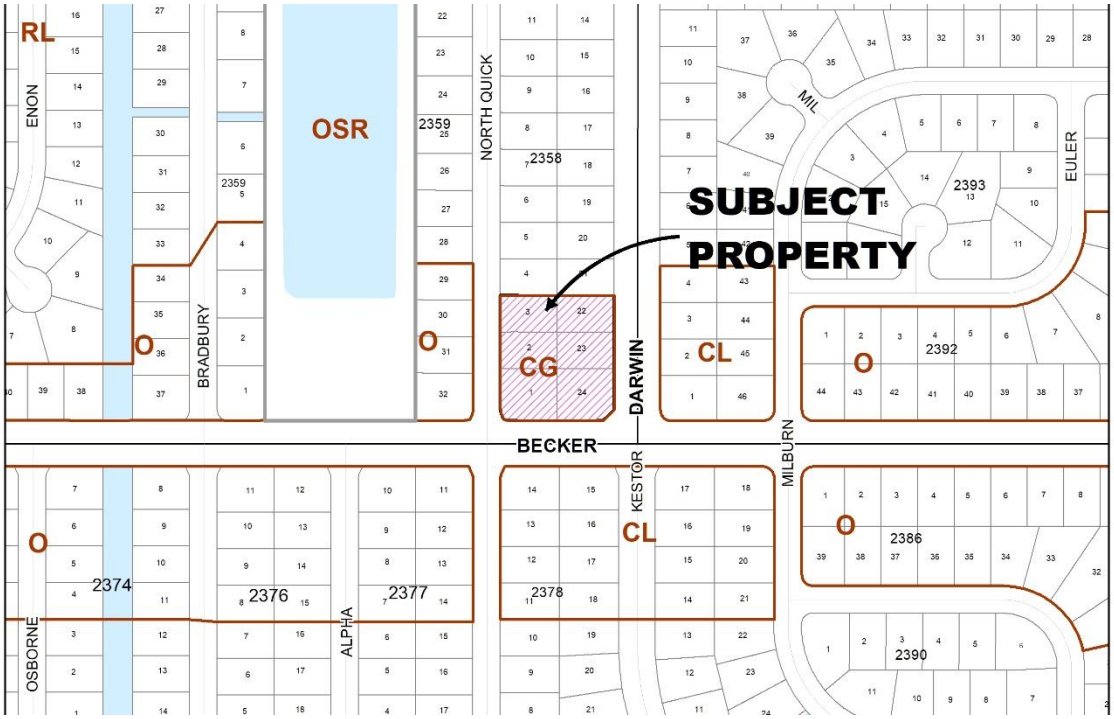


Figure 4. Land Use Map

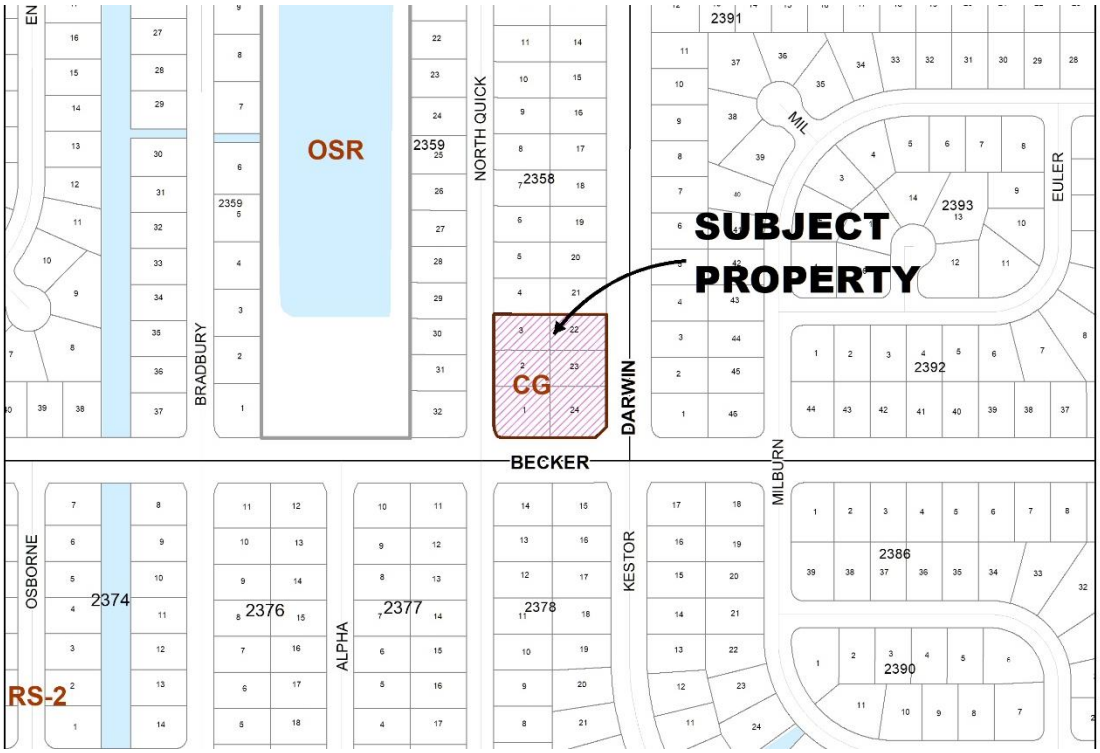


Figure 5. Zoning Map

IMPACTS AND FINDINGS

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

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

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

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

    - *Staff Findings: The Becker Road Overlay District limits the percentage of non-vertical windows allowed and requires the flat roof to have peaked or pitched elements. The varying number of window shapes for the proposed structure is self-imposed and is therefore the need for this variance. There are no special conditions or circumstances. The building style is the choice of the applicant.*

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

- *Staff Findings: See comment #1. The variance is self-imposed by the applicant through the window selection and unique design of the building.*

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

    - *Staff Findings: See comment #1. The variance is self-imposed by the applicant through the window selection and unique design of the building. Granting the variance would confer special privileges on the applicant.*

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

    - *Staff Findings: See comment #1. The variance is self-imposed by the applicant through the window selection and unique design of the building. All properties within the Becker Road Overlay District are subject to the same design standards.*

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

    - *Staff Findings: A building could be constructed on this property that conforms to the Becker Road overlay.*

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

    - *Staff Findings: The Becker Road Design Standards promotes the Florida Vernacular Style.*

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

    - *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

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

- Motion to approve
- Motion to approve with conditions

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

- Motion to deny

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

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

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4598407 OR BOOK 4300 PAGE 2405, Recorded 07/26/2019 10:26:41 AM Doc Tax: $415.80 Int Tax: $237.41

Return to:

Ally Parker Brown Title Insurance Agency, LLC
2691 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34953

This instrument prepared by: Diane Ally

20190399

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR BALANCE DUE UPON MATURITY IS $101,581.36 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

PURCHASE MONEY 1ST MORTGAGE

THIS MORTGAGE DEED Executed the 24th day of July, 2019 A.D. by St. Lucie Doctors, LLC, A Florida Limited Liability Company herein after called the mortgagor, to Florida Recreation and Investment Properties, Inc., A Florida Corporation, And/Or Assigns hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in St. Lucie County, Florida, viz:

Lots 1, 2, 3, 22, 23 and 24, Block 2358, Port St. Lucie Section Thirty Four, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 9, 9A through 9W, of the Public Records of St. Lucie County, Florida, less and except that portion of Lot 24, as set forth in Warranty Deed to City of Port St. Lucie, a Florida municipal corporation, recorded in Official Records Book 3157, Page 70, being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Lot 24, Block 2358 as shown on the Plat of Port St. Lucie Section Thirty Four, recorded in Plat Book 15, Page 9, Public Records of St. Lucie County, Florida; thence North 89°58'11" East a basis of bearings along said North right-of-way, a distance of 100 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; said point being the Point of Beginning; thence Northeasterly along the arc of said curve, through a central angle of 89°58'11" an arc distance of 39.26 feet to a cusp, being on the West right-of-way of Darwin Boulevard; thence South 44°59'05" West, a distance of 35.35 feet to the Point of Beginning.

a/k/a 267 SW Becker Road, Port St. Lucie, Fl 34953

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments, and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

Except taxes accruing subsequent to the year of 2018.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee that certain promissory note hereinafter substantially copied or identified, to wit:

PROMISSORY NOTE

$118,702.66 **July 24th, 2019**

FOR VALUE RECEIVED, the undersigned, (jointly and severally, if more than one) promises to pay to Florida Recreation and Investment Properties, Inc., a Florida Corporation and/or assigns,or order, in the manner hereinafter specified, the principal sum of One Hundred and Eighteen Thousand, Seven Hundred and Two dollars and 66/100 ($118,702.66) with interest from the date hereof at the rate of (5%) percent, per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at:

2278 Olympic Club Terrace
Palm City, Fl 34990

COPY

or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payments in the amount of $540.22 commencing the 24th day of August 2019 and on the 24th day of every month thereafter with a final balloon payment of $101,581.36 together with accrued interest, if any on the 24th day of July 2023.

THIS IS A BALLOON NOTE AND THE FINAL PAYMENT OR BALANCE DUE UPON MATURITY IS $101,581.36 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENT MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS NOTE.

If the note holder has not received the full amount of the monthly payment by the end of 10 calendar days after the date it is due, a late charge of 5% of the overdue payment will be assessed and due and payable immediately.

THIS NOTE IS NOT ASSUMABLE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE NOTE HOLDER.

THE DEBT SECURED BY THIS MORTGAGE MAY BE PREPAID, IN WHOLE OR IN PART, AT ANY TIME WITHOUT PENALTY.

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage, or in the performance of any of the agreements contained herein, be not promptly paid within 30 days next after the same becomes due, or if each and every of the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder", "maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

St. Lucie Doctors LLC, a Florida Limited Liability Company

Makers Address:
1453 SW Laredo Street
Palm City, Florida 34990

_____
Erick Funcke-Director

and shall perform comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

Borrower shall pay on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender; Borrower shall pay mortgage holder the Funds for Escrow Items unless Mortgage Holder waives Borrower's obligation to pay the Funds for any or all Escrow Items.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyers fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either.

IF any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

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

Signed, sealed and delivered in the presence of:

St. Lucie Doctors LLC, A Florida Limited Liability Company

Witness Signature
Diane L. Ally
Printed Name

Erick Funcke-Director
1453 SW Laredo Street
Palm City, Fl 34990

Witness Signature
Melissa Pearce Franz
Printed Name

PERSONAL GUARANTY

The undersigned does hereby severally guaranty the prompt and punctual payment of all moneys due under the aforesaid note and agree to remain bound until fully paid.

Erick Funcke

Jennyfer M. Funcke

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 24th day of July, 2019,by Erick Funcke.

My Commission Expires: 4/30/23

Notary Public State of

Notary Print Name

Personally Known ____or Produced Identification ✓

Type of Identification Produced driver licenses



STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 24th day of July, 2019,by Jennyfer Funcke.

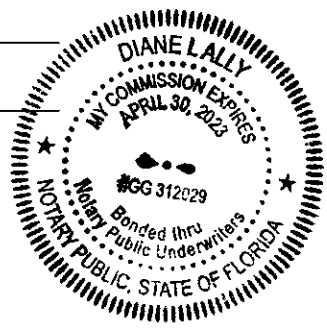
My Commission Expires: 4/30/23

Notary Public State of

Notary Print Name

Personally Known ____or Produced Identification ✓

Type of Identification Produced driver licenses



VARIANCE APPLICATION

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

FOR OFFICE USE ONLY

Planning Dept_____
Fee (Nonrefundable) $_____
Receipt #_____

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

PRIMARY CONTACT EMAIL ADDRESS: Raul Ocampo, Jr. NCARB, AIA

PROPERTY OWNER:

Name: St. Lucie Doctors LLC

Address: 1805 SW Amarillo Ln, Palm City, FL 34990

Telephone No. 772-873-7114

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

Name: Raul Ocampo, Jr. NCARB, AIA (Architects Design Collaborative LLC)

Address: 10489 SW Meeting Street, Port St. Lucie, FL 34987

Telephone No. 772-286-9004 Email rocampo@adc-architects.net

SUBJECT PROPERTY:

Legal Description: PORT ST LUCIE-SECTION 34- BLK 2358 LOTS 1, 2, 3, 22, 23 AND 24- LESS THAT PART OF LOT 24 FOR RD R/W MPDAF: FROM INT N RD R/W LI BECKER RD AND SW COR LOT 24,TH N 89 58 11 E 100 FT TO POB AND CURVE CONC NW, R OF 25 FT, TH NELY ALG ARC 39.26 FT, TH S 44 59 05 W 35.35 FT TO POB- (1.58 AC - 68,806 SF) (MAP

Parcel I.D. Number: 3420-665-0786-000-5

Address: 267 SW Becker Rd. Port St. Lucie, FL 34953

Current Zoning Classification General Commercial

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

Variance request for Section 4.6.3.1 Roof Types under section 1.6 Design Relief to Design Standards Section 1.6.1 Design Relief Standards. See full request attached.

Signature of Applicant | RAUL OCAMPO, JR. Hand Print Name | 12/2/2022 Date

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

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

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

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

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

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

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

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

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

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

VARIANCES

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

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

This project is the first Commercial building being considered for the BROD other than 2 gas stations. We believe that we have complied with the intent of the BROD Guidelines and have provided a building design that is articulated and compasses the elements required to create an interesting street-scape experience.

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

The action of the applicant is deliberate.

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

There are no other commercial building in the same zoning district other than 2 gas stations. We feel that the granting of this variance is in keeping with the intent or the guidelines.

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

It is our position that granting this variance will enhance the street scape of Darwin Blvd. as it intersects Becker Rd. and establish a fresh look representative of the intent to create a viable and attractive commercial corridor.

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

See attached document.

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

See attached document.

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

There will be full compliance with any additional conditions and safeguards.

Signature of Applicant	RAUL OCAMPO, JR.	12/2/2022
	Hand Print Name	Date

ARCHITECTS DESIGN
COLLABORATIVE, LLC

December 02, 2022
City of Port St. Lucie
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
Re: P22-291, Bee Well Pediatrics – Request for Variance

VARIANCE REQUEST

We are requesting your approval of a variance to **4.6.3.1 Roof Shapes** under Article 1.6 Design Relief to Design Standards.

It is our belief and understanding that the requirement for vertical articulations is being met with the proposed building elevation and roof overhangs. We have provided the required overhang dimensions of 2 and 3 feet. The Florida Vernacular Style includes buildings with flat roofs with a variety of pop-ups for vertical articulation strategically placed at corners or other prominent locations to signify a specific use or entrances, we have done this.

Under Section 1.6 Design Relief to Design Standards Section 1.6.1 Design Relief Standards: Design relief to the BROD Design Standards may be considered for approval by the Zoning Administrator if the administrator finds that the proposed design changes will accomplish the intent of the BROD as effectively or better as strict compliance with the adopted standards as follows:

1. Provides compatibility with the surrounding properties

This project is the first commercial building application being considered for the BROD other than the Gas Stations under review at Port St Lucie Blvd and Becker Road. There are no commercial buildings along the BROD to maintain compatibility with.

2. Provides a similar or better design solution that encompasses the design principles described in the BROD Design Standards or historically accepted design practices.

This project embodies the design principles of vertical and horizontal articulation which are the cornerstones to creating an interesting facade. The intent of the BROD is not to create buildings that look the same, but to create an interesting streetscape. Thru the variations (articulations) of and the movement of the buildings as you experience the street as a pedestrian and a vehicular passenger (vertical, horizontal, colors, material, and fenestrations); We have accomplished this. All other requirements of the BROD have been met, inclusive of Landscaping, which is also an integral element of the streetscape experience.

As per comment #9 received from the Planning and Zoning Department on October 12th, Section 4.6.2.1 from the BROD will be changed soon.
Comment# 9. *Variance Required: As per Section 4.6.2.1, no more than 5% of the windows may be square. This*

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COLLABORATIVE, LLC

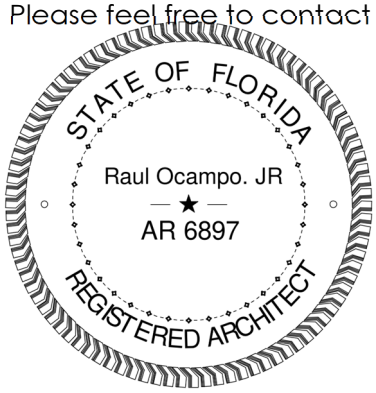
may be changing soon.

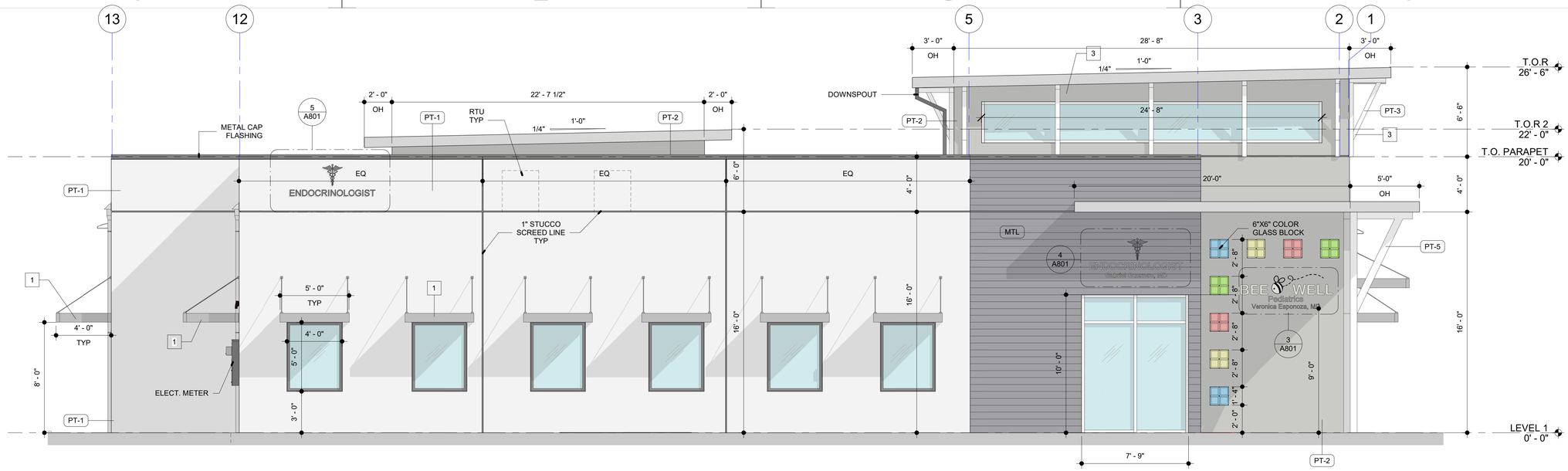
The predominate window shape for this building is rectangular and 7% are square along Darwin Blvd. We are also complying with the required transparency stated in Section 3.10.4.

If trust the above satisfies all required responses. Please feel free to contact me directly.

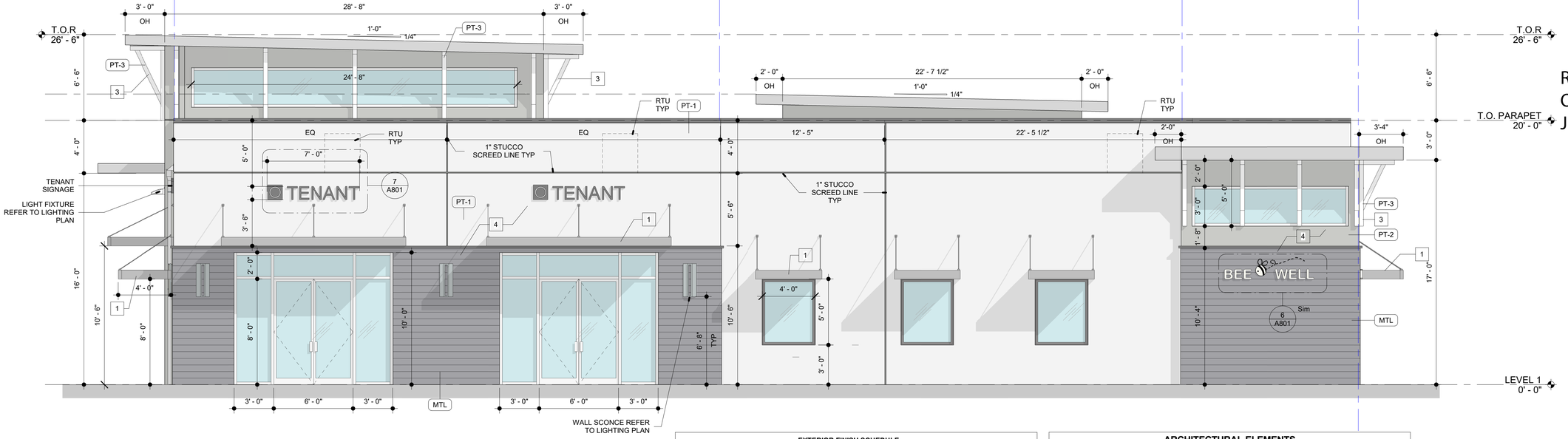
Very Truly Yours,
ARCHITECTS DESIGN COLLABORATIVE, LLC

Raúl Ocampo, Jr., NCARB, AIA
Florida Corporate Registration No. AA26002935





1 NORTH ELEVATION - PARKING
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - BECKER RD.
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MARK	FINISH	DESCRIPTION	IMAGE
PT-1	PAINT OVER STUCCO	SHERWIN WILLIAMS COLOR: SW6252 ICE CUBE	
PT-2	PAINT OVER STUCCO	SHERWIN WILLIAMS COLOR: SW7663 MONORAIL SILVER	
PT-3	PAINT OVER TRUSS	SHERWIN WILLIAMS COLOR: SW7006 EXTRA WHITE	
PT-4	FOR HM DOORS AND FRAMES	SHERWIN WILLIAMS COLOR: SW7663 MONORAIL SILVER	
PT-5	PAINT OVER COLUMN	SHERWIN WILLIAMS COLOR: SW7006 EXTRA WHITE	
MTL	METAL PANEL	METALTECH GLOBAL OR APPROVED EQUAL COLOR: AZENGAR PIGMENTO MAVI	

ARCHITECTURAL ELEMENTS

4.6.4 BECKER RD. DESIGN STANDARDS

MARK	NOTES
1	METAL CANOPY. TYP
2	COMMON OPEN SPACE PLAZA. MAIN ENTRANCE TO BUILDING FACING PRIMARTY STREET
3	DECORATIVE BRACKETS
4	COMPLEMENTARY CHANGES IN FAÇADE MATERIALS
5	PAVED PEDESTRIAN AREA

NOTES:
1. ROOF EQUIPMENT WILL NOT BE VISIBLE AVOVE THE PARAPET
2. ELEVATION DESIGN AND COLORS WILL NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY

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PLANNING | INTERIORS
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TRADITION,
PORT ST. LUCIE, FL 34987
TEL. (772) 286 9004
www. ADC-ARCHITECTS.NET
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Raul Ocampo, JR
AR 6897
09/20/22
REGISTERED ARCHITECT

REVISIONS:

No.	Description	Date

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Date: 2022.09.20 11:41:00 -04'00'

Raul Ocampo, Jr

CONTRACT DOCUMENTS FOR:
ST. LUCIE DOCTORS
PORT ST. LUCIE

ADDRESS:
267 SW BECKER RD. PORT ST. LUCIE, FL 34953

DWG IDENTIFICATION

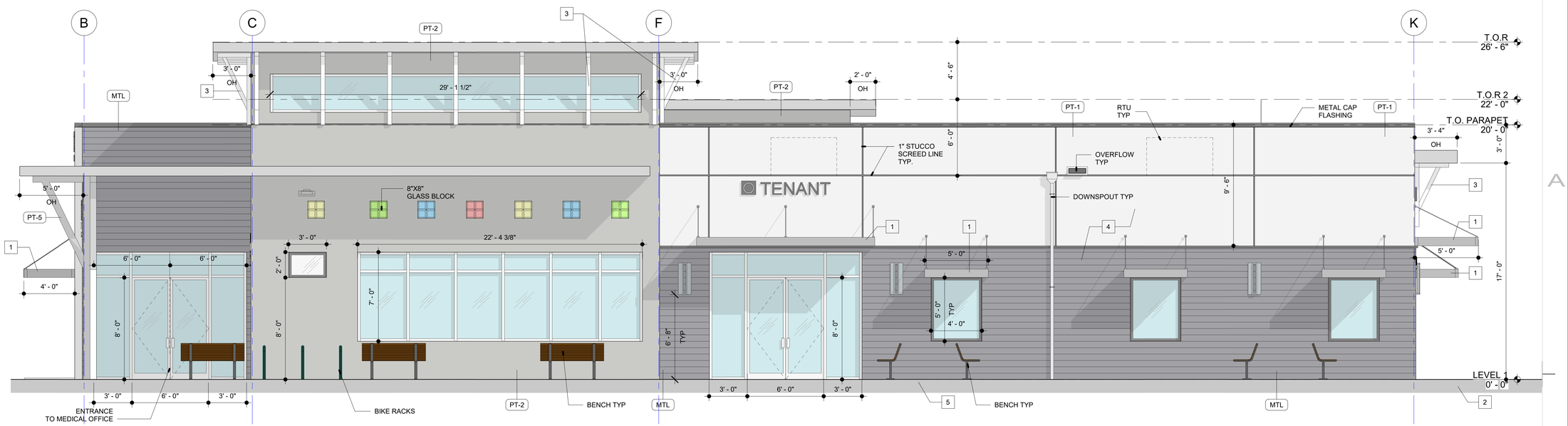
EXTERIOR ELEVATIONS

DRAWN BY:	TR/ST	DATE:	CHECKED BY:
THIS DRAWING WAS ORIGINALLY ISSUED ON THE DATE SHOWN & FOR THE PURPOSE NOTED	DESIGN	-	Designer
	CD	-	Author
	BID	-	Approver

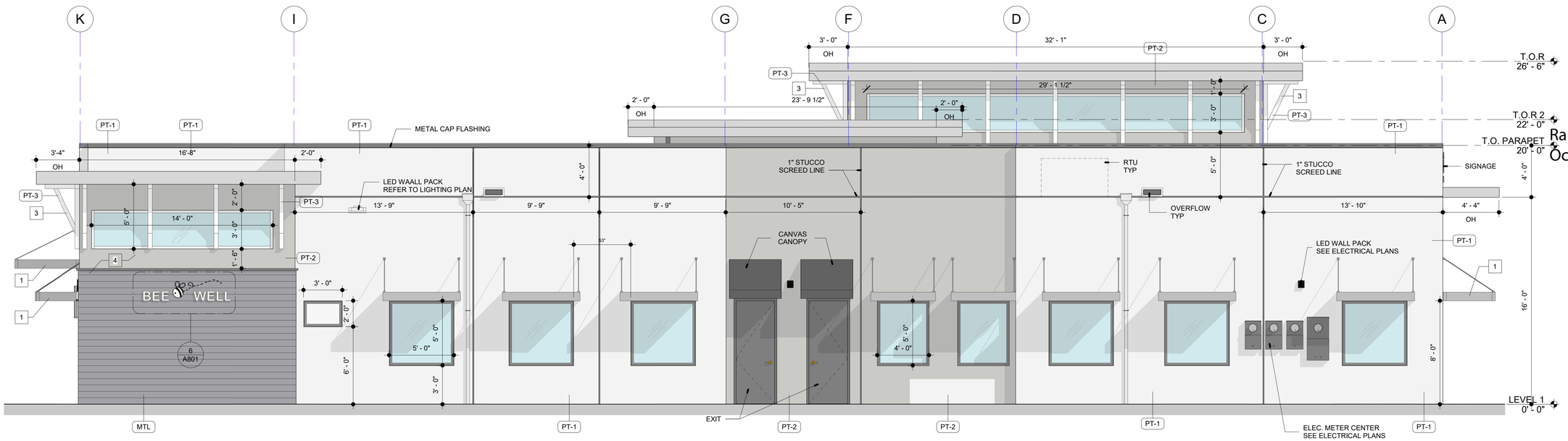
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C-21130

A200

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1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - DARWIN BLVD.
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MARK	FINISH	DESCRIPTION	IMAGE
PT-1	PAINT OVER STUCCO	SHERWIN WILLIAMS COLOR: SW6252 ICE CUBE	
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ARCHITECTURAL ELEMENTS

4.6.4 BECKER RD. DESIGN STANDARDS

MARK	NOTES
1	METAL CANOPY. TYP
2	COMMON OPEN SPACE PLAZA. MAIN ENTRANCE TO BUILDING FACING PRIMARTY STREET
3	DECORATIVE BRACKETS
4	COMPLEMENTARY CHANGES IN FAÇADE MATERIALS
5	PAVED PEDESTRIAN AREA

NOTES:

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2. ELEVATION DESIGN AND COLORS WILL NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY

TRANSPARENCY CALCULATION
BECKER ROAD OVERLAY DISTRICT DESIGN STANDARDS VILLAGE SUBDISTRICT 3.10.4 BUILDING ELEMENTS(CHAPTER 4)

LOCATION	MIN REQUIRED	PROVIDED	NOTES
PRIMARY STREET BECKER ROAD	30%	35%	
PRIMARY STREET DARWIN BLVD	30%	30%	
REAR - PARKING	15%	30%	
COMON OPEN AREA	15%	47%	

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ST. LUCIE DOCTORS
PORT ST. LUCIE

ADDRESS:
267 SW BECKER RD, PORT ST. LUCIE, FL 34953

DWG IDENTIFICATION

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THIS DRAWING HAS BEEN ISSUED ON THE DATE SHOWN & FOR THE PURPOSE NOTED	DESIGN	-	Designer
	CD	-	Author
	BID	-	Approver

JOB FILE NUMBER:
C-21130

A201

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St. Lucie Doctors, LLC
267 SW Becker Road
VARIANCE

Project: P22-325

Planning and Zoning Board Meeting

Francis Forman, Planner II

January 3, 2023

CityofPSL.com

PROJECT SUMMARY & VARIANCE REQUEST

- A variance to Section 4.4.3 & 4.6.2.1 of the Becker Road Overlay District to allow for a decreased percentage of vertical windows to 52% and a reduction in roof elements for a flat roof with no peaked or pitched elements.

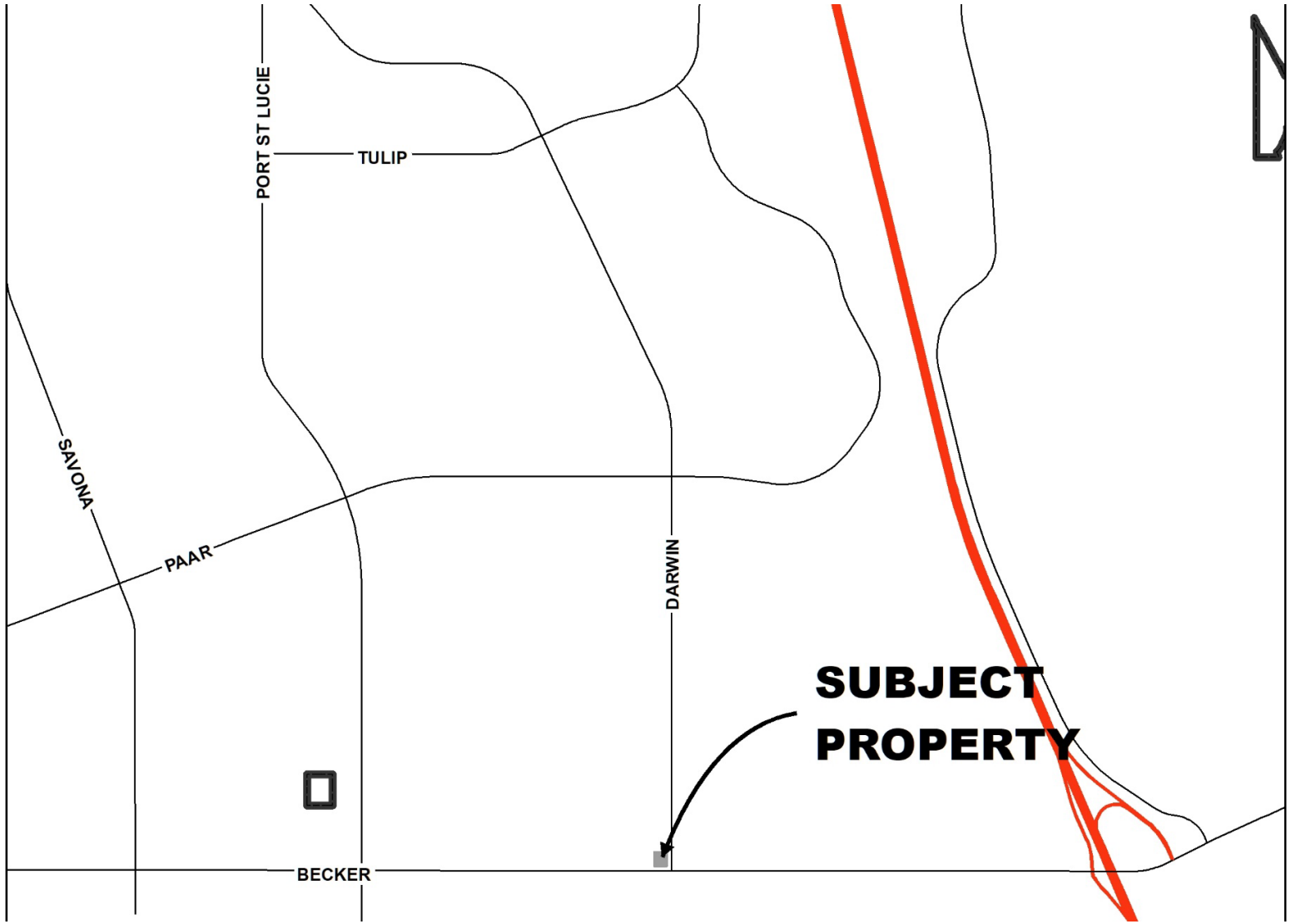
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APPLICANT AND OWNER

- Owners - St. Lucie Doctors, LLC
- Applicant – Raul Ocampo, ADC Architects
- Location – Northeast corner of Becker Road and Darwin Boulevard
- Existing Use - Vacant

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LOCATION

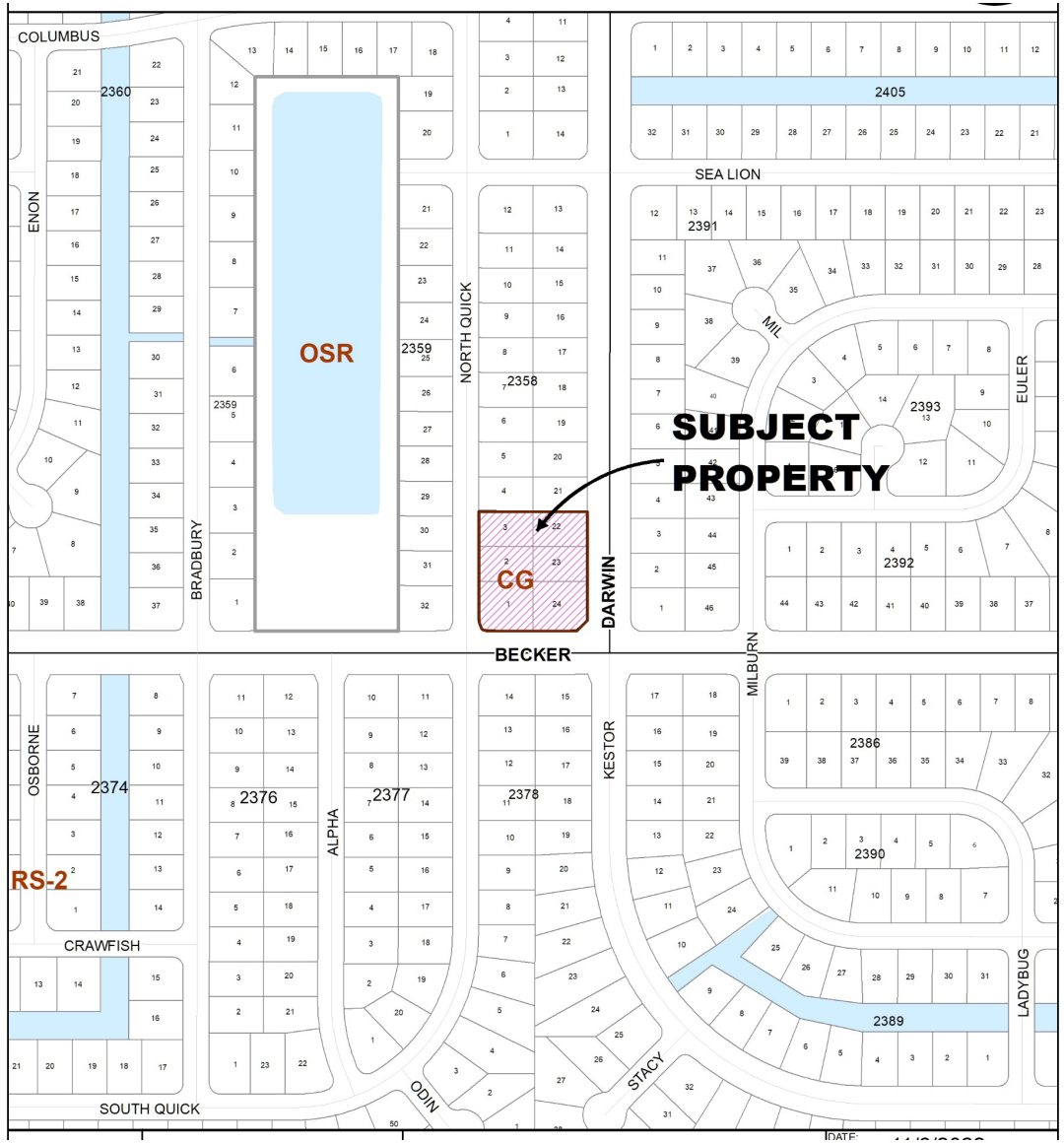


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AERIAL MAP


SUBJECT PROPERTY
NORTH QUICK
DARWIN
BECKER
MILBURN
KESTOR
SOUTH QUICK
ALPHA
LADYBUG

Zoning Map


COLUMBUS
2360
ENON
OSR
NORTH QUICK
2359
2358
2405
SEA LION
2391
MIL
EULER
2393
SUBJECT
PROPERTY
CG
DARWIN
2392
BECKER
MILBURN
OSBORNE
2374
RS-2
2376
2377
2378
ALPHA
KESTOR
2386
2390
CRAWFISH
LADYBUG
2389
ODIN
STACY
SOUTH QUICK



EXTERIOR FINISH SCHEDULE			
MARK	FINISH	DESCRIPTION	IMAGE
PT-1	PAINT OVER STUCCO	SHERWIN WILLIAMS COLOR: SW6252 ICE CUBE	
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ARCHITECTURAL ELEMENTS	
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STATE OF FLORIDA
Raul Ocampo, JR
AR 6897
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REVISIONS:

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Date: 2022.09.20 11:41:00 -04'00'

CONTRACT DOCUMENTS FOR:
ST. LUCIE DOCTORS
PORT ST. LUCIE
ADDRESS: 287 SW BECKER RD, PORT ST. LUCIE, FL 34953

DWG IDENTIFICATION
EXTERIOR ELEVATIONS

DRAWN BY:	TR/ST	DATE:	CHECKED BY:
DESIGN	-		Designer
CD	-		Author
BID	-		Approver

JOB FILE NUMBER:
C-21130
A200

Subject Site Architectural Plans

CityofPSL.com

Staff Findings

- The need for this variance is due to the design of the proposed building not meeting the standards of the Becker Road Overlay District.
- Section 4.4.3 states that at least 60% of the window area shall be vertical.
- According to Section 4.6.3.1, the roof of any structure shall provide a peaked or pitched roof that extend at least 25% of the length of the sides.
- The variance granted is not the minimum, as the number of non-vertical windows and the style of roof can be changed to meet the Becker Road overlay design standards.

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QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

CityofPSL.com

"A City for All Ages"

Agenda Summary

2023-130

Agenda Date: 2/7/2023 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-332 Set'em Up, LLC - Children's Volleyball - Special Exception Use

Location: Northwest of the intersection of SE Jennings Rd. and S US Highway 1

Legal Description: Town Centre Parcel D

This is a request for a Special Exception Use to allow an enclosed assembly area over 3,000 square feet for recreational use totaling 14,326 square feet.

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

Executive Summary: The proposed special exception use will allow an enclosed assembly area over 3,000 square feet for recreational use totaling 14,326 square feet for a developed property. Section 158.124.C(1) - Special Exception Use requirements within the General Commercial Zoning District (CG) lists enclosed assembly area over 3,000 square feet as a special exception, permitted only following the review and specific approval thereof by the City Council.

Presentation Information: Bianca Lee, Planner I

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

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 10103 S US Highway 1

Attachments: 1. Staff report, 2. Applicant response to criteria, 3. Floor plan, 4. Business details, 5. Site Plan, 6. Parking acknowledgment, 7. Staff presentation

Set'em Up, LLC -Children's Volleyball
Special Exception Use
P22-332



Project Aerial Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) Zoning District as per Section 158.124(C)(1) of the Zoning Code for a 14,326 square foot recreational facility.
Applicant:	Set'em Up, LLC
Agent:	Patricia Sandoval
Property Owner:	Savits Enterprises Inc.
Location:	Located northwest of the intersection of SE Jennings Rd. and S US Highway 1
Address:	10103 S US Highway 1
Project Planner:	Bianca Lee, Planner I

Project Description

The applicant is requesting a special exception use to allow an enclosed assembly area over 3,000 square feet for recreational use totaling 14,326 square feet for a developed property, as per Section 158.124(C)(1) of the General Commercial (CG) zoning district. The Zoning Code lists an enclosed assembly area more than 3,000 square feet as a special exception use that may be permitted only following the review and specific approval thereof by the City Council. The proposed special exception use will allow the operation of a recreational facility for children's volleyball, travel leagues, and open gym activities for the community. The facility proposes a maximum of 70 athletes at one time.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on February 26, 2023, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

Parcel Number:	4401-701-0004-000-3
Property Size:	4.91 acres
Legal Description:	Town Centre Parcel D
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant/Shopping Center

Surrounding Uses

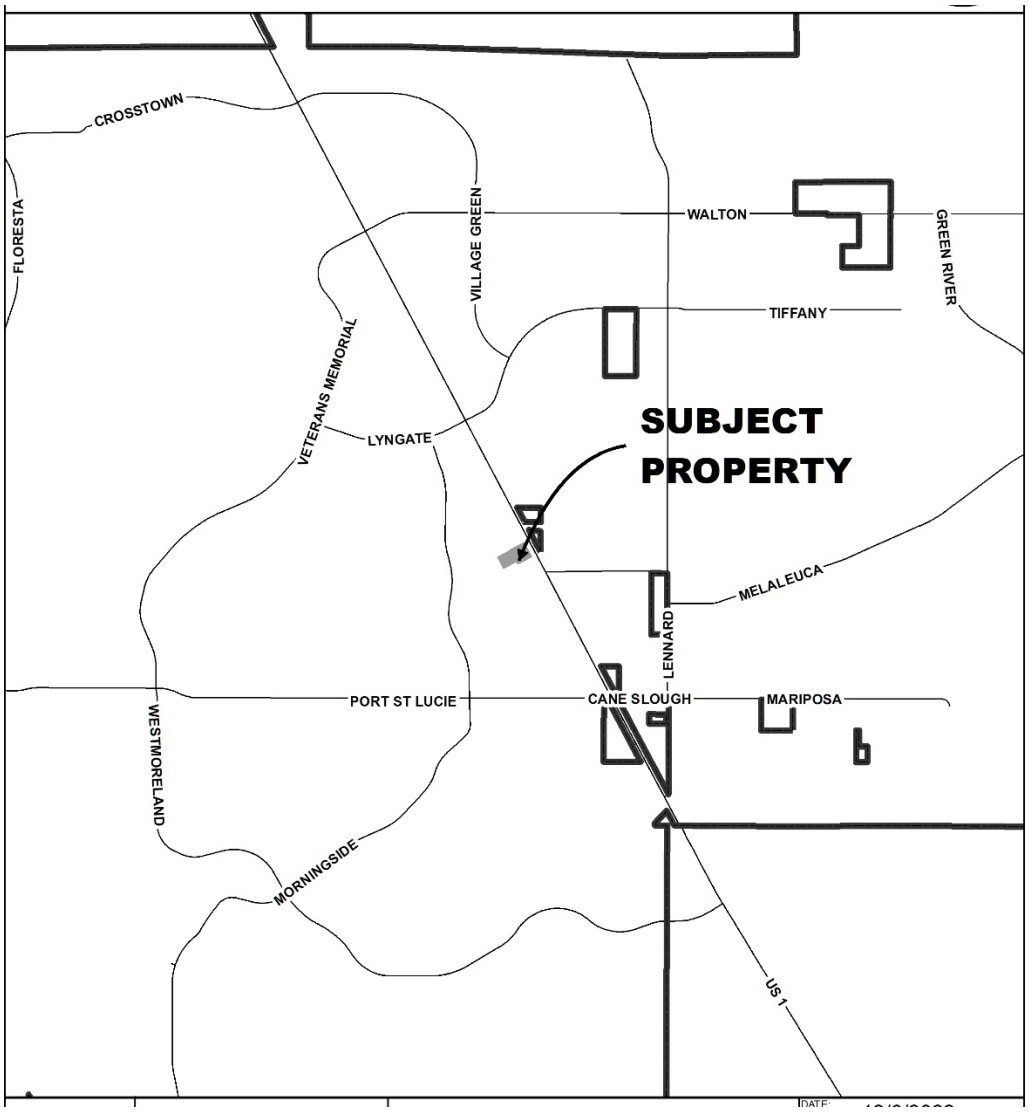
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Retail
South	CG	CG	Retail
East	CG	CG	Hotel
West	RM	RM-11	Residential

Future Land Use

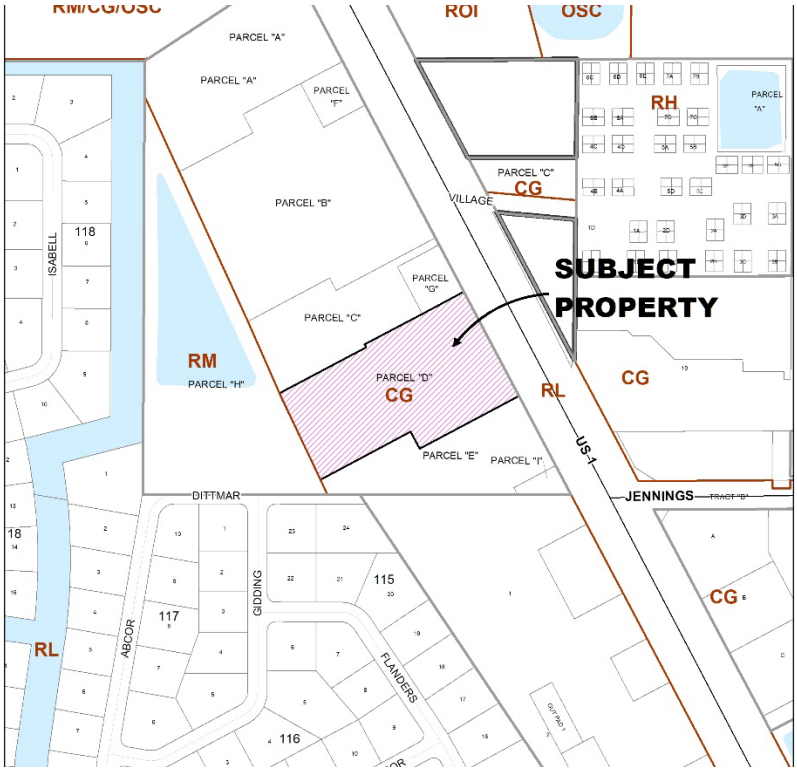
CG – General Commercial and RM –Medium Density Residential

Zoning District

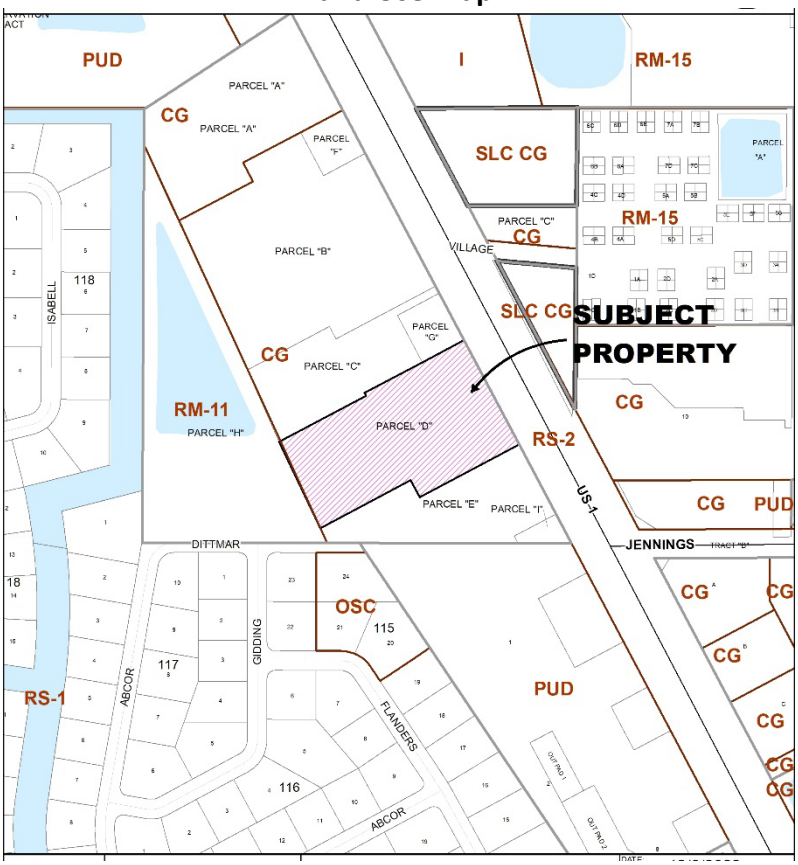
CG – General Commercial and RM-11– Multiple-Family Residential



Location Map



Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Staff findings: The site plan demonstrates that the site has adequate ingress and egress for vehicles, the property is developed and will allow for pedestrian safety and convenience. The property is located on S US Highway 1 and has multiple shared access points along this roadway.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Staff findings: Adequate off-street parking is provided for the proposed use within the developed site. The overall shopping center is required to have 1,670 parking spaces at one (1) space per 250 square feet. There are 1,710 parking spaces onsite, providing an excess of 40 spaces. The 14,326 sq. ft. recreational facility requires one (1) space per 200 square feet as per section 158.221(C)(17), or 72 spaces. The parking required for the 14,326 square feet to be utilized as retail is 57 spaces. The proposed enclosed assembly use has been allotted 65 parking spaces for use by the property owner. There is an excess of 40 parking spaces in the overall shopping center, which can be used to provide additional parking for the proposed use.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: Adequate utilities are available to service the development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Staff findings: There is adequate screening and buffering for this site.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Staff findings: No signs or outdoor lighting is proposed for this existing site.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: Yard setbacks and open space are adequate, to properly serve the existing development and to ensure compatibility with its adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(1) - CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Staff findings: The indoor recreational facility is not expected to generate noise or hazards because of the number of persons who will attend or use the facility. The establishment will operate year-round and is open 7 days a week. The facility will be open from January 1st to June 1st & September 1st to December 31st from 4pm-10pm. During the summer months, June 2nd to August 10th the facility will be open from 10am to 10pm. The facility will consist of 3 volleyball courts, games will be held once per month with a maximum of 2 games being played at once. The facility will allow a total of 70 athletes at any given time.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The building footprint is existing, the recreational facility is surrounded by retail uses which have similar hours of operation.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council

- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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

FOR SPECIAL EXCEPTION USE APPLICATION

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

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: setemupvolleyball@gmail.com

PROPERTY OWNER:

Name: SF Malls, Inc.
Address: 12555 Biscayne Blvd PMB455, N. Miami FL 33181
Telephone No.: 786-452-9244 Email savitsenterprises@gmail.com

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

Name: Patricia Sandoval
Address: 6396 Citrus Ave, Fort Pierce, FL 34982
Telephone No.: 847 345 8061 Email aultpaty@gmail.com

SUBJECT PROPERTY:

Legal Description: Town Centre Parcel D (4.91 AC)
Parcel I.D Number: 4401-701-0004-000-3
Address: 10103 Federal Hwy, PSL 34952 Bays: N/A
Development Name: _____ (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): 14006 Assembly Area (sq. ft.): _____
Current Zoning Classification: Commercial general SEU Requested: _____

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Setem up will be a volleyball facility used for recreation and club. Open to youth of all ages. Giving the community an outlet to provide young athletes a safe and fun environment while learning the fundamentals & developing their skills to properly handle challenges ~~on~~ on and off the court.

Patricia Sandoval 11-3-2022
Signature of Applicant — Hand Print Name — Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

This request is for the intesior use within a current shopping plaza. It provides a safe traffic flow. This 14,000 sq ft facility will have a limit on amount of athletes allowed at one time.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The Shopping plaza provides adequate parking spots and walking lanes to store fronts.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

This plaza's interior within the building has existing utilities.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

N/A as the plaza provides buffing and screening between properties.

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Signs will not be an issue. Company sign will go up in front of the bulding in accordance with code.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

N/A This facility is interior training only

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

This facility already meets the city's land development regulation. We are seeking approval for the interior use of existing space.

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

Set em up will be a recreational facility that will serve kids to adults for exercise. This facility will provide an enclosed safe area.

(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

The facility will operate within the same hours of the shopping plaza as to not constitute a nuisance or hazard.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The request is based on pre existing interior space within the plaza.

Gabriela Sandoval — Signature of Applicant

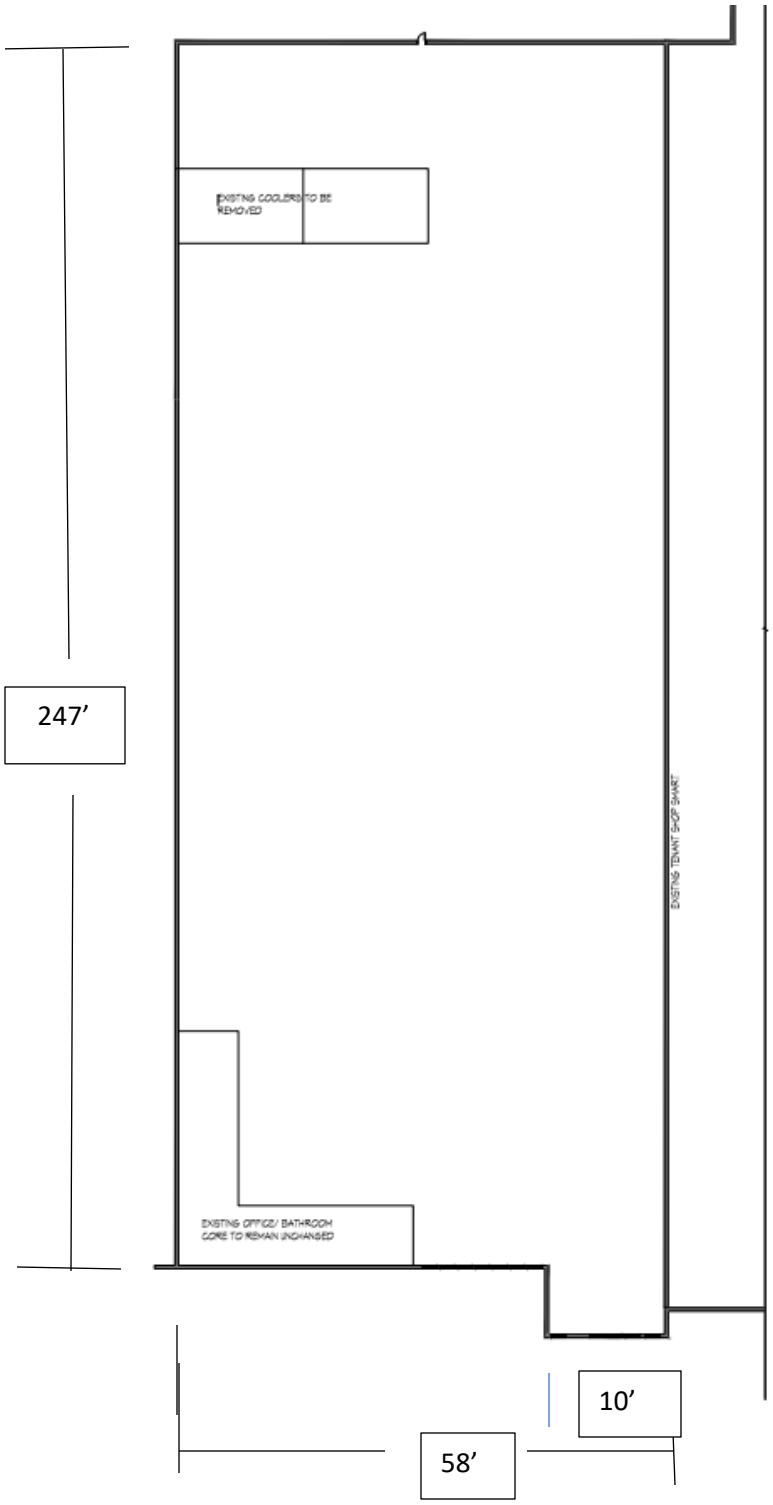
Patricia Sandoval — Hand Print Name

11-3-2022 — Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.


EXISTING COOLERS TO BE REMOVED
EXISTING TENANT SHOP SHARE
EXISTING OFFICE/ BATHROOM CORE TO REMAIN UNCHANGED
247’
10’
58’

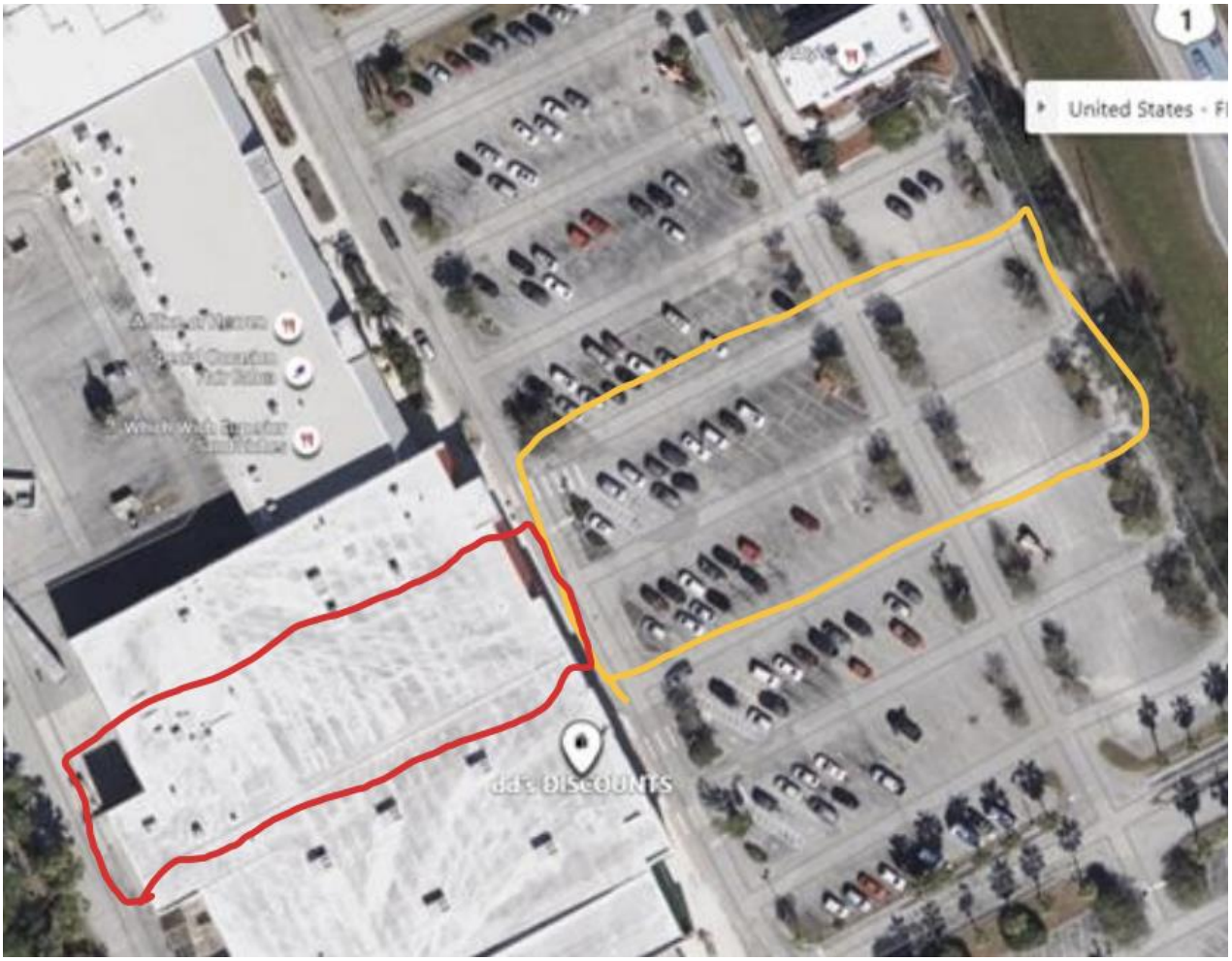
The facility will be setup for recreational, advance and travel volleyball leagues as well as open gym activities for the community. This facility will have a max of 70 athletes at one time, total club kids expected at 280 per 2-month league. Parking spaces are 65 and image attached with submitted docs where parents or adults walk-in.

Ages will begin from 8+ years of age

Operations: Monday – Sunday

January 1st - June 1st 4pm – 10pm

June 2nd - August 10th 10am – 10pm



Shopping Center Businesses and Hours of Operation

Together Health - Sun 10am-6pm; Mon- Sat 10am-730pm

Which Wich- Sun 10am-6pm; Mon- Sat 10am-730pm;

YumYum Hot Pot- Thurs Closed; Fri 12pm-930pm; Sat-Sun 2pm-930pm; Mon-Wed 12pm-930pm

DD's Discount Sun- Thurs 10am-930pm; Fri and Sat 930am-1030pm

Set'em Up – 10am – 10pm Sat-Sun

Shopsmart Tues Closed; Wed- Mon 10am-7pm

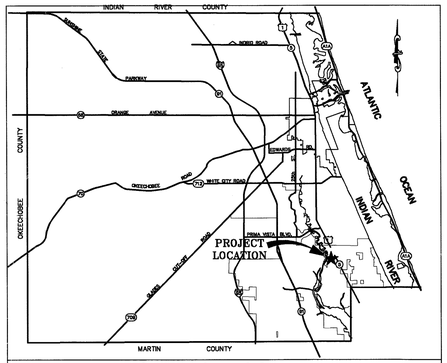
Rent-A-Center- Sun Closed; Mon-Fri 10am-7pm; Sat 9am-6pm

T-Mobile- Sun 12pm-5pm; Mon-Sat 10am-8pm

Bealls- Mon- Sat 9am-9pm; Sun 10am-8pm

Planet Fitness- Mon 5pm-12am; Tue-thurs 24 hrs; Fri 12pm-10pm; Sat and Sun 7am-7pm

Arbys- Sun- Sat 10am-10pm



Location Map

Site Data:

Existing Zoning	PUD
Existing Land Use	CG
Total Site Area	28.36 ac (1,235,380 sf)
Previously Approved Retail/OfficeSpace	416,734 sf
Additonal Retail/Office Space Proposed	720 sf
Total Retail Space	361,429 sf
Total Office Space	56,025 sf
Total Parking Required	1,670 spaces
Total Parking Provided	1,710 spaces
Handicap Spaces Provided	69 spaces
Typical Spaces Provided	1,645 spaces

Parking Note:
One space per 300 square feet of gross floor area.

Legal Description:

Being a Tract of Land in Section 12, Township 37 South, Range 40 East, St. Lucie County, Florida.
This project was previously approved on February 23, 2004, City Project No P03-430.
Please refer to Boundary Survey Sheet 1-b of 9 Sheets prepared by Betsy Lindsay, Inc. in that project file.

NOTES:
Please refer to survey by Betsy Lindsay, Inc. for all utility information.
Architectural design standards shall be compatible and harmonious with the existing Town Centre development.
No net increase in impervious area.

Drainage Statement:

The Town Centre Project is proposed to fill in currently vacant parcels of the original Town Centre development in Port St. Lucie, Florida.

A master storm water management system for the entire development area was completed in concert with the original portions of the project in the late 1980's. The master system was designed to accommodate development of the remaining parcels in accordance with the permitting requirements at the time of the original development.

This in-fill construction will complete the development and is consistent with the original development plans. The drainage system for the proposed buildings in place and conveys runoff directly to the master storm water management system for treatment and attention. Accordingly, there will be no adverse impacts to drainage conditions for the Town Centre parcel.

Traffic Statement:

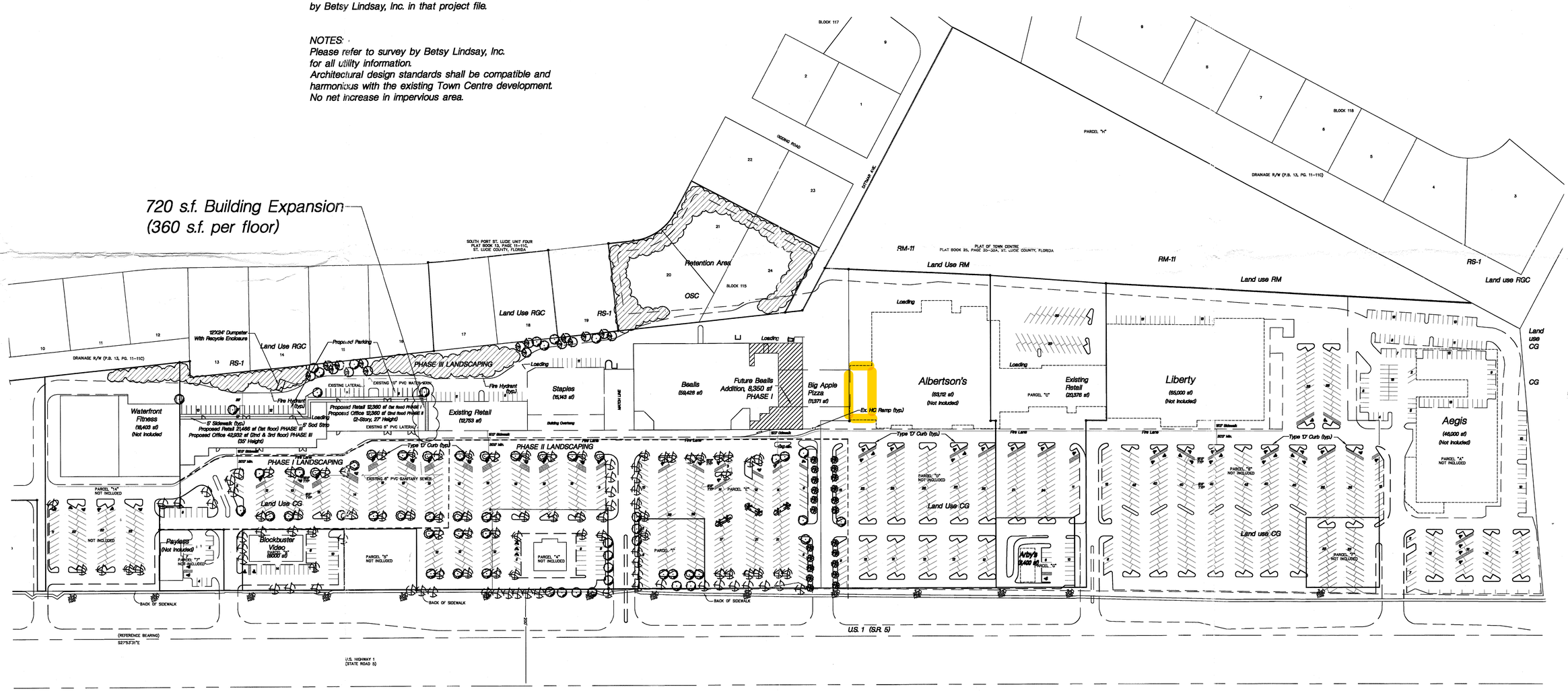
Based on trip generation rates from ITE the additional square footage proposed will generate a total of 4,150 trips per day. Based on trip distribution rates and the degree to which this traffic is minimized by internal capture and passerby capture the level of service is well below any threshold that will be quantifiable. The overall impact on traffic operations, representing on 2 vehicles per signal cycle, within the immediate vicinity will be negligible.

Site Data	Acerage	Square Footage	Percent %	Percent % change
Gross Site Area	28.36	1,235,380	100	0
Impervious Area	26.7	1,161,645	94	0
Building Coverage	5.2	224,585	18	0
Pavement & Sidewalk	21.5	937,060	76	0
Pervious Area	1.7	73,735	6	0

NOTE:
This Site Data information pertains only to the the 28.36 acre client site. Proposed building footprint square footage has been previously approved

SITE PLAN APPROVED
DATE: 6/28/04
BY: City Council
CONDITIONS ATTACHED: YES ☐ NO ☑

720 s.f. Building Expansion
(360 s.f. per floor)



City of Port St. Lucie Project No. P04-246

Scale:	1" = 100'	No.	Date	Description of Revision
Drawn by:	SLM/GW	1	5.27.04	Per SPRC Comments
Checked by:	GB	2	6.17.04	Per TRC
CADD No:	B750-site.dwg			
Date:	05.04.04			

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North
100 0 50 100

Development Team:
Developer:
PSL Town Center LLC , c/0 Southcoast Inc
815 Colorado Avenue, Suite 101, Stuart, FL 34994,
772-286-7535
Landscape Architect:
Thomas Lucido & Associates
100 Avenue A, Suite 2A
Fort Pierce, Fl. 34950, 772-467-1301

Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303

Town Centre
City of Port St. Lucie
Site Plan Building Expansion

Sheet 1 of 2

DocuSign Envelope ID: 9A97A089-5F4D-4150-AB4F-571B29B5E135

SF Malls, Inc.
12555 Biscayne Blvd PMB 455
North Miami, FL 33181

Date: January 3rd, 2023

Set'em Up, LLC
10103 S Federal Highway
Port St Lucie, FL 34952

Re: Addendum to Lease DTD 10/28/2022

The allotted number of parking spaces for the Set'em Up facility is 65 spaces.

Should you need any additional information, please contact us.

Sincerely,

DocuSigned by:
X Christopher Savits 1/3/2023
Christopher Savits Date
President O/B/O
SF Malls, Inc.

DocuSigned by:
X 1/3/2023
Patricia Sandoval Date
o/b/o Set'em Up, LLC

Set'em Up Volleyball
10103 S US Highway 1
Special Exception Use
Project: P22-332

Planning and Zoning Board Meeting

Bianca Lee, Planner I

February 7, 2023, Meeting

CityofPSL.com

PROJECT SUMMARY

- A special exception use is sought to allow an enclosed assembly area over 3,000 square feet for recreational use totaling 14,326 square feet for a developed property.
- Section 158.124(C)(1) of the General Commercial Zoning Code: Lists an enclosed assembly area over 3,000 square feet as a special exception use that may only be permitted following the review and specific approval by the City Council.



CityofPSL.com

APPLICANT AND OWNER

- Patricia Sandoval agent, for Set'em Up, LLC, property owners Savits Enterprises Inc.

CityofPSL.com

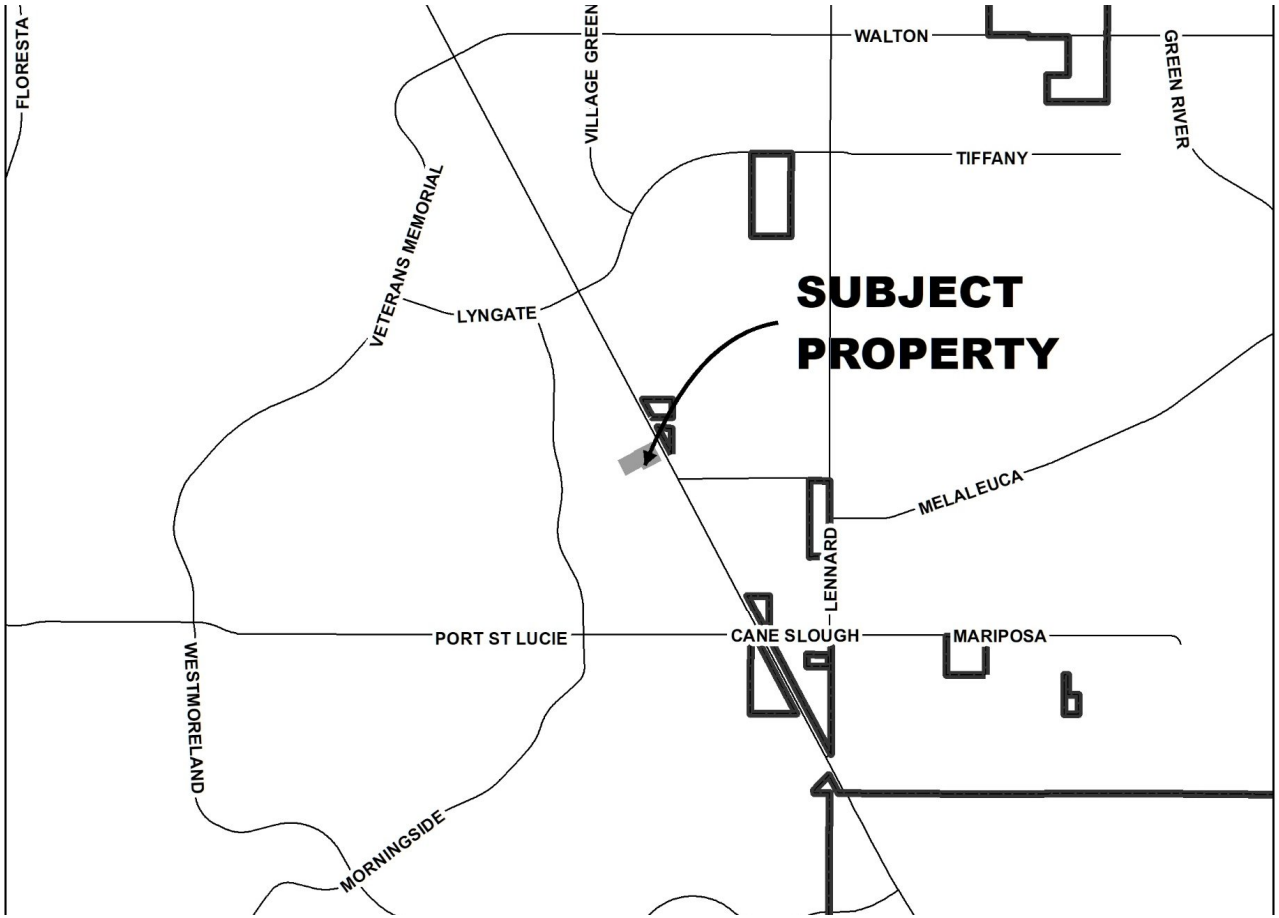
REQUEST

- Review a Special Exception Use to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) Zoning District: for a recreational facility for children's volleyball, travel leagues, and open gym activities in the community.



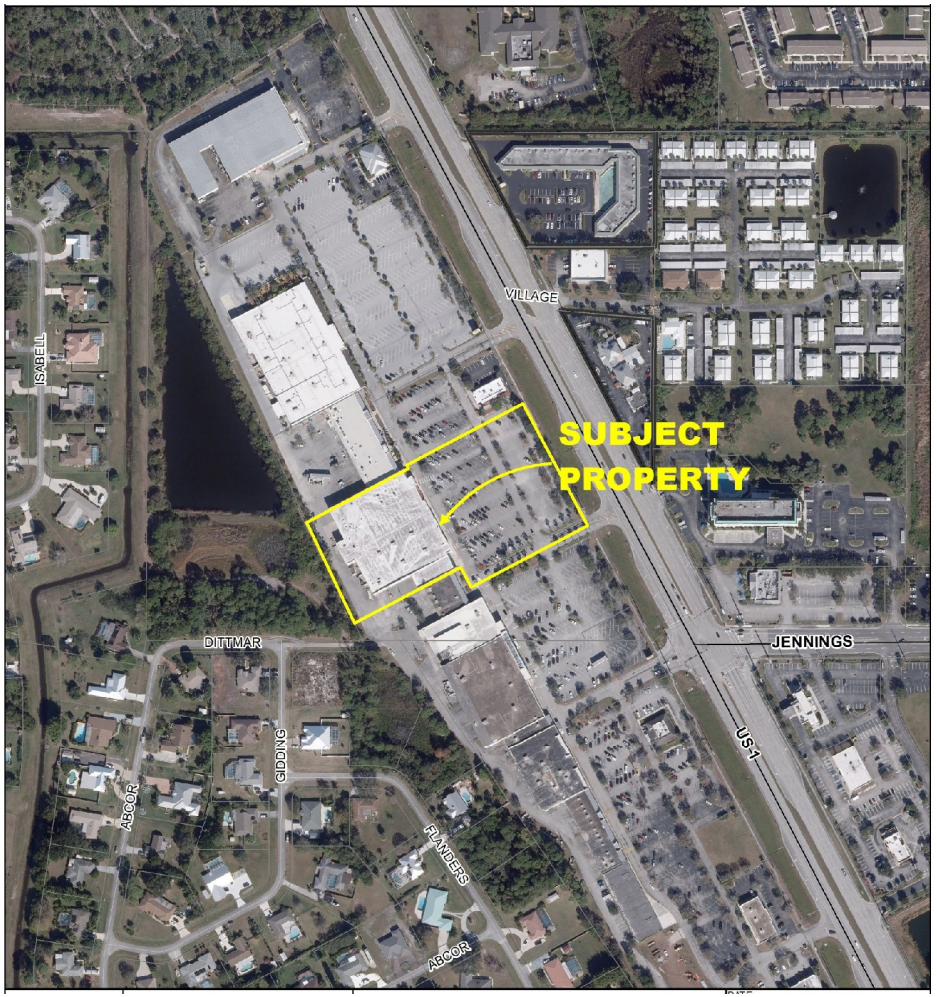
CityofPSL.com

LOCATION



CityofPSL.com

AERIAL MAP

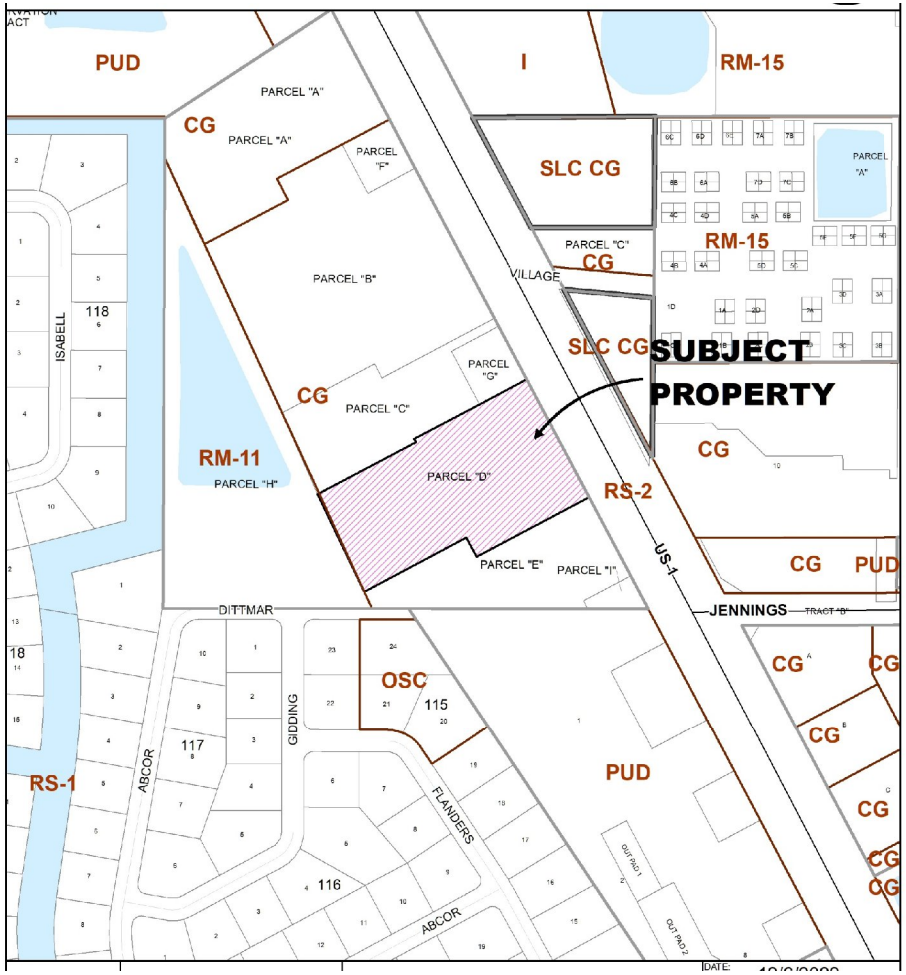


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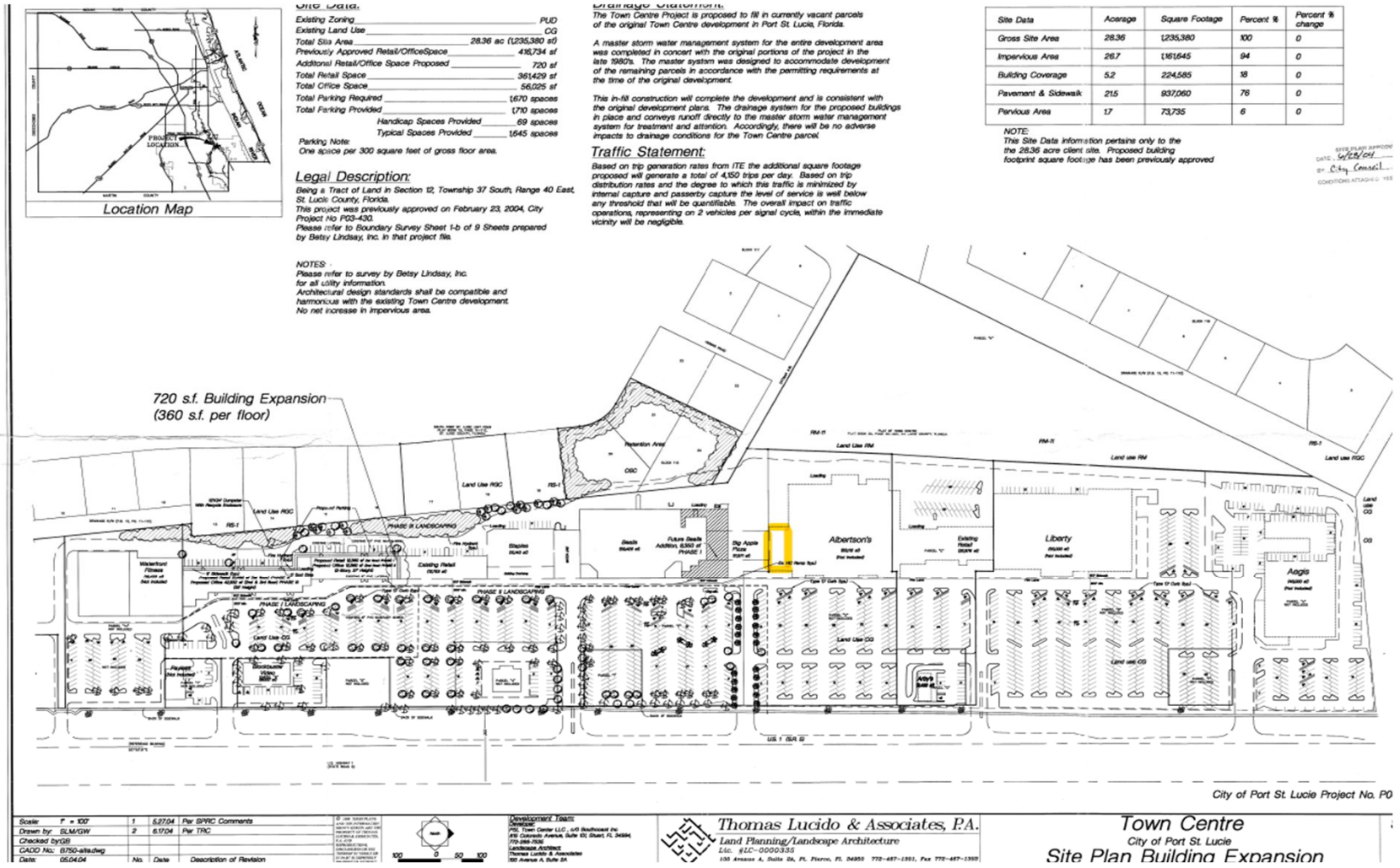
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	General Commercial (CG)	General Commercial (CG)	Retail
South	General Commercial (CG)	General Commercial (CG)	Retail
East	General Commercial (CG)	General Commercial (CG)	Hotel
West	Medium Density Residential (RM)	Multiple-Family Residential (RM-11)	Residential

Zoning Map



CityofPSL.com



Site Plan

CityofPSL.com


Together Health
Yum Yum Hot Pot
Which Wich Superior Sandwiches
dd's DISCOUNTS
Rent-A-Center
10103 S U.S. Hwy 1
Arby's
T-Mobile
Bealls
Heritage Liquors
Planet Fitness
B Nail's 2
CosmoProf
From Heaven
Denny's

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site plan demonstrates that the site has adequate ingress and egress for vehicles, the property is developed and will allow for pedestrian safety and convenience. The property is located on S US Highway 1 and has multiple shared access points along this roadway.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking is provided for the proposed use within the developed site. The 14,326 sq. ft. facility has been allotted 65 parking spaces for use by the property owner. A recreational facility requires one (1) space per two hundred (200) square feet of gross floor area as per section 158.221(C)(17). The establishment requires 72 spaces. The site plan provides a total of 1,710 spaces for the retail shopping strip: 1,670 spaces are required for the combined uses. There is an excess of 40 parking spaces which can be used to provide additional parking for the proposed use.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	There is adequate screening and buffering for this site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	No signs or outdoor lighting is proposed for this existing site.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The indoor recreational facility is not expected to generate noise that would constitute a nuisance or create safety hazards because of the number of persons who will attend or use the facility. The building footprint is existing, the recreational facility is surrounded by retail uses which have similar hours of operation and is not expected to adversely

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval to the City Council with conditions as recommended by staff
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting

CityofPSL.com

"A City for All Ages"

Agenda Summary

2023-116

Agenda Date: 2/7/2023 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-366 Defenthaler and City of Port St. Lucie Rezoning

Location: Southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard

Legal Description: Port St. Lucie Section 33, Block 2325, Lots 1, 2,3 and 4

This request is to rezone two adjacent parcels, owned by Donald F. Defenthaler and the City of Port St. Lucie, from Limited Mixed Use District (LMD) to Single Family Residential (RS-2).

Submitted By: Stephen Mayer, Planner III

Executive Summary: The Applicants, Donald F. Defenthaler and the City of Port St. Lucie, are requesting rezoning of two adjacent parcels (a 0.69-acre property owned by Defenthaler and a 0.29-acre parcel owned by the City of Port St. Lucie) from Limited Mixed-Use District (LMD) to Residential Single Family (RS-2). The Defenthaler property address is 736, 742 and 750 SW Abraham Avenue and the City of Port St. Lucie parcel is located at 4701 SW Port St. Lucie Boulevard. Both properties are vacant, although the City utilized the property for street landscaping and access.

Presentation Information: Staff will make a presentation.

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the amended rezoning request.
2. Move that the Board deny the rezoning request.

Background: Please see staff report.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: Southeast corner of SW Abraham Avenue and SW Port St. Lucie Boulevard.

Attachments: 1. Staff Report; 2. Application; 3. Staff Presentation

Donald F. Defenthaler & City of Port St. Lucie
Rezoning
P22-366



Project Location Map

SUMMARY

Applicant's Request:	An application to rezone the properties from Limited Mixed-Use District (LMD) to Single-Family Residential (RS-2)
Applicant:	Donald F. Defenthaler and City of Port St. Lucie
Property Owner:	Donald F. Defenthaler and City of Port St. Lucie
Location:	Southeast corner of SW Abraham Avenue and SW Port St. Lucie Boulevard
Address:	736, 742 and 750 SW Abraham Avenue and 4701 SW Port St. Lucie Boulevard
Project Planner:	Stephen Mayer, Planner III

Project Description

The Applicants, Donald F. Defenthaler and the City of Port St. Lucie, are requesting rezoning of two adjacent parcels (a 0.69-acre property owned by Defenthaler and a 0.29-acre parcel owned by the City of Port St. Lucie) from Limited Mixed-Use District (LMD) to Residential Single Family (RS-2). The Defenthaler property address is 736, 742 and 750 SW Abraham Avenue and the City of Port St. Lucie parcel is located at 4701 SW Port St. Lucie Boulevard. Both properties are vacant, although the City property is being utilized for street landscaping and access to the cul-de-sac located to the south. There is also a concurrent future land use map amendment application to change Lots 2-4 from the future land use designation of Residential, Office, Institutional (ROI) to Low Density Residential (RL).

Previous Actions and Prior Reviews

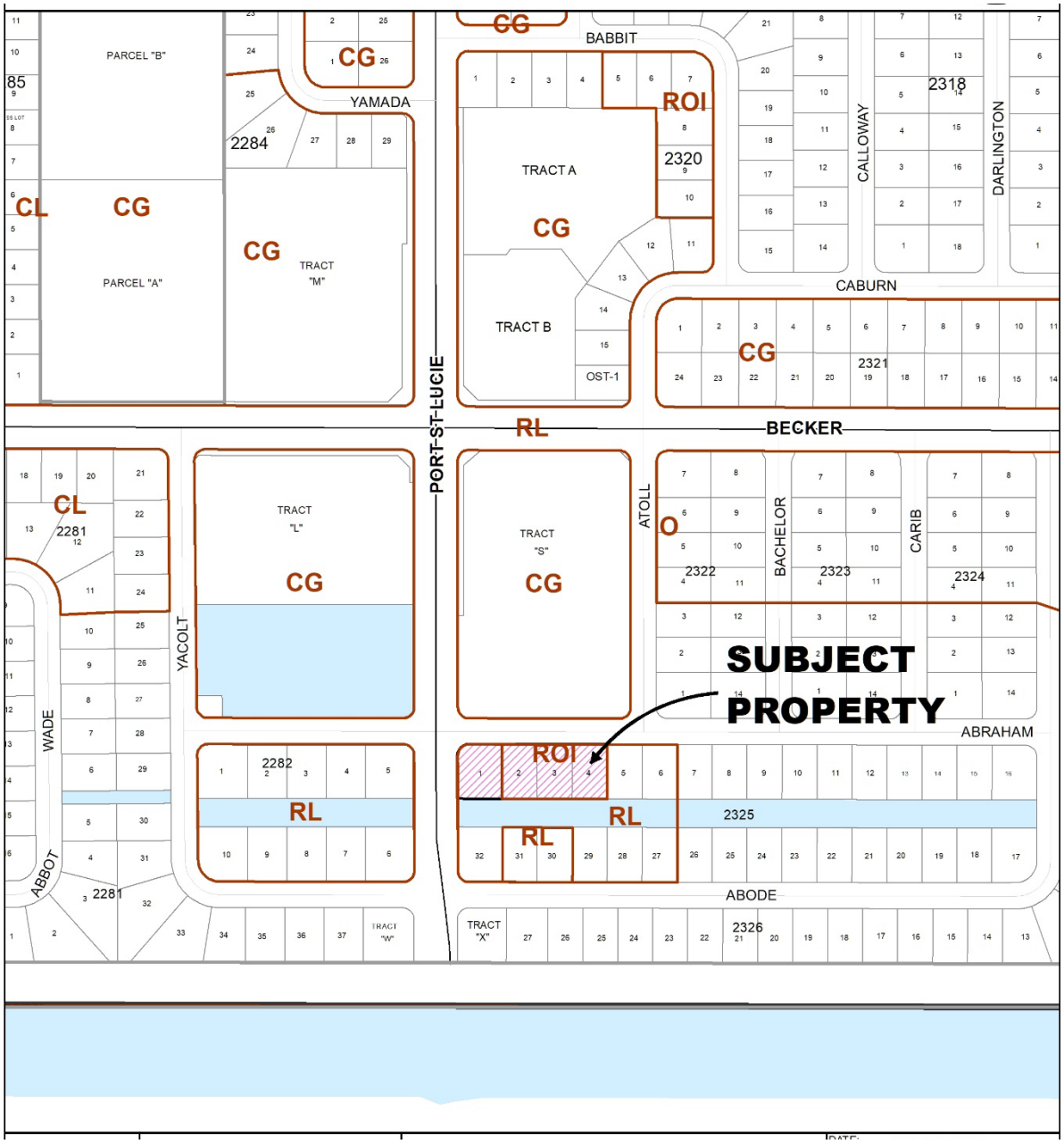
P21-010 – City of Port St. Lucie – The Future Land Use Map amendment changing the land use designation on the City- owned parcel (Lot 1) from ROI to RL via Ordinance 21-43.

Location and Site Information

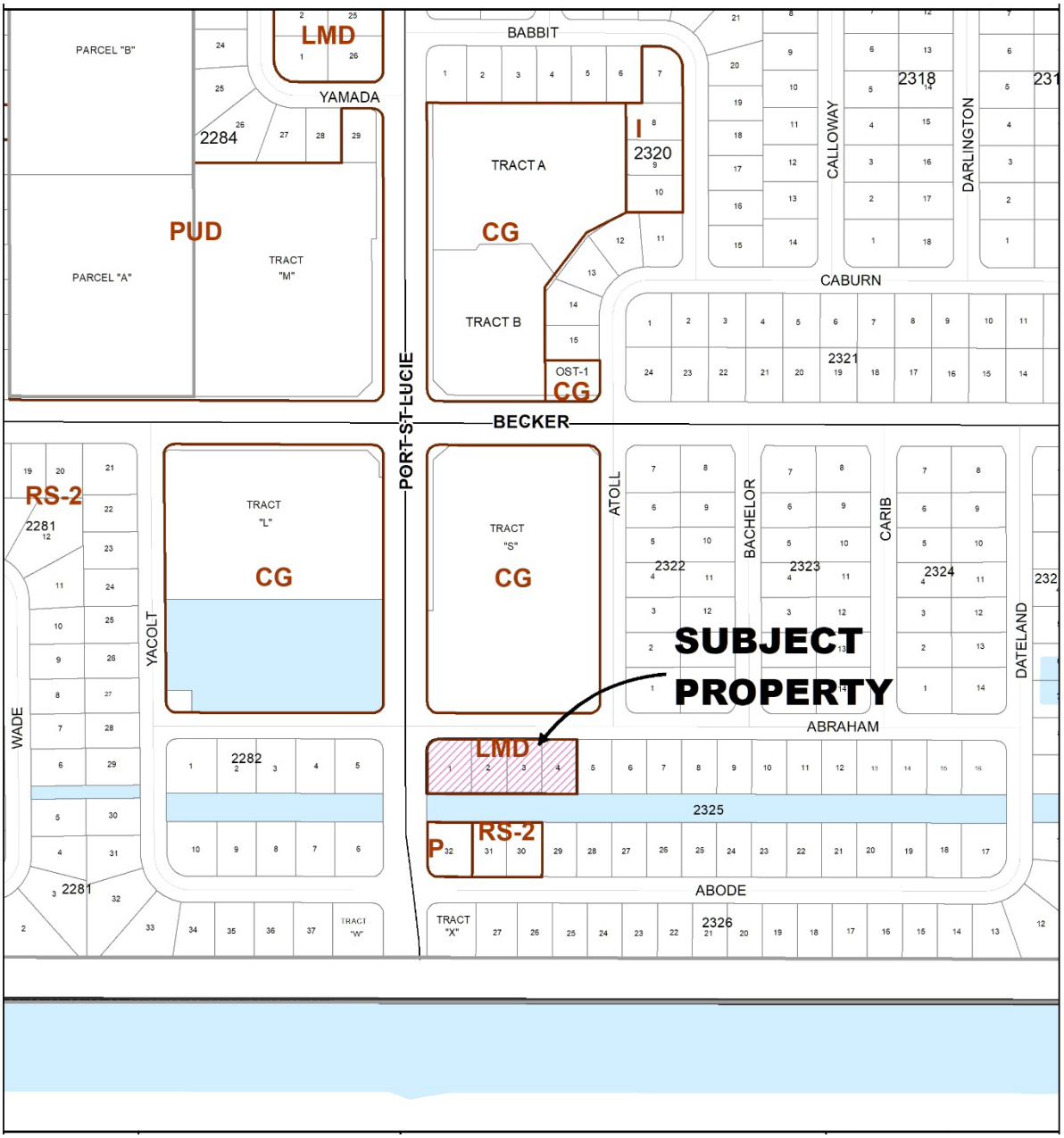
Parcel Number:	342066034950004 and 342066034960001
Property Size:	.69-acres (30,061 square feet) and .029 acres (12,632 square feet)
Legal Description:	PORT ST LUCIE-SECTION 33- BLK 2325 LOTS 1, 2,3 AND 4 (MAP 44/31S) (OR 1914-2599: 1928-728: 2113-2130)
Future Land Use:	Defenthaler - ROI (Residential, Office, Institutional) City of Port St. Lucie - RL (Low Density Residential)
Existing Zoning:	Limited Mixed-Use District (LMD)
Existing Use:	Vacant
Requested Zoning:	RL (Low Density Residential)
Proposed Use:	RS-2 (Single-Family Residential)

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG)	Commercial General (CG)	Vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences
East	Low Density Residential (RL)	Single Family Residential (RS-2)	Single family residences
West	Low Density Residential (RL)	Limited Mixed-Use District (LMD)	City owned parcel/ vacant/ access



Future Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The residential single Family (RS-2) zoning district is listed as a compatible zoning district under the Low Density Residential (RL) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RL (Low Density Residential)	GU, RE, RS-1, **Residential Single Family (RS-2),** RM-5, RMH

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the future land use of Low Density Residential.

Staff Analysis: The applicant's proposal to rezone the subject property to RS-2 is consistent with the comprehensive plan amendment application for this property. Lots 2-4 meet the minimum size requirement required by the RS-2 zoning district of 10,000 square feet. The City's Lot 1 will continue to be utilized for landscaping and access.

RELATED PROJECTS

P23-003: Comprehensive Plan Amendment – Small Scale Land use change from ROI to RL for the Defenthaler parcel.

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.

REZONING APPLICATION

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

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: premierdon1@yahoo.com

PROPERTY OWNER:

Name: Donald F Defenthaler

Address: 8568 SE Wilkes Pl, Hobe Sound, FL 33455-2901

Telephone No.: 772-370-9133 Email premierdon1@yahoo.com

AGENT OF OWNER (if any)

Name: _____

Address: _____

Telephone No.: _____ Email_____

PROPERTY INFORMATION

Legal Description: (Include Plat Book and Page) PORT ST LUCIE-SECTION 33- BLK 2325 LOTS 2,3 AND 4 (MAP 44/31S) (OR 1914-2599: 1928-728 : 2113-2130)

Parcel I.D. Number: 3420-660-3496-000-1

Current Zoning: LMD

Proposed Zoning: RS-2

Future Land Use Designation: ROI Acreage of Property: 0.6887

Reason for Rezoning Request: The character of the neighborhood changed once the bridge over the C-23 Canal was built to provide access to Martin County. This parcel contains Lots 2, 3 and 4. When the parcel was purchased, Lot 1 was included in the parcel and had direct frontage of Port St. Lucie Boulevard. Lot 1 was taken through eminent domain in 2005. The existing parcel (lots 2, 3 & 4) no longer has exposure to Port St. Lucie Blvd. The neighbors have indicated they do not want multi-family, office or retail to be built on this property. Please see PSL project P20-154 Please also undo the Unity of Title on all three lots.

Donald F Defenthaler — Donald F. Defenthaler — 11/30/2022

*Signature of Owner — Hand Print Name — Date

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

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

02/26/20

Donald F. Defenthaler and City of Port St. Lucie

Rezoning Request

(P22-366)

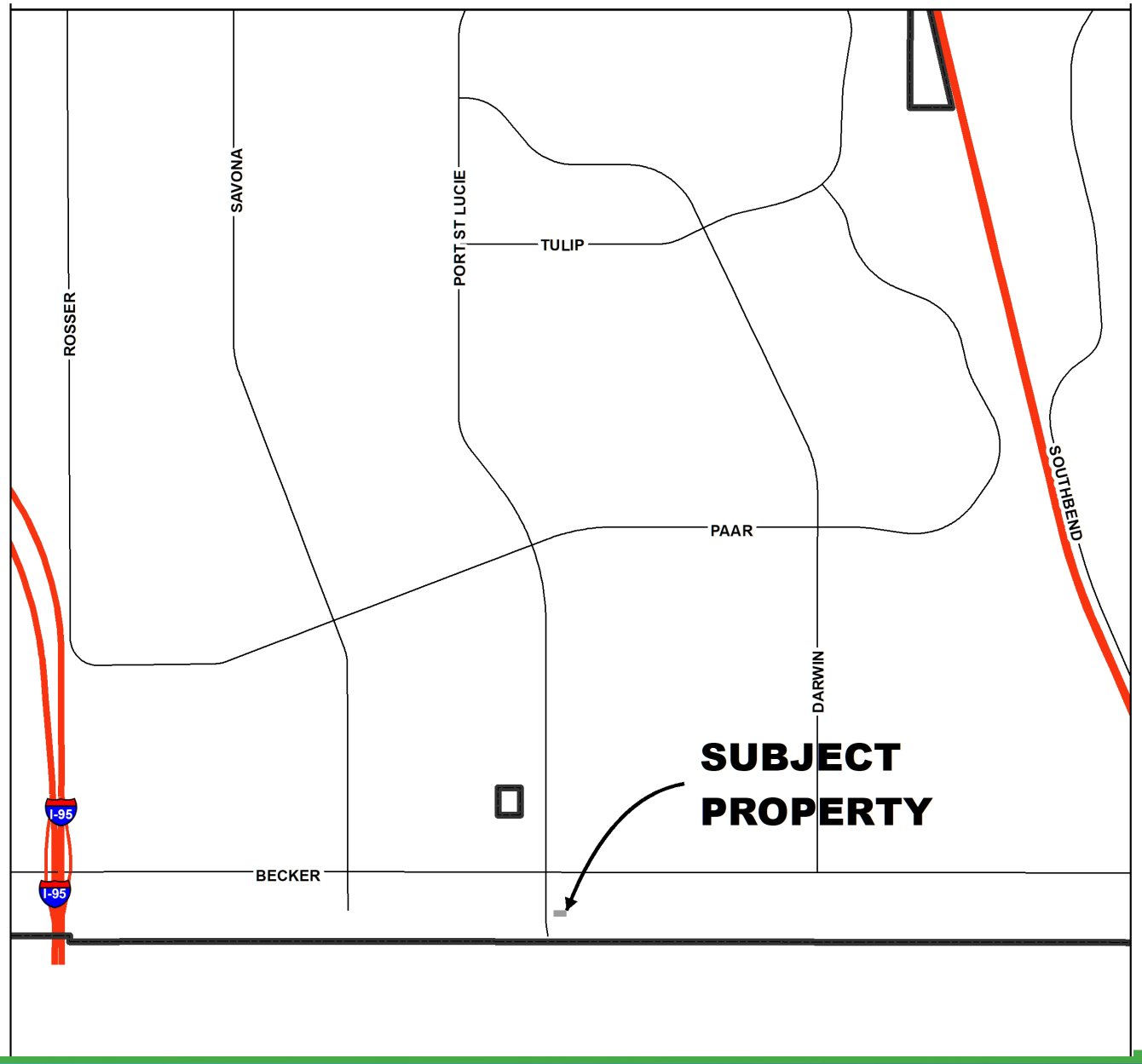
Request:

-To request approval of the rezoning of 0.69 acres (owned by Donald F. Defenthaler) and 0.29 acres (Owned by the City of Port St. Lucie; and

-This proposal is concurrent to a Comprehensive Plan Map Amendment for the Defenthaler property, which will be detailed under separate presentation; and

-Purpose of request is to allow for the Defenthaler property (3 platted lots) to be developed with 3 single-family residences and to apply a compatible zoning designation for the City of Port St. Lucie lot.

Location Map



Aerial


BABBIT
CABURN
BECKER
PORT ST LUCIE
ATOLL
BACHELOR
CARIB
YACOLT
WADE
ABBOT
SUBJECT
PROPERTY
ABRAHAM
ABODE

Background:

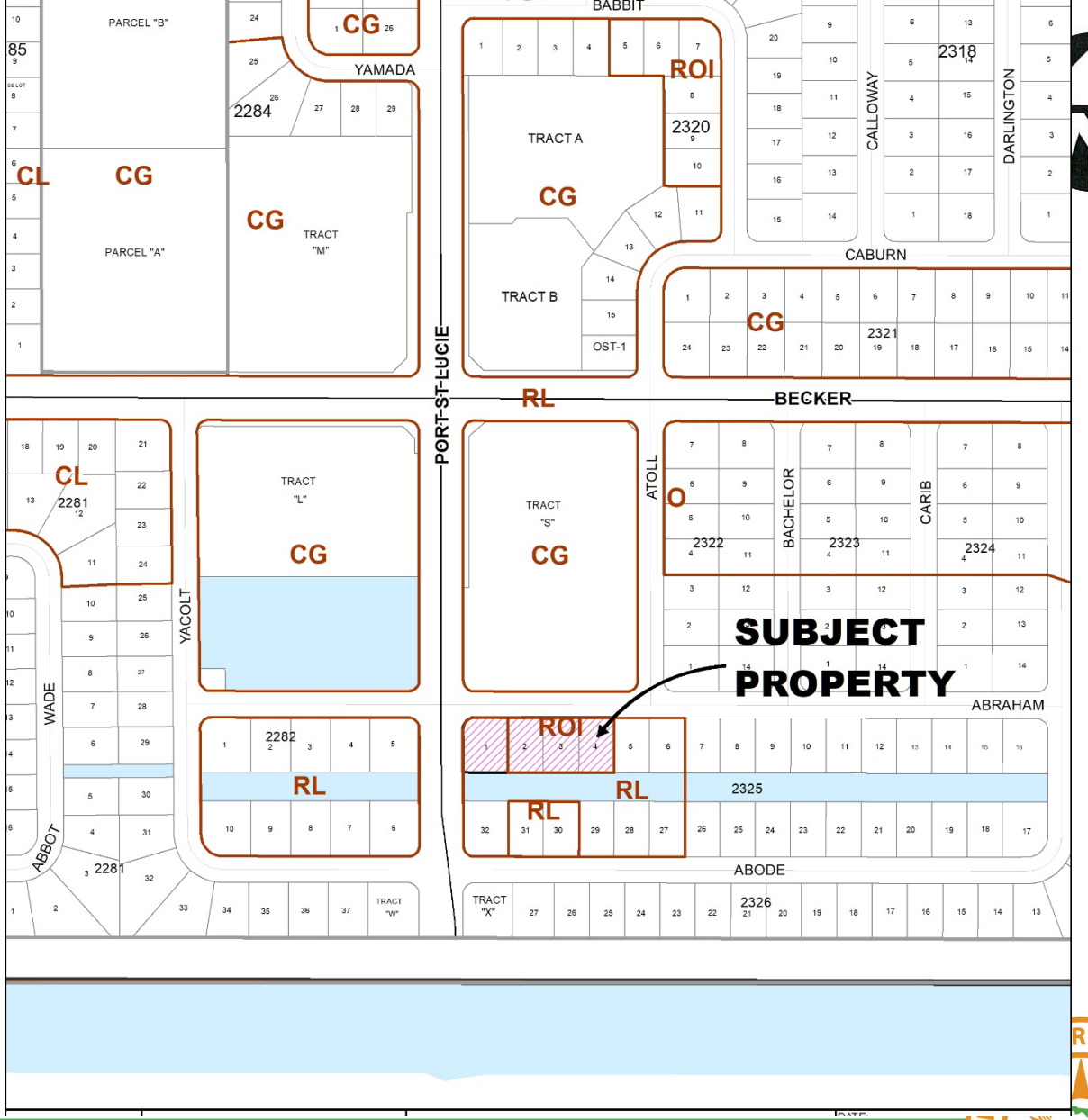
The 0.69-acre property (3 lots) owned by Donald F. Defenthaler, is located on the southeast corner of SW Abraham Avenue and SW Port St. Lucie Boulevard. The properties addresses are 736, 742 and 750 Abraham Avenue.

The property has an existing zoning designation of Limited Mixed Use (LMD) and a future land use designation of Residential, Office, Institutional (ROI). In order to accommodate the residential use proposed, the applicant is requesting to change the zoning designation to Single Family Residential (RS-2).

The 0.29-acre property owned by the City of Port St. Lucie is located at the southeast corner of SW Abraham Avenue and SW Port St. Lucie Boulevard. The address is 4701 SW Port St. Lucie Boulevard. The City is seeking a zoning designation compatible to the existing Low Density Residential land use. The lot is being used for landscaping and access to the cul-de-sac to the south.

Existing
Future Land Use
Residential, Office, Institutional (ROI) and Low Density Residential (RL)

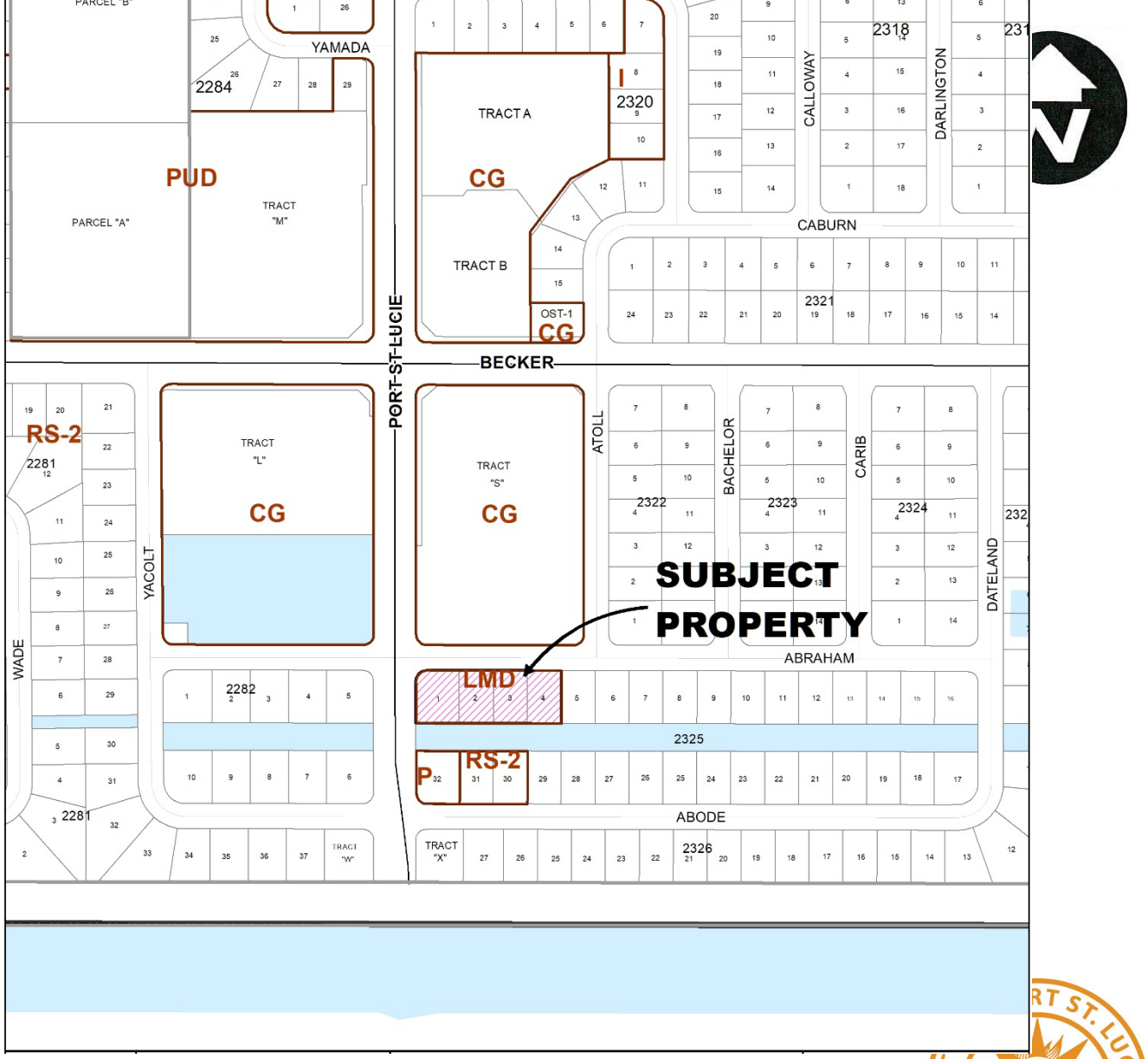
Direction	Future Land Use	Zoning	Existing Use
North	North	Commercial General (CG)	Commercial General (CG)
South	South	Low Density Residential (RL)	Single Family Residential (RS-2)
East	East	Low Density Residential (RL)	Single Family Residential (RS-2)
West	West	Low Density Residential (RL)	Limited Mixed-Use District (LMD)



Existing Zoning

Limited Mixed Use (LMD)

Direction	Future Land Use	Zoning	Existing Use
North	North	Commercial General (CG)	Commercial General (CG)
South	South	Low Density Residential (RL)	Single Family Residential (RS-2)
East	East	Low Density Residential (RL)	Single Family Residential (RS-2)
West	West	Low Density Residential (RL)	Limited Mixed-Use District (LMD)



Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification	Compatible Zoning District
Low Density Residential (RL)	GU, RE, RS-1, **Residential Single Family (RS-2),** RM-5, RMH

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 Residential Single Family (RS-2) zoning district is listed as a compatible zoning district under the proposed/existing Low Density Residential (RL) future land use classification.

Planning and Zoning Staff Recommendation:

The Planning and Zoning Staff recommends approval of the rezoning request from Limited Mixed-Use District (LMD) to Single Family Residential (RS-2).

"A City for All Ages"

Agenda Summary

2023-121

Agenda Date: 2/7/2023 **Agenda Item No.:** 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-001 Southern Grove - Capstone Cottages - Landscape Modification

Location: The property is located at the southwest corner of the intersection of SW Village Parkway and Paar Drive**.**

Legal Description: Southern Grove Parcel 28 Replat Tract B

This is a request to provide landscaping in lieu of an architectural buffer wall in a landscape buffer strip pursuant to Section 154.12 of the Landscape and Land Clearing Code.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: Capstone Communities has applied for a landscape modification to substitute an enhanced landscape buffer in lieu of providing a wall along the property's western perimeter landscape buffer. Capstone Cottages is an approved horizontal multi-family project consisting of one-story and two-story detached cottages and two unit attached cottages/duplexes for a total of 286 dwelling units. The project is currently under construction. A subdivision plat has been approved for a single-family residential subdivision (Kenley) to the west of Capstone development. Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses. There is an existing 170- foot wide FPL easement between the Capstone development and the Kenley single-family subdivision. The request is to substitute an enhanced landscape strip with a continuous hedge, assorted canopy trees, and palm trees for an architectural buffer wall.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board approve the landscape modification request as recommended by staff.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the landscape modification request.
2. Move that the Board not approve the request and provide staff direction.

Background: A site plan for Capstone Community Cottages was approved by the City Council on April 21, 2021 (P20-141). Each unit will have its own backyard and the development program includes a community pool, clubhouse, playground, and dog park. The building height for the one-story units is twelve (12) feet and the building height for the two-story units is twenty-one (21) feet. The Kenley subdivision plat was approved for 214 single-family residential lots that will be located east of the 170-foot-wide FPL easement. The Capstone

development is on the west side of the 170-foot-wide FPL easement.

Issues/Analysis: In addition to bordering a 170-foot-wide FPL easement, the Capstone property also borders a 41-acre open space tract to the west that is preserved as part of the Southern Grove DRI. The westernmost portion of the Kenley single-family subdivision is along the east side of the 41-acre open space tract. Based on these separations, the applicant is requesting the substitution of enhanced landscaping in lieu of providing a six (6) foot buffer wall.

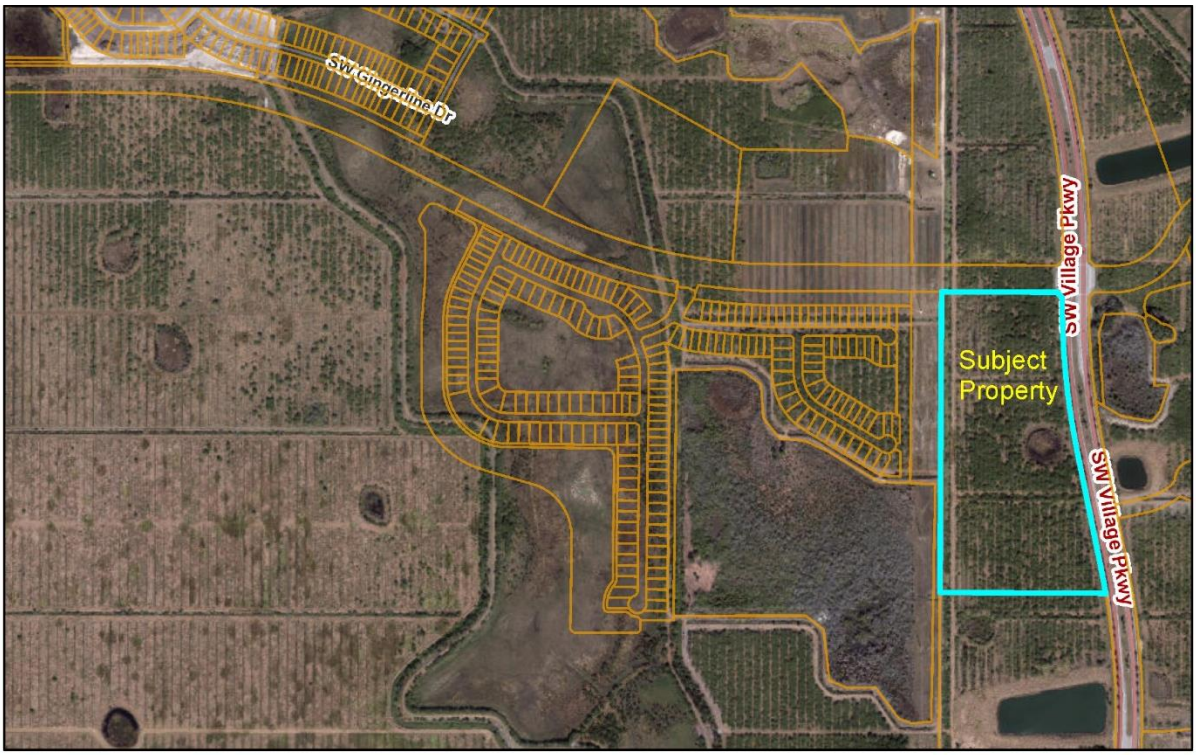
Special Consideration: N/A

Location of Project: The property is located at the southwest corner of the intersection of SW Village Parkway and Paar Drive.

Attachments:

1. Staff Report
2. Applicant's Justification Statement
3. Proposed Capstone Landscape Modification Plan
4. Application
5. Warranty Deed
6. Approved Capstone Site Plan
7. Approved Kenley Landscape Plan
8. Staff Presentation

Capstone Communities - Cottages at Tradition
Application for Landscape Buffer Wall Modification
Project Number: P23-001



Project Aerial Map

SUMMARY

Applicant's Request:	The request is for a landscape modification to the architectural buffer wall requirement for the western perimeter landscape buffer.
Applicant:	Matt Yates, Lucido and Associates
Property Owner:	CCC-PSL, LLC
Location:	The property is located at the southwest corner of the intersection of SW Village Parkway and Paar Drive.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Capstone Communities has applied for a landscape modification pursuant to Section 154.12 of the Landscape and Land Clearing Code. Under Section 154.12 of the Landscape and Land Clearing Code, an applicant can apply for an exemption or modification to the requirement for an architectural buffer wall in a landscape buffer strip and propose enhanced landscaping in lieu of the wall. The subject property is located within the Southern Grove 4 MPUD. The Southern Grove 4 MPUD is a residential MPUD that encompasses most of the acreage south of Paar Drive, north of Becker Road, and between the future extension of SW Community Boulevard and SW Village Parkway for a total of 376 acres. Capstone is located on a thirty (30) acre parcel that is designated for multi-family development in the Southern Grove 4 MPUD. The remaining acreage in the Southern Grove 4 MPUD is primarily designated for single-family residential development. It also includes a proposed school site on Becker Road. Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses.

A site plan for Capstone Community Cottages was approved by the City Council on April 21, 2021 (P20-141). An amendment to the site plan was approved on June 27, 2022 (P20-141 A-1). Capstone Cottages is a horizontal multi-family project consisting of one-story and two-story detached cottages and attached two- unit cottages/duplexes for a total of 286 dwelling units. Each unit will have its own backyard and the development program includes a community pool, clubhouse, playground, and dog park. The building height for the one-story units is twelve (12) feet and the building height for the two-story units is twenty-one (21) feet. The Capstone project is bordered by Paar Dr to the north, Village Parkway to the east, vacant undeveloped land to the south, and vacant land to the west that is encumbered by a 170-foot-wide FPL easement. The legal description for the Capstone project is Tract B, Southern Grove Parcel 28 Replat.

A replat of the adjacent Tract A, Southern Grove Parcel 28 Replat, was approved by the City Council on April 25, 2022, for a project known as Kenley (P21-238). The Kenley subdivision plat includes three tracts for future development as well as a residential subdivision of 214 single-family residential lots. The single-family residential subdivision known as Kenley lies to the west of the Capstone project. There is an existing 170-foot-wide FPL easement immediately west of the Capstone project. The Kenley single-family subdivision is on the east side of the 170-wide easement and Capstone Cottages is on the west side of the easement. The 170-foot-wide FPL easement is located on land within the Kenley subdivision plat and not on the Capstone property. In addition to bordering a 170-foot-wide FPL easement, the Capstone property also borders a 41- acre open space tract to the west that is preserved as part of the Southern Grove DRI. Based on these separations, the applicant is requesting the substitution of enhanced landscaping in lieu of providing a six (6) foot buffer wall.

Public Notice Requirements (Section 158.298 (B))

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

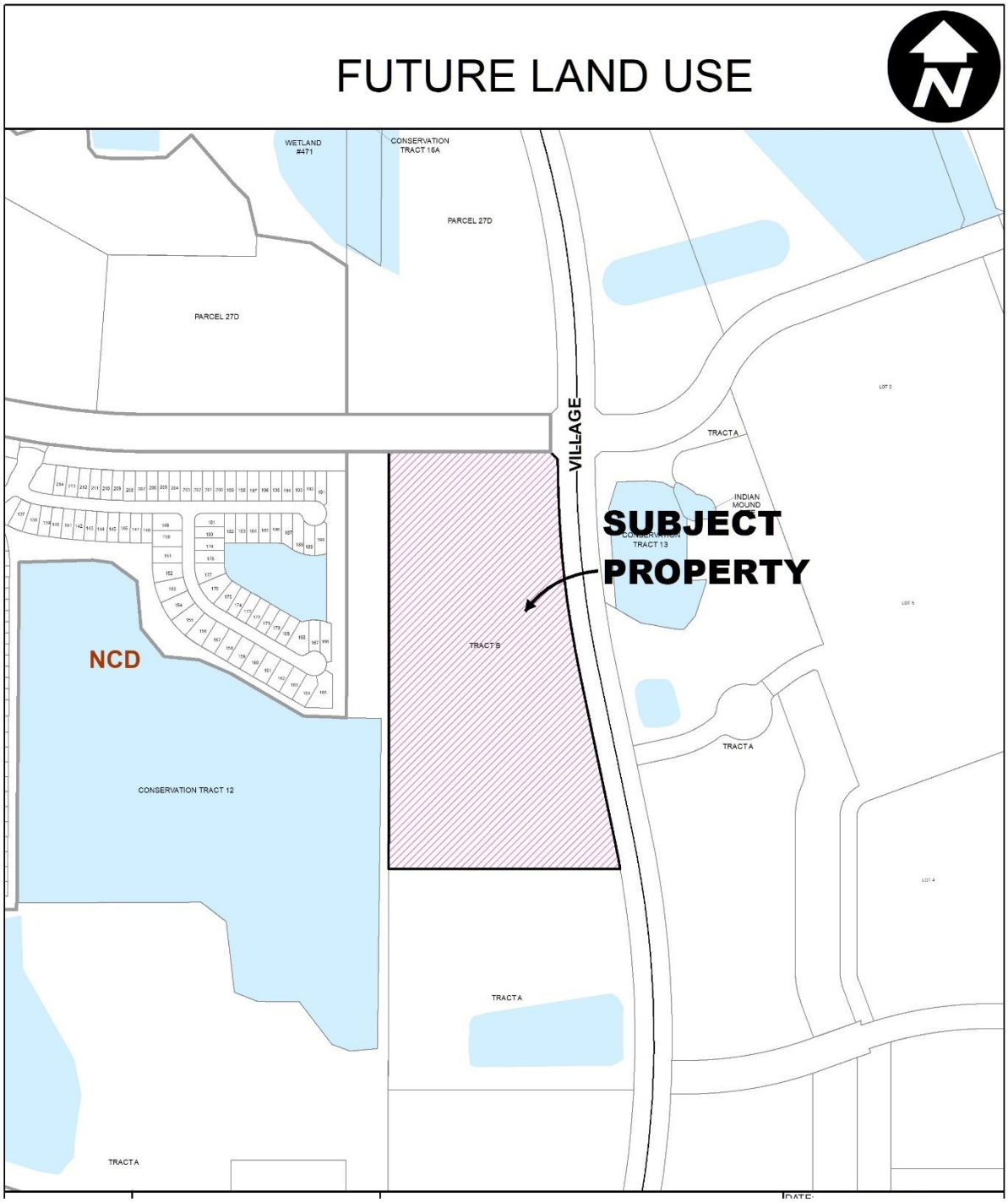
Location and Site Information

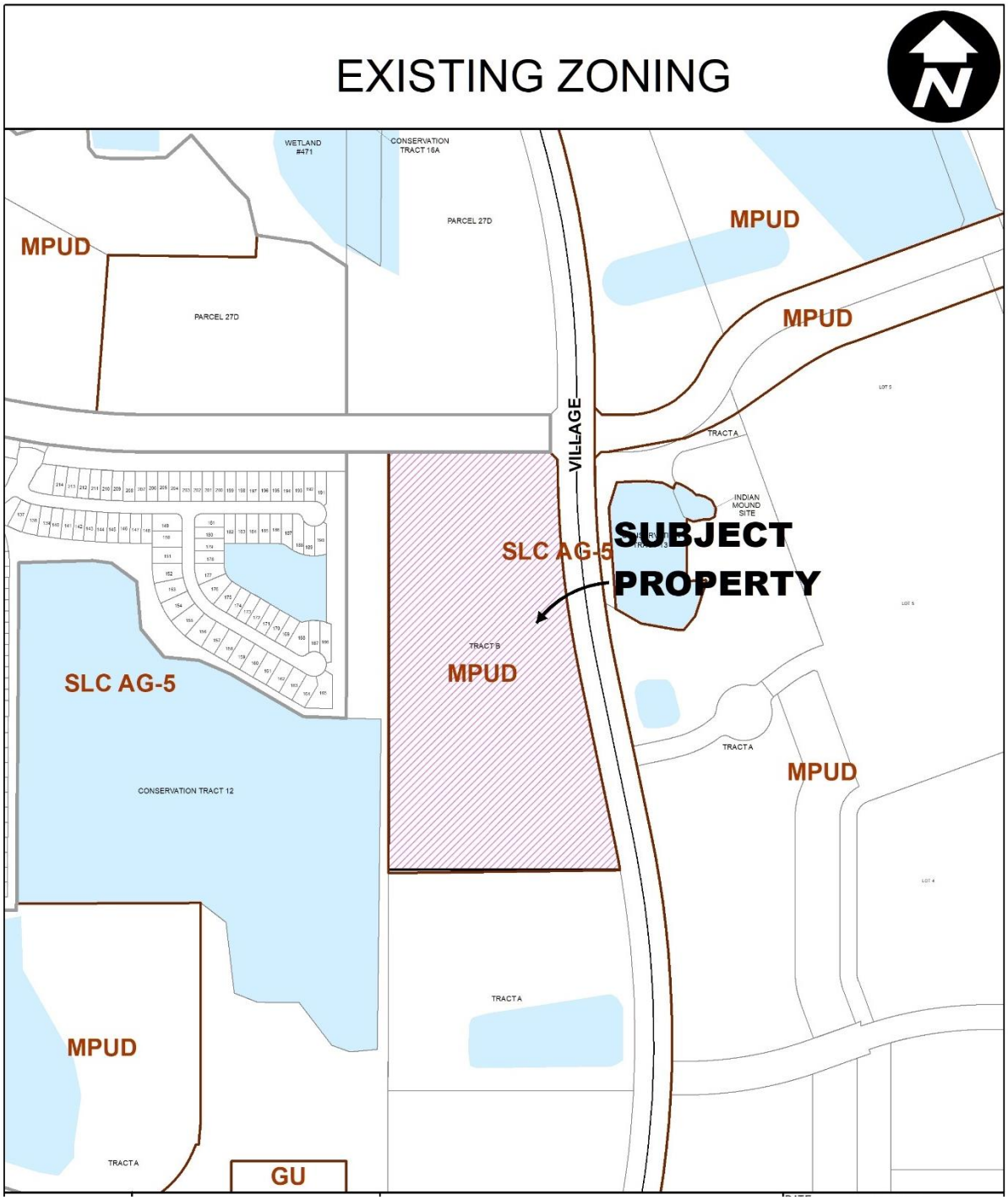
Parcel Number:	4327-701-0002-000-2
Property Size:	30 acres
Legal Description:	Southern Grove Parcel 28 Replat Tract B
Future Land Use:	NCD
Existing Zoning:	MPUD (Southern Grove 4 MPUD)
Existing Use:	Cottages at Tradition multi-family development (under construction)

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land with an approved site plan for multi-family development for Eden at Tradition (P22-136)
South	NCD	SLC SG-5	Vacant land
East	NCD	MPUD	Vacant GFC owned land in Southern Grove
West	NCD	MPUD and SLC AG-5	Vacant land in Kenley subdivision and open space tract

NCD - New Community Development District
MPUD - Master Planned Unit Development
SLC AG-5 – St. Lucie County Agricultural


FUTURE LAND USE
WETLAND #471
CONSERVATION TRACT 16A
PARCEL 27D
PARCEL 27D
VILLAGE
TRACT A
INDIAN MOUND
CONSERVATION TRACT 13
SUBJECT PROPERTY
NCD
TRACT B
TRACT A
CONSERVATION TRACT 12
TRACT A
TRACT A


EXISTING ZONING
WETLAND #471
CONSERVATION TRACT 16A
PARCEL 27D
MPUD
MPUD
MPUD
PARCEL 27D
VILLAGE
TRACT A
INDIAN MOUND SITE
SLC AG-5
SUBJECT PROPERTY
TRACT B
MPUD
SLC AG-5
CONSERVATION TRACT 12
TRACT A
MPUD
MPUD
TRACT A
TRACT A
GU

IMPACTS AND FINDINGS

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. As set forth in Section 154.12, requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer shall be considered by the Planning and Zoning Board at a public hearing based on the procedures outlined in Section 154.12. 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.

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 and based on the criteria listed under Section 154.12 (B). The applicant's response to this criterion is attached to the application. Staff's review is provided below:

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

1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.

   Staff Findings: There is an existing 170-foot-wide FPL easement and a 41- acre open space conservation tract abutting the Capstone Cottages to the west. The FPL easement and open space tract are between Capstone Cottages and the Kenley single family subdivision. The open space conservation tract is approximately 1,450 foot wide between the southern half of the Capstone project and the Kenley subdivision. The open space tract and the 170-foot-wide FPL easement provide greater buffering than the required by Code. Both buffers exceed the MPUD requirements for a minimum perimeter landscape buffer of ten feet with or without a wall. The applicant is proposing to replace the wall with an enhanced landscape buffer that will be a minimum of 12 feet wide and extend to 14 feet wide in some areas and include: a mix of Oak trees with a minimum height of 14 to 16 feet at time of planting, Eagleston Holly trees at a minimum height of 14 feet at time of planting, Sabal Palms with 12 to 14 feet of clear trunk at time of planting. The design will result in one tree planted for each 25 linear fee which exceeds the Code requirement of one tree per 30 linear feet. The buffer will also include Small Leaf-Clusia shrubs at approximately four feet tall at time of planting and planted at two to three feet on center. The proposed height at time of planting exceeds the Code requirement for hedges to be a minimum of two feet at time of planting.

2) Outside activities and hours of operation for the proposed use(s).

   Staff Findings: The request is associated with a requirement for an architectural buffer wall to be included in a perimeter landscape buffer when a multi-family residential development abuts a single-family residential development to the side or rear. Since both uses are residential, the hours of operation should be similar Capstone Cottages and the adjacent Kenley single-family subdivision.

3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.

   - *Staff Findings: The subject property abuts a 170- foot wide FPL easement to the west as well as a 41 acre open space conservation tract for along the southwest a portion of the development. In addition, the landscape plan for the adjacent Kenley subdivision provides for a 50-foot landscape berm along the eastern perimeter where*

the property abuts the FPL easement to the east.

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

Staff Findings: The City's landscape architect reviewed the landscape plan for Capstone Cottages and the approved landscape plan for the adjacent Kenley 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
- Motion to approve with conditions

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

- Motion to deny

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

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

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

lucido&associates

January 4, 2023 **VIA DIGITAL DELIVERY**

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

Re: CAPSTONE COTTAGES - LANDSCAPE BUFFER WALL MODIFICATION

We are pleased to submit for your consideration a request to modify the buffer wall requirement along the western boundary of the Capstone Cottages Community. City code requires a wall to be included within the landscape strip separating multi-family and single family uses. The proposal intends to substitute the required wall with an enhanced landscape strip.

This horizontal multi-family development is part of a larger MPUD comprised of single family and multi-family residential uses. The site is bordered by Paar Dr along the north, Village Pkwy to the east, vacant undeveloped land to the south (currently expected to be developed as a multi-family use), and a 170' wide FPL easement to the west. Westward of the FPL easement lies the single family portion of the MPUD known as Kenley.

The wall along the western boundary is proposed to be replaced by a 12-14' wide enhanced landscape strip with a continuous hedge, assorted canopy trees, and palm trees. Yard spaces of the residential units are enclosed by 6' opaque fencing with additional shrub material along the fence lines and building foundations. The nearest single family residential lot west of the FPL easement lies approximately 220' away and will be further insulated by a 50' wide bermed landscape buffer within that portion of the development.

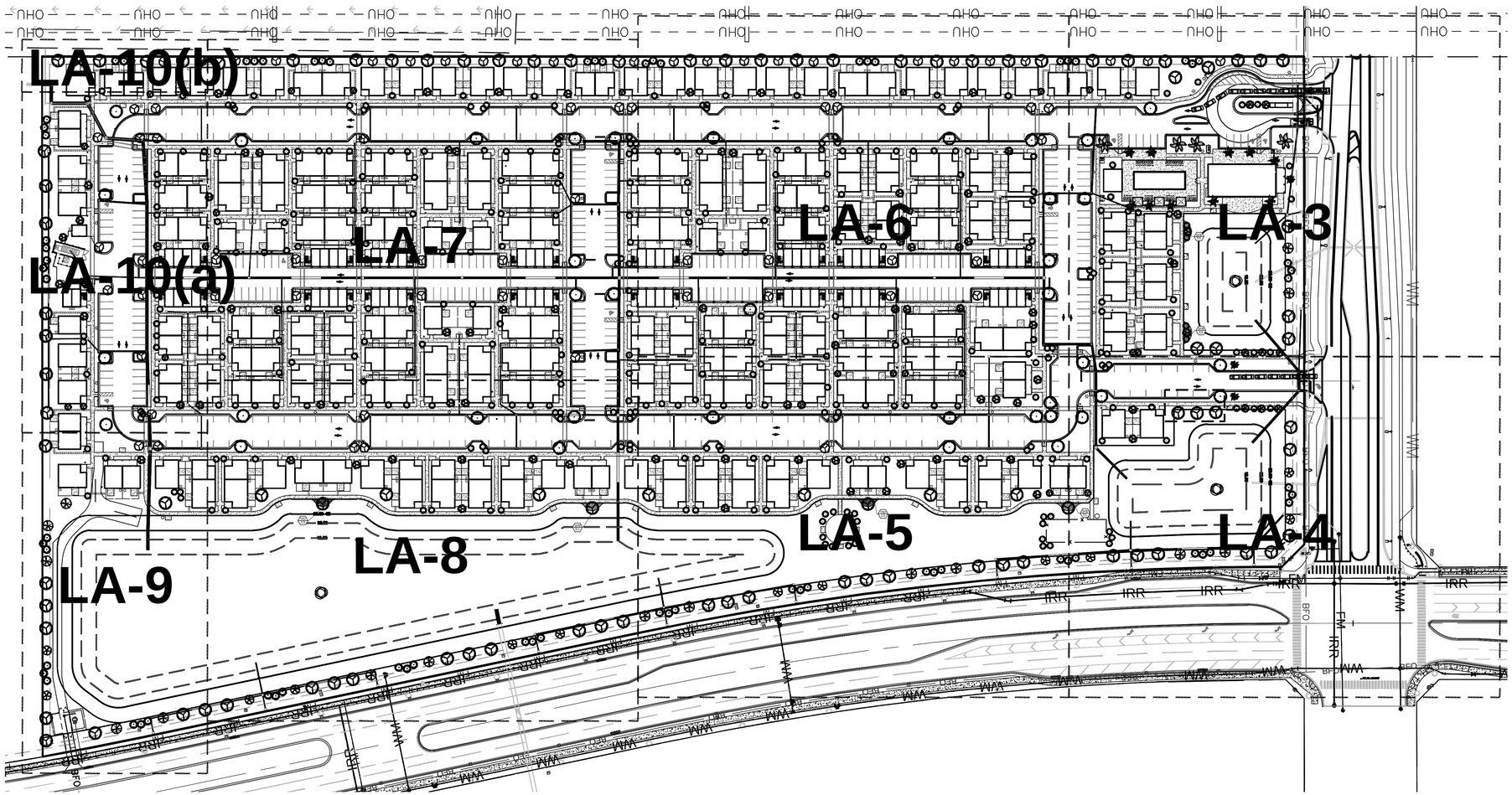
Considering the generous separation between uses, the fact that each of the communities are within the same MPUD, and the request is supported by the master developer (Mattamy) as well as the Tradition Design Review Committee; it seems the proposal to substitute the required wall with an enhanced landscape strip is appropriate for these circumstances.

In support of this application please find the proposed Capstone Cottages landscape plan and Kenley landscape plan. Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Matthew R. Yates
Project Director

701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com



PLANT SCHEDULE CAPSTONE

ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
CS	8	Calliandra surinamensis	Pink Powderpuff	45G	12' HT	8' SPR	STD, F, SP	Non-native	2" Caliper
PM2	3	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	FG	8' OA		Triple, Full Heads, SP	Non-native	
FOUNDATION PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
SP2	282	Sabal palmetto	Sabal Palm	FG	12'-16' CT		HVY CAL, SLK, SP	Native	
WB	10	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT, 6' GW		Full Head, Str, Specimen	Non-native	
FOUNDATION TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
IE	24	Ilex x attenuata 'Eagleston'	Eagleston Holly	CG	14' HT	6'W	6 CT, STD, SP	Native	2.5" Caliper
LM	79	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	FG	14' HT	7' W		Non-native	
PARKING LOT PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
RR2	4	Roystonea regia	Royal Palm	FG	8' - 10' GW		F, SP, No Scars	Native	
SP3	58	Sabal palmetto	Sabal Palm	FG	12'-16' CT		HVY CAL, SLK, SP	Native	
PARKING LOT TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
ILE	67	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	14' HT	5' SPR		Native	3" Caliper
QV	38	Quercus virginiana	Southern Live Oak	FG	14'-16' HT	8' SPR	F, SP	Native	4" Caliper
PERIMETER PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
SP	73	Sabal palmetto	Sabal Palm	FG	12'-16' CT		HVY CAL, SP	Native	
PERIMETER TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
BAU	15	Bauhinia x blakeyana	Hong Kong Orchid Tree	65G	14' OA	7' W		Non-native	3" Caliper
QV2	95	Quercus virginiana	Southern Live Oak	FG	14'-16' HT	8' SPR	F, SP	Native	4" Caliper
TC	12	Tabebuia caraiba	Yellow Tabebuia	45G	14' HT	7' W	F, SP	Non-native	3" Caliper
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
AWB	208	Acalypha wilkesiana 'Louisiana Red'	Red Copperleaf	3G	24" HT	24"W	FTB, SP	Non-native	
ACO	12	Alcantarea odorata	Giant Silver Bromeliad	7G	30" OA		SP	Non-native	
CC	4	Chamaedorea cataractarum	Cat Palm	15G	5' OA			Non-native	
CHR	740	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
CHR2	4,392	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native	
CLU	921	Clusia guttifera	Small-Leaf Clusia	15G, 4' HT x 3' SPR, STD, SP	3' HT	2' W	FTB	Non-native	
CDD	18	Codiaeum variegatum 'Eleanor Roosevelt'	Eleanor Roosevelt Croton	3G	3-4' OA	3'W	F	Non-native	
COM	2,943	Codiaeum variegatum 'Petra'	Bravo Croton	3G	24" HT	18"W	F	Non-native	
CE2	426	Conocarpus erectus	Buttonwood	3G	24" HT	24"W	FTB, SP	Native	
CES	202	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3G	24" HT	24"W	F	Native	
CTB2	97	Cordyline terminalis 'Aunite Lou'	Aunite Lou Ti	3G	3' HT	3'W	F, SP	Non-native	
CAQ	92	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native	
CRI	142	Crinum sp.	Green Crinum	7G	24" HT	24"W	F, SP	Non-native	
DIT	695	Dianella tasmanica 'Variegata'	Flax Lily	3G	24" HT	18"W	Full	Non-native	
DES	48	Duranta erecta 'Sapphire Showers'	Golden Dewdrop Standard	3G	4' HT	2' W	STD, SP	Non-native	
GAG	197	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native	
HAM	224	Hamelia patens 'Compacta'	Dwarf Firebush	3G	36" HT	30"W	FTB	Non-native	
IXN	1,104	Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA		F, SP	Non-native	
IXT	122	Ixora taiwanensis	Dwarf Ixora	3G	2' HT	2' W	F, SP	Non-native	
JAT	74	Jatropha integerrima	Jatropha	7G	4' HT	3'W	STD, SP	Non-native	
MUH	450	Muhlenbergia capillaris	Pink Muhly	1G	24" HT	18"W	F	Native	
NCR	16	Neoregelia 'Cruenta Red'	Red Cruenta Bromeliad	2G	18" HT	12" W	SP	Non-native	
NBN	17	Neoregelia x 'Bossa Nova'	Bossa Nova Bromeliad	2G	18" HT	12" W	SP	Non-native	
PSW	219	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	
ROL	56	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24"W	FTB, SP	Non-native	
SAR	3,824	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native	
STU	198	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	F	Native	
STR	97	Strelitzia reginae	Bird Of Paradise	3G	3' HT	3'W	F, SP	Non-native	
TRF	158	Tripsacum floridana	Florida Gamma Grass	1G	24" OA	18"W	F	Native	
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
TRD	26	Tripsacum dactyloides	Fakahatchee Grass	1G	24" OA		Full	Native	48" o.c.
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
SPB	212	Spartina baker	Sand Cordgrass	1G	18" OA		F	Native	24" o.c.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
GIF	4,689	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	24" o.c.
JUP	7,327	Juniperus chinensis 'Parsoni'	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

Required Trees:		Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter: (4,816'/30)	161	50% = 81				50% = 81 (Max)
Building(s) Foundation Perimeter: (6,431'/30)	214	50% = 107				100% = 107 (Max)
Parking Lot Terminal Landscape Islands:	100	75% = 75				50% = 50 (Max)
Total:	475	263	5	20% = 53	50% = 132	172 (Max)

Provided Trees:		Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	478	372	9	106	372	148

Required Shrubs:		Native%	Drought Tolerant%
Perimeter: (4,816'/2)	2,408	25% = 602	50% = 1,204
Building(s) Foundation Perimeter: (6,431'/1.5)	4,287	25% = 1,072	50% = 2,144
Total:	6,695	1,674	3,348

Provided Shrubs:		Native	Drought Tolerant
Total:	17,552	9,880	12,163

General Landscape Notes:

- At least 50 % of all required trees shall be of a native species. All plant material to be Florida No. 1 or better. All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum D.U. of .70.
- All landscaping at intersection and corners complies with Section 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs with in the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will maintained at a height of no less than 6' above the road crown.
- Existing landscape material noted for relocation may be substituted with new planting if construction schedule inhibits relocation.

PSLUSD Notes for Landscape Plans

- All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
- No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any underground infrastructure.
- No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.

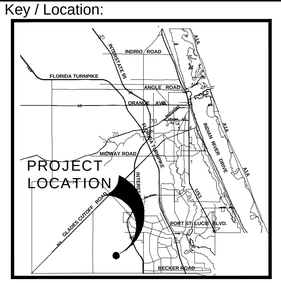
Index of Drawings:

Landscape Data	LA1
Plant Schedule	LA2
Landscape Plans	LA3 - LA10
Landscape Details	LA11
Landscape Specifications	LA12

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Capstone Community

Port St. Lucie, Florida

Landscape Modification Plan

January 4, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal
1.23.23	MRY	Increase size of hedge

NORTH

SCALE: 1" = 80'

0 40' 80' 160'

REG. # 1018
Thomas P. Lucido

Designer	BW	Sheet
Manager	MRY	LA1
Project Number	20-370	
Municipal Number	P20-141-A1	
Computer File	Capstone - Landscape Modification.dwg	

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PLANT SCHEDULE CAPSTONE

ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
CS	8	Calliandra surinamensis	Pink Powderpuff	45G	12` HT	8` SPR	STD, F, SP	Non-native	2" Caliper
PM2	3	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	FG	8` OA,		Triple, Full Heads, SP	Non-native	

FOUNDATION PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
SP2	282	Sabal palmetto	Sabal Palm	FG	12`-16` CT		HVY CAL, SLK, SP	Native	
WB	10	Wodyetia bifurcata	Foxtail Palm	FG	16` - 18` HT. 6` GW		Full Head, Str, Specimen	Non-native	

FOUNDATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
IE	24	Ilex x attenuata `Eagleston`	Eagleston Holly	CG	14` HT	6`W	6`CT, STD, SP	Native	2.5" Caliper
LM	79	Lagerstroemia indica `Muskogee`	Muskogee Crape Myrtle	FG	14` HT	7` W		Non-native	

PARKING LOT PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
RR2	4	Roystonea regia	Royal Palm	FG	8` - 10` GW		F, SP, No Scars	Native	
SP3	58	Sabal palmetto	Sabal Palm	FG	12`-16` CT		HVY CAL, SLK, SP	Native	

PARKING LOT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
ILE	67	Ilex x attenuata `Eagleston`	Eagleston Holly	65G	14` HT	5` SPR		Native	3" Caliper
QV	38	Quercus virginiana	Southern Live Oak	FG	14`-16` HT	8` SPR	F, SP	Native	4" Caliper

PERIMETER PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
SP	73	Sabal palmetto	Sabal Palm	FG	12`-16` CT		HVY CAL, SP	Native	

PERIMETER TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
BAU	15	Bauhinia x blakeana	Hong Kong Orchid Tree	65G	14` OA	7` W		Non-native	3" Caliper
QV2	95	Quercus virginiana	Southern Live Oak	FG	14`-16` HT	8` SPR	F, SP	Native	4" Caliper
TC	12	Tabebuia caraiba	Yellow Tabebuia	45G	14` HT	7` W	F, SP	Non-native	3" Caliper

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
AWB	208	Acalypha wilkesiana `Louisiana Red`	Red Copperleaf	3G	24" HT	24"W	FTB, SP	Non-native
AOO	12	Alcantarea odorata	Giant Silver Bromeliad	7G	30" OA		SP	Non-native
CC	4	Chamaedorea cataractarum	Cat Palm	15G	5`OA			Non-native
CHR	740	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
CHR2	4,392	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native
CLU	921	Clusia guttifera	Small-Leaf Clusia	15G, 4` HT x 3` SPR, STD, SP	3` HT	2` W	FTB	Non-native
CDD	18	Codiaeum variegatum `Eleanor Roosevelt`	Eleanor Roosevelt Croton	3G	3-4` OA	3`W	F	Non-native
COM	2,943	Codiaeum variegatum `Petra`	Bravo Croton	3G	24" HT	18"W	F	Non-native
CE2	426	Conocarpus erectus	Buttonwood	3G	24" HT	24"W	FTB, SP	Native
CES	202	Conocarpus erectus `Sericeus`	Silver Buttonwood	3G	24" HT	24"W	F	Native
CTB2	97	Cordyline terminalis `Auntie Lou`	Auntie Lou Ti	3G	3` HT	3`W	F, SP	Non-native
CAQ	92	Crinum augustum `Queen Emma`	`Queen Emma` Crinum	7G	36" HT	36" W	F, SP	Non-native
CRI	142	Crinum sp.	Green Crinum	7G	24" HT	24"W	F, SP	Non-native
DIT	695	Dianella tasmanica 'Variegata'	Flax Lily	3G	24" HT	18"W	Full	
DES	48	Duranta erecta `Sapphire Showers`	Golden Dewdrop Standard	3G	4` HT	2` W	STD, SP	Non-native
GAG	197	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native
HAM	224	Hamelia patens `Compacta`	Dwarf Firebush	3G	36" HT	30"W	FTB	Non-native
IXN	1,104	Ixora coccinea `Nora Grant`	Red Ixora	3G	24" OA		FTB	Non-native
IXT	122	Ixora taiwanensis	Dwarf Ixora	3G	2` HT	2` W	F, SP	Non-native
JAT	74	Jatropha integerrima	Jatropha	7G	4` HT	3`W	STD, SP	Non-native
MUH	450	Muhlenbergia capillaris	Pink Muhly	1G	24" HT	18"W	F	
NCR	16	Neoregelia 'Cruenta Red'	Red Cruenta Bromeliad	2G	18" HT	12" W	SP	Non-native
NBN	17	Neoregelia x 'Bossa Nova'	Bossa Nova Bromeliad	2G	18" HT	12" W	SP	Non-native
PSW	219	Pennisetum setaceum `White`	White Fountain Grass	3G	24" OA		F	Non-native
ROL	56	Rondeletia leucophylla	Panama Rose `Pink`	3G	24" HT	24"W	FTB, SP	Non-native
SAR	3,824	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native
STU	198	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	F	Native
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SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
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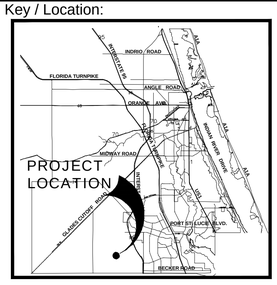
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GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
GIF	4,689	Ficus microcarpa `Green Island`	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	24" o.c.
JUP	7,327	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

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Capstone Community

Port St. Lucie, Florida

Plant Schedule

January 4, 2023

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal
1.23.23	MRY	Increase size of hedge

NORTH

SCALE: 1" = n.t.s.

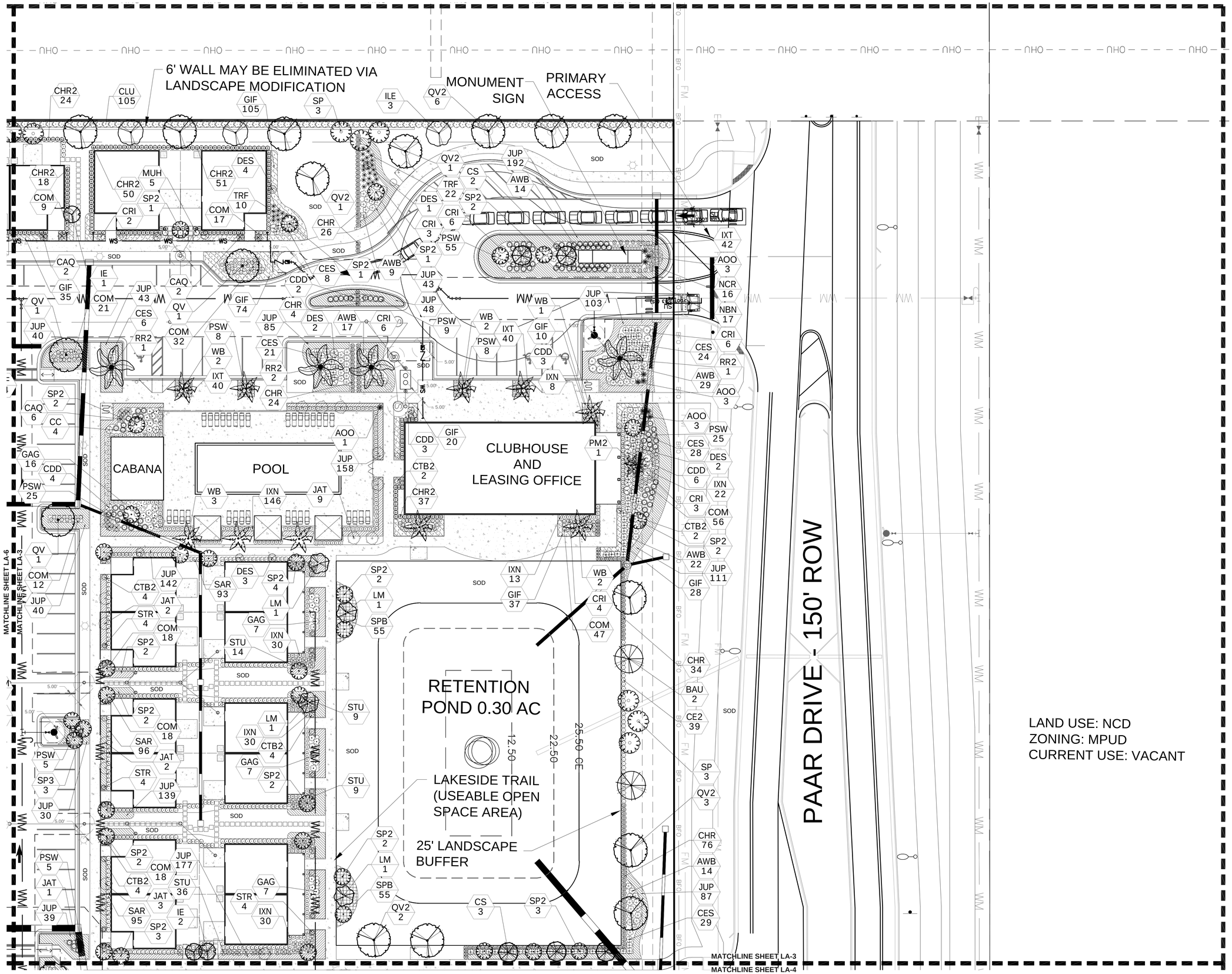
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REG. # 1018
Thomas P. Lucido

Designer	BW
Manager	MRY
Project Number	20-370
Municipal Number	P20-141-A1
Computer File	Capstone - Landscape Modification.dwg

Sheet LA2

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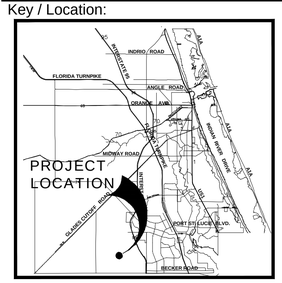


LAND USE: NCD
ZONING: MPUD
CURRENT USE: VACANT

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Port St. Lucie, Florida

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NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	BW	Sheet
Manager	MRY	LA3
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MATCHLINE SHEET LA-3
MATCHLINE SHEET LA-4

SECONDARY GATED ACCESS

TEMPORARY LEASING TRAILER LOCATION

LAKE 0.60 ac

25' LANDSCAPE BUFFER - NO WALL ALONG VILLAGE PKWY

DOG PARK

MATCHLINE SHEET LA-5
MATCHLINE SHEET LA-4

VILLAGE PARKWAY - 150' ROW

PAAR DRIVE - 150' ROW

5' UE

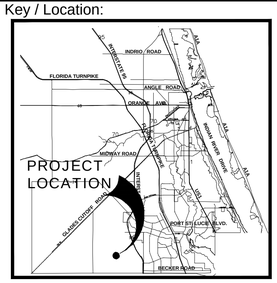
10' PSLUE

POT STA. 164+79.01

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MATCHLINE SHEET LA-6

MATCHLINE SHEET LA-5

MATCHLINE SHEET LA-8

MATCHLINE SHEET LA-5

MATCHLINE SHEET LA-5

MATCHLINE SHEET LA-4

RESIDENT FENCE (TYP)

LAKESIDE TRAIL (USEABLE OPEN SPACE AREA)

CHILDREN'S PLAYGROUND

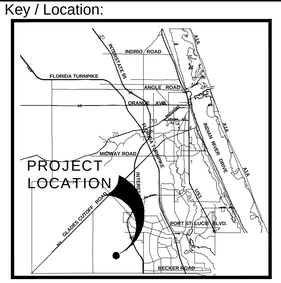
DOG PARK

VILLAGE PARKWAY - 150' ROW

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Sheet LA5

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LAND USE: NCD
ZONING: SLC AG-5
CURRENT USE: VACANT

6' WALL MAY BE ELIMINATED VIA LANDSCAPE MODIFICATION

RESIDENT FENCE (TYP)

5' SIDEWALK (TYP)

LIGHT FIXTURE (TYP)

5' SIDEWALK (TYP)

MATCHLINE SHEET LA-7

MATCHLINE SHEET LA-6

MATCHLINE SHEET LA-3

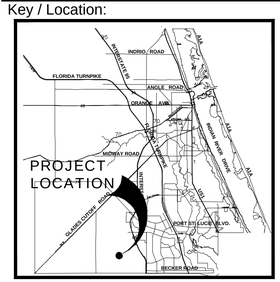
MATCHLINE SHEET LA-6

MATCHLINE SHEET LA-5

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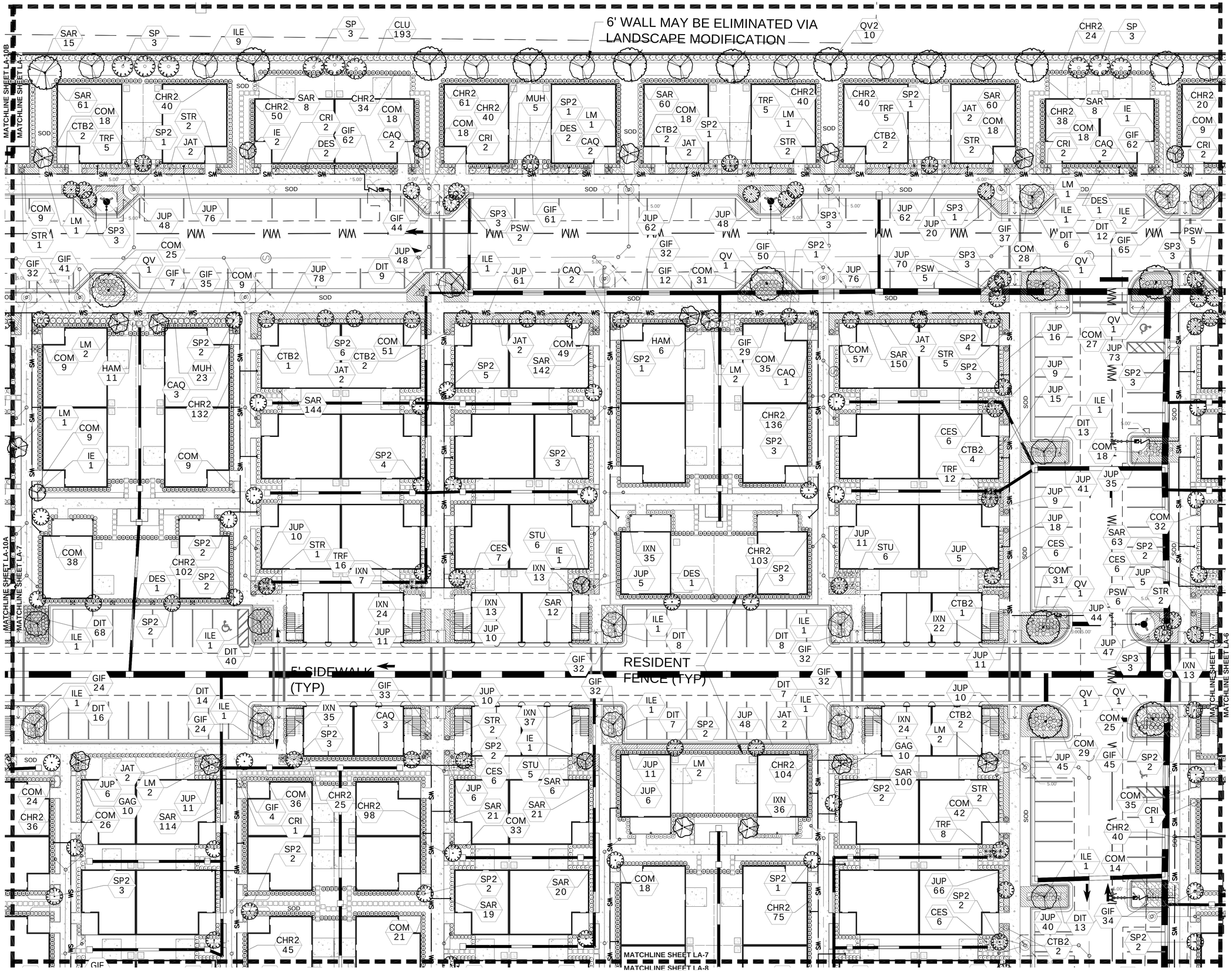
SCALE: 1" = 20'

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REG. # 1018
Thomas P. Lucido

Designer	BW	Sheet
Manager	MRY	LA6
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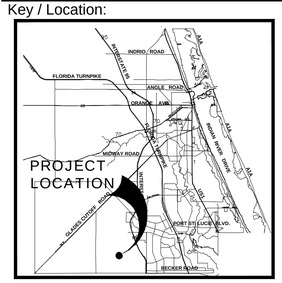
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Key / Location:



Project Team:

Owner/Developer:
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561-739-7902

Engineer:
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Surveyor:
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772-408-1920

Landscape Architect/Land Planner:
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772-220-2100

Capstone Community

Port St. Lucie, Florida

Landscape Modification Plan

January 4, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal
1.23.23	MRY	Increase size of hedge

NORTH

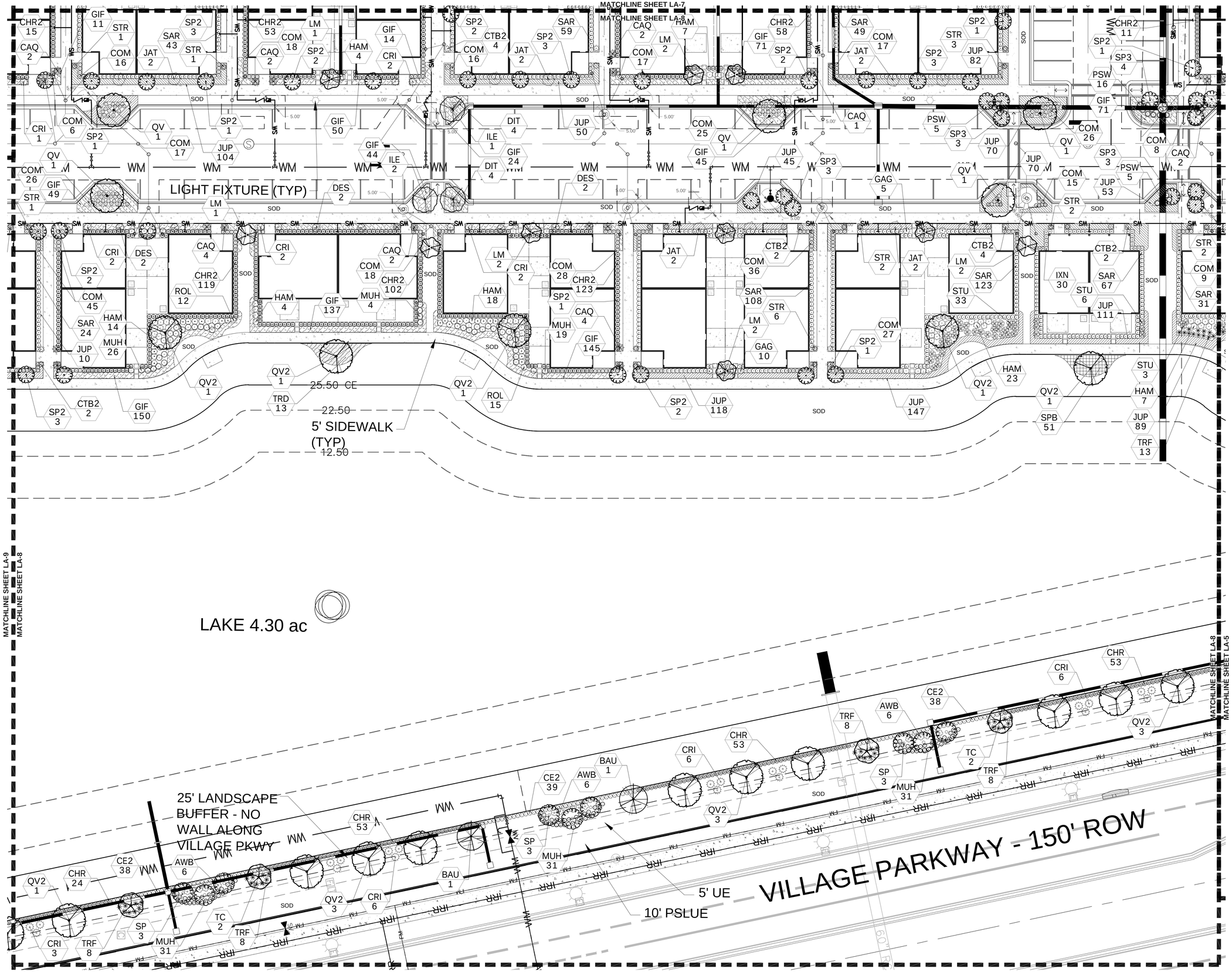
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REG. # 1018
Thomas P. Lucido

Designer	BW	Sheet
Manager	MRY	LA7
Project Number	20-370	
Municipal Number	P20-141-A1	
Computer File	Capstone - Landscape Modification.dwg	

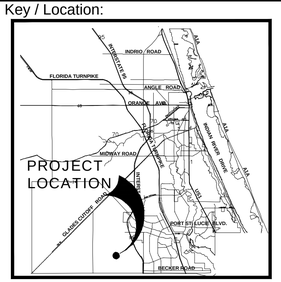
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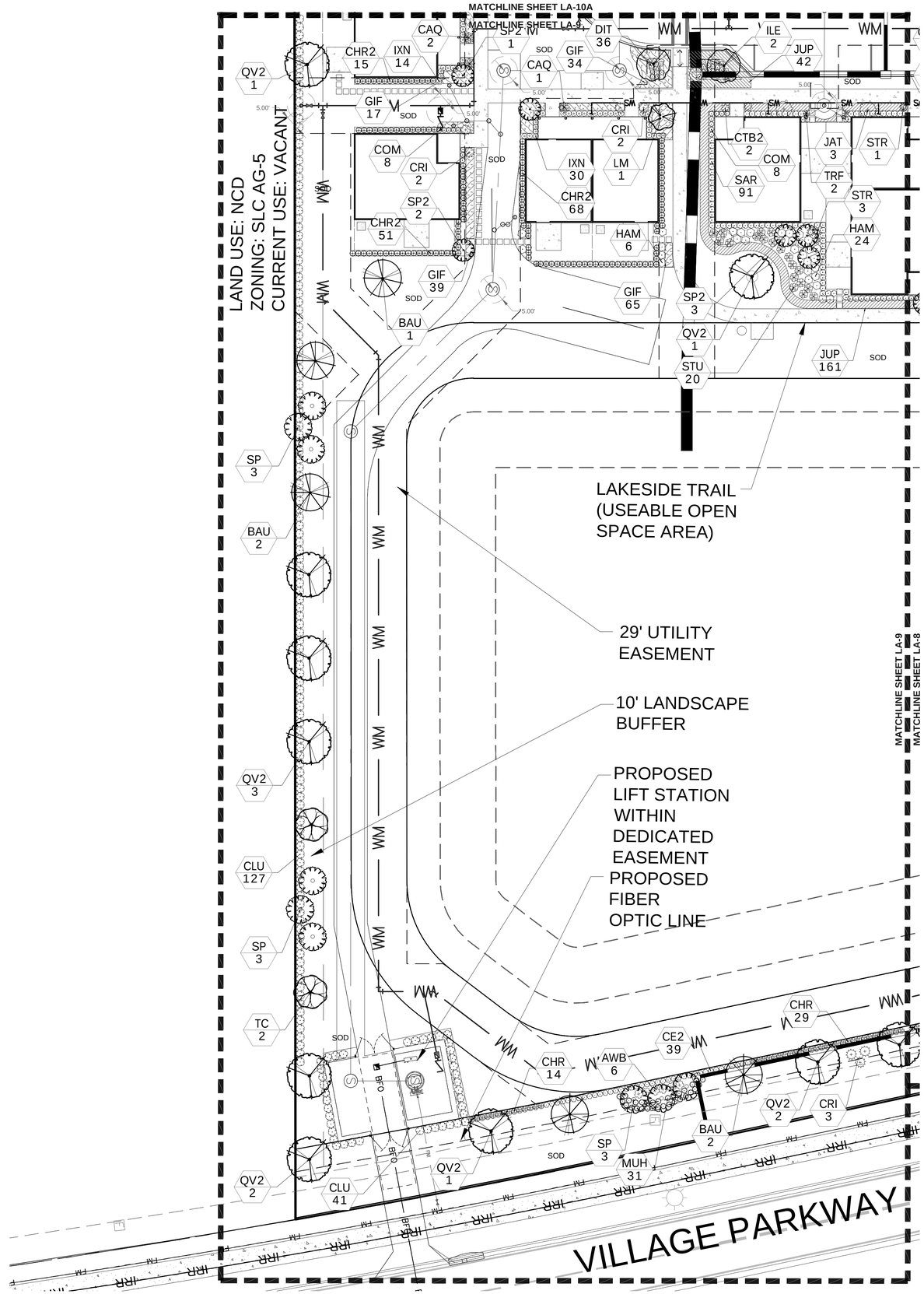
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REG. # 1018
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Manager	MRY	LA8
Project Number	20-370	
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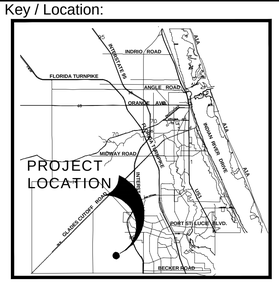
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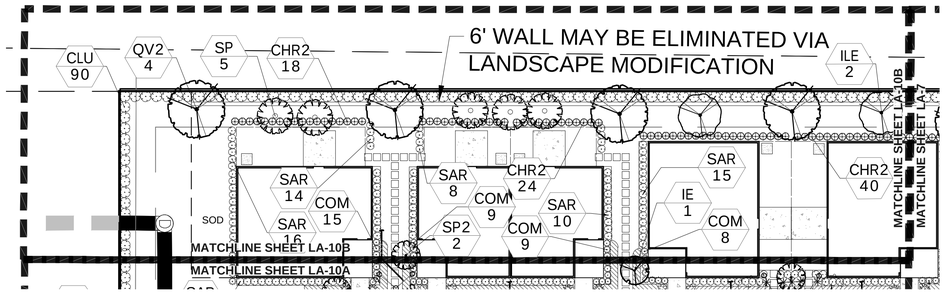
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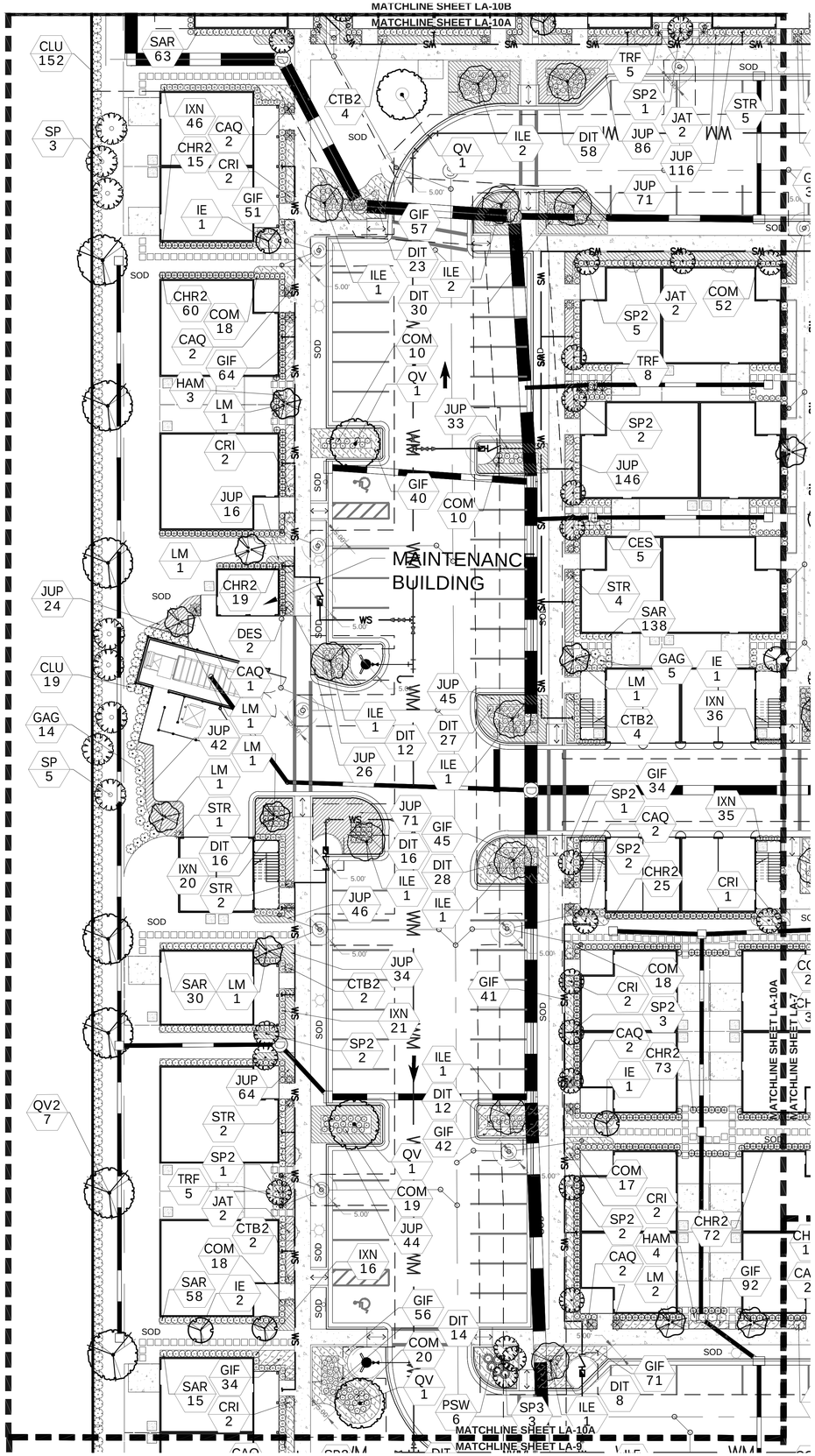
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Manager	MRY	LA9
Project Number	20-370	
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LA-10(B)



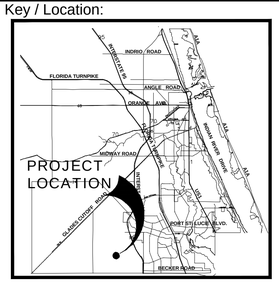
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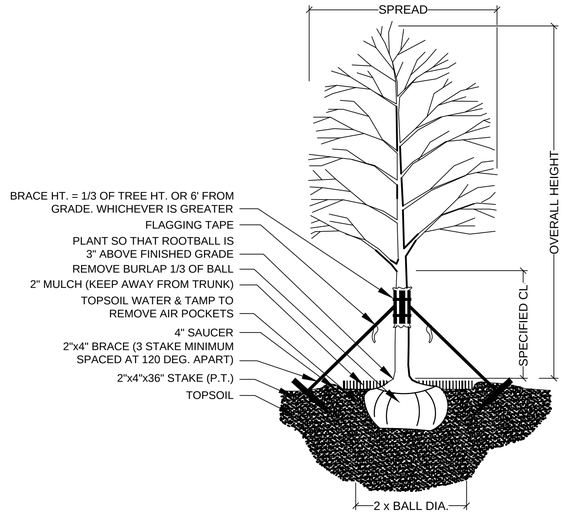
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REG. # 1018
Thomas P. Lucido

Designer	BW
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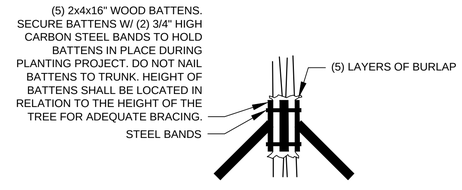
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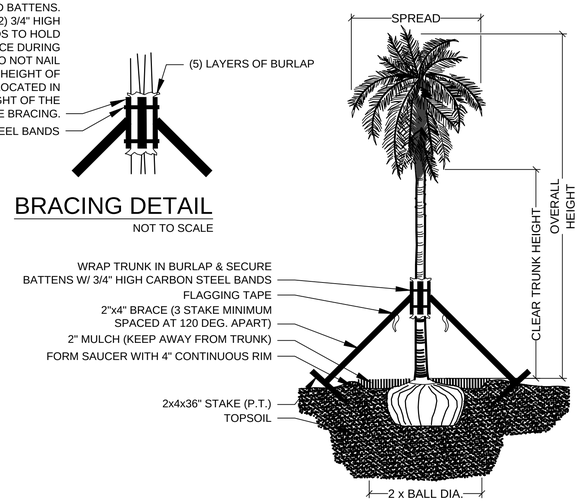
TREE PLANTING & STAKING

NOT TO SCALE



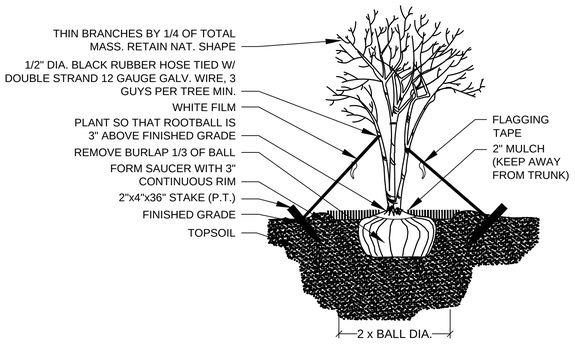
BRACING DETAIL

NOT TO SCALE



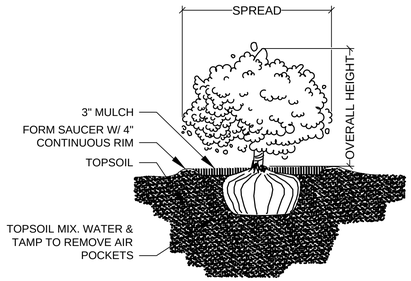
PALM PLANTING - ANGLE STAKE

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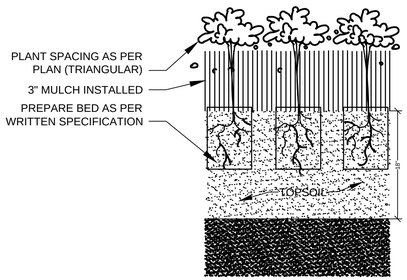
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



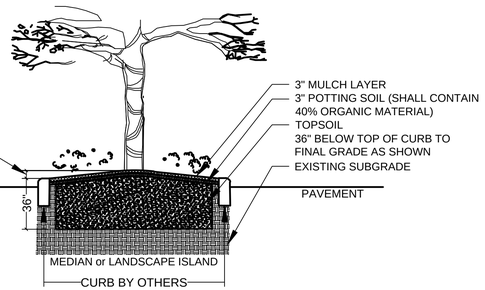
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NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

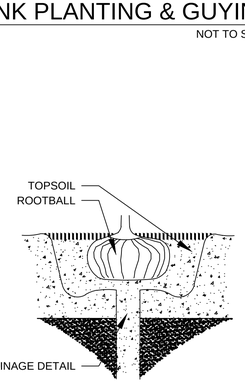


*LANDSCAPE AREA PREPARATION DETAIL

NOT TO SCALE

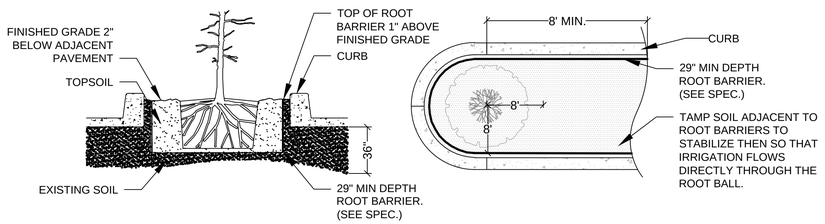
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

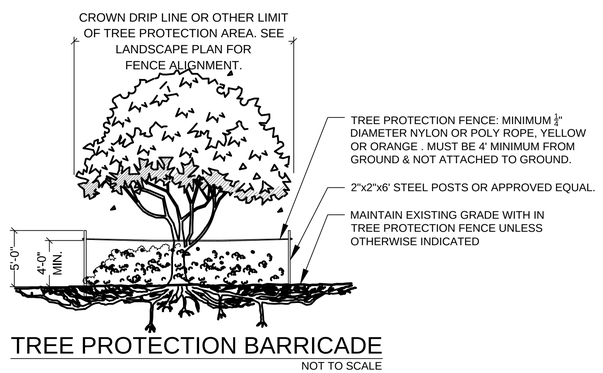
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTINGS PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

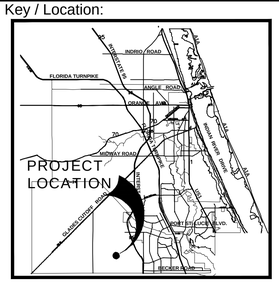
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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Port St. Lucie, Florida

Landscape Details

January 4, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	BW	Sheet
Manager	MRY	LA11
Project Number	20-370	
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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

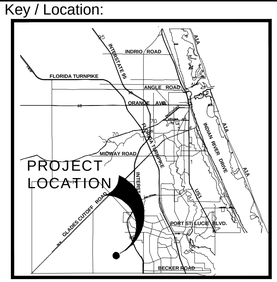
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

Key / Location:



Project Team:

Owner/Developer:
Mattamy Homes
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426
561-739-7902

Engineer:
Kimley-Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
772-794-4100

Surveyor:
Caulifield & Wheeler, Inc
410 SE Port St. Lucie Blvd
Port St Lucie, FL 34984
772-408-1920

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

Capstone Community

Port St. Lucie, Florida

Landscape Specifications

January 4, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	---	Sheet
Manager	---	LA12
Project Number	---	
Municipal Number	---	
Computer File	Capstone - Landscape Modification.dwg	

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Drawing Name: C:\Users\myates\AppData\Local\Temp\AcPublish_19376\ Jan 23, 2023 - 1:09pm Capstone - Landscape Modification.dwg

MATCHLINE SHEET LA-3

MATCHLINE SHEET LA-4

MATCHLINE SHEET LA-5

MATCHLINE SHEET LA-4

WM — SOD — 5.00'

SP2 3

JUP 50

QV 1

AWB 17

CHR 8

PM2 1

COM 26

JUP 75

SOD

CHR 7

COM 22

JUP 52

COM 21

PM2 1

STR 2

GAG 5

CTB2 6

JAT 2

LM 2

SAR 106

SP2 3

COM 17

JUP 151

SP2 3

CS 3

QV2 3

TEMPORARY LEASING TRAILER LOCATION

CHR 75

TC 2

SP 3

CE2 38

SAR 23

IE 1

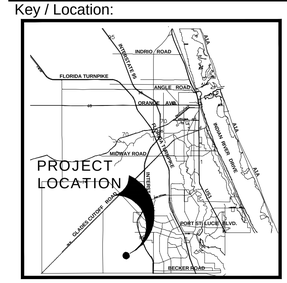
STU 3

LAKE 0.60 ac

12.50

22.50

25.50 CE



Key / Location:

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1500 Gateway Blvd, Suite 212
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Capstone Community

Port St. Lucie, Florida

Landscape Plan

Temporary Trailer

January 4, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

REG. # 1018
Thomas P. Lucido

Designer	BW	Sheet
Manager	MRY	LA13
Project Number	20-370	
Municipal Number	P20-141-A1	
Computer File	Capstone - Landscape Modification.dwg	

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Fusion Planning Public Works Bridget Kean

Planning / Applications / P#: P23-001

Application | Comments | Submittals | Meetings | Allowed Users | BlueBeam | History | Fees | Conditions | Files | Reports

Save

Project Name:
Southern Grove-Capstone Cottages - Landscape Buffer Wall Modification

Management/Property Information | Reviewers

Management

Project Type: *
LANDSCAPE BUFFER WALL ...

Status:
P&Z MEETING SCHEDUL...

Approved Date:

Project Number: *
P23-001

Amended Number:

Utility File Number:

Building Type :
Select...

Primary Email Address:
myates@lucidodesign.com

Describe Request:
This request is to substitute a required wall with an enhanced landscape strip to separate multi-family from single family uses

Check this if Exempt from Public Records Request: ☐

Property Information

Address:
Paar Dr

Project Site Location:
South-west corner of Village Pkwy

City Section:
Pl 3

Block:
SouthernGrove

Lot:
P/O Parcel 28

Legal Description:
A PORTION OF PARCEL 28 ACCORDING TO SOUTHERN GROVE PLAT NO.3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

+

Parcel Number
4327-701-0002-000-2

Current Land Use: NEW COMMUNITY DEVELOPMENT

Current Zoning: MPUD - MASTER PLANNED UNIT DEVELOPMENT

Proposed Zoning: Select...

Utility Provider: Select...

Acreage:

Administrative:

Architectural Elevations:

Agent/Applicant | Property Owners | Authorized Signatory of Corporation | Project Architect/Engineer

Agent First Name: Matthew

Agent Last Name: Yates

Agent Business Name: Lucido and Associate

Agent Phone: (772) 220-2100

Agent Address: 701 SE Ocean Blvd

Agent City: Stuart

Agent State: FLORIDA

Agent Zip: 34991

Agent Email: myates@lucidodesign.c

Save

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CCC-PSL LLC

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization – SG-4 MPUD Amendment
CCC-PSL LLC

To Whom It May Concern:

As owner of the property described below, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent CCC-PSL LLC as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

CCC-PSL LLC

Name: Ben Walker

Title: Authorized Person

Date: 12/06/2022

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and described as follows:

Parcel 1:

Tract B, of Southern Grove Parcel 28 Replat, according to the plat thereof, as recorded in Plat Book 95, Page 27, of the Public Records of St. Lucie County, Florida.

Parcel 2:

Non-Exclusive Easement for Storm Water Drainage for the Benefit of Parcel 1, as described in that Certain Drainage Easement recorded June 28, 2018 in Official Records Book 4150, Page 2743, of the Public Records of St. Lucie County, Florida.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4874107 OR BOOK 4623 PAGE 1185, Recorded 06/04/2021 11:57:36 AM Doc
Tax: $34034.00

This Instrument Was Prepared
By and Should Be Returned To:

Steven R. Parson, Esquire
SHUTTS & BOWEN LLP
525 Okeechobee Blvd., Suite 1100
West Palm Beach, Florida 33401

Tax Folio No.: A portion of
4315-700-0030-000-7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed as of the 2 day of June, 2021, by **MATTAMY PALM BEACH LLC**, a Delaware limited liability company (the "**Grantor**"), whose mailing address is 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 33426, to **CCC-PSL LLC**, a Delaware limited liability company (the "**Grantee**"), whose mailing address is 431 Office Park Drive, 2nd Floor, Birmingham, AL 35223.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described real property situate, lying, and being in St. Lucie County, Florida, and legally described as follows:

See **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TOGETHER with all easements, tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues, and profits of the Property, and all the estate, right, title and interest whatsoever of the Grantor in and to the Property, with the hereditaments and appurtenances to the Property.

SUBJECT, however, to real property taxes and assessments for the year 2021 and subsequent years; zoning and other regulatory laws and ordinances; those matters described on **Exhibit "B"** attached hereto ("**Existing Exceptions**"), provided, however, that nothing herein shall be deemed to reimpose any of the foregoing; and those matters listed on **Exhibit "C"** attached hereto ("**Additional Covenants and Restrictions**").

Grantor, as the successor "Developer" pursuant to Resolution 20-R05 by the City of Port St. Lucie adopting the Amended and Restated Development Order for the Southern Grove Development of Regional Impact, as memorialized by that certain Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded in Official Records Book 4372, Page 2238, Public Records of St. Lucie County, Florida, as amended from time to time (the "**Development Order**"), hereby assigns to Grantee

certain Southern Grove DRI entitlements for the development of up to 286 single-family attached apartment units on the Property.

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

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor hereby warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

Signature of Witness 1

Joel Arrington
Print name of Witness 1

Signature of Witness 2

Jeremy Bunner
Print name of Witness 2

MATTAMY PALM BEACH LLC, a Delaware limited liability company

By: _____
Anthony J. Palumbo, Vice President

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of June, 2021, by Anthony J. Palumbo, as Vice President of MATTAMY PALM BEACH LLC, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

Notary Public State of Florida
Julie G. Hurst
My Commission GG 949718
Expires 01/22/2024

Notary public, State of Florida

Name: Julie Hurst
My commission expires: 1-22-24
Serial No.: GG949718

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT B, OF SOUTHERN GROVE PARCEL 28 REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGE 27, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXHIBIT "B"

EXISTING EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Reservations as to oil, gas or minerals as contained in Deeds recorded December 1, 1938 in Deed Book 93, Page 436, and Deed Book 93, Pages 438, together with and as affected by Deed recorded October 1, 1969 in Official Records Book 180, Page 626, and Notice Pursuant to Section 704.05 and 712, Florida Statutes recorded August 12, 1975 in Official Records Book 242, Page 1977, of the Public Records of St. Lucie County, Florida. NOTE: Right of entry has been released per MRTA.

3. The following matters as shown on that certain Plat of SOUTHERN GROVE PLAT NO. 3, as recorded in Plat Book 61, Page(s) 17-50, of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

   a. Public Utility Easements as shown are dedicated in Perpetuity to the City of Port St. Lucie, Florida, for the installation, operation, maintenance, repair, expansion and replacement of underground utilities including, without limitation, electric power lines, telecommunication lines, cable television lines, gas lines, irrigation lines and related appurtenance (specific ally excluding municipal water, sewer and reclaimed water lines), provided, however, (1) no property which is subject to this plat may use, connect and/or receive Cale Television, internet, Security Monitoring and/or any other Telecommunication Service from a provider other than a provider designated in writing by The Tradition Community Association, Inc., its successor and/or assigns; and (2) no property which is subject to this plat may use, connect, and/or receive irrigation water service from a provider other than a provider designated in writing by the Tradition Irrigation Company, LLC, its successors and/or assigns. In the event that the foregoing limitation set forth above is helled to be unenforceable by a court of Competent Jurisdiction with respect to any particular service, it shall remain in full force and effect with respect to other services. Notwithstanding the foregoing, the City of Port ST. Lucie, Florida shall be allowed to cross the PUE easements with (a) City Telecommunication lines which serve solely the City's Facilities and (b) City Municipal Utility Lines.

   b. 10' Public Utility Easement along North and East boundaries.

4. Ordinance No. 95-039, relating to regulation of use & development of land recorded in Official Records Book 981, Page 1615, and in Official Records Book 992, Page 2862, as affected by Ordinance No. 00-002, Amending Libraries Impact Fees, recorded in Official Records Book 1301, Page 2302, of the Public Records of St. Lucie County, Florida.

5. Ordinance No. 99-001, Amending Land Development Code, recorded in Official Records Book 1203, Page 1026, of the Public Records of St. Lucie County, Florida.

6. Resolution No. 02-06, expanding boundaries of the St. Lucie County Mosquito Control District to add Westchester Development of Regional Impact, recorded January 15, 2003 in Official Records Book 1642, Page 1802, of the Public Records of St. Lucie County, Florida.

7. Terms and provisions contained in that certain Amended and Restated Commercial Charter for Tradition and Amended and Restated Articles of Incorporation and Amended and Restated By-Laws of Tradition Commercial Association, Inc. as recorded November 24, 2020 in Official Records Book 4512, Page 1357; and by Supplement to Commercial Charter for Tradition as recorded just prior to the Deed.

8. Development Order for The Southern Grove Development of Regional Impact evidenced and affected by Notice of Adoption of the Development Order for The Southern Grove Development of Regional Impact as recorded October 30, 2006 in Official Records Book 2689, Page 189, as amended and restated by that certain Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact as recorded August 21, 2007 in Official Records Book 2868, Page 1267, as affected by that certain Assignment of Land Use Entitlements recorded in Official Records Book 3325, Page 1285, Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded May 18, 2012 in Official Records Book 3391, Page 940, Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded December 20, 2012 in Official Records Book 3466, Page 342; Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded April 16, 2015 in Official Records Book 3736, Page 440; Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded January 13, 2016 in Official Records Book 3826, Page 2235, Assignment and Assumption of Development Rights recorded June 28, 2018 in Official Records Book 4150, Page 2734 (SG DRI to 3rd Party), and as assigned to Mattamy Palm Beach LLC, a Delaware limited liability company by virtue of that certain Assignment and Assumption of Development Rights recorded July 5, 2018 in Official Records Book 4153, Page 873, Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded in Official Records Book 4372, Page 2238, and Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded in Official Records Book 4557, Page 2275, and Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded April 30, 2021 in Official Records Book 4602, Page 935, of the Public Records of St. Lucie County, Florida.

9. Notice of Establishment of the Southern Grove Community Development District No. 3, recorded May 9, 2007 in Official Records Book 2814, Page 1380 (Parcel 28); Notice of Establishment of the Southern Grove Community Development District No. 5A as

recorded May 9, 2007 in Official Records Book 2814, Page 1392; City/District No. 5A Interlocal Agreement recorded February 5, 2009 in Official Records Book 3057, Page 1403; Notice of (1) Merger of Southern Grove Community Development District No. 5 into Southern Grove Community Development District 5A and (2) Change of Name of Southern Grove Community Development District No. 5A to Southern Grove Community Development District No. 5 as recorded November 13, 2009 in Official Records Book 3145, Page 397; Amended and Restated District Development Interlocal Agreement by and among Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6 as recorded May 15, 2013 in Official Records Book 3517, Page 2267; as affected by: Second Amended and Restated District Development Interlocal Agreement by and among Southern Grove Community Development District Nos. 1, 2, 3, 4, 5 and 6 as recorded July 16, 2013 in Official Records Book 3539, Page 672; Partial Assignment of Dedications to Southern Grove Community Development District No. 5 as recorded December 18, 2014 in Official Records Book 3700, Page 1904 and Partial Assignment of Dedications recorded December 18, 2014 in Official Records Book 3700, Page 1910; Partial Assignment of Platted Interests to Provide a Drainage Outfall for the Community Boulevard Drainage System within Southern Grove as recorded June 25, 2019 in Official Records Book 4287, page 2679; Interlocal Agreement among the Port St. Lucie Community Redevelopment Agency, the City of Port St. Lucie and the Southern Grove Community Development District No. 1 recorded May 7, 2014 in Official Records Book 3628, Page 2887; First Amendment to Second Amended and Restated District Development Interlocal Agreement recorded in Book 4347, Page 2572, and Amended and Restated Notice of Public Financing and Maintenance of Improvements - Southern Grove Community Development District Nos. 1 through 6 as recorded November 19, 2019 in Book 4348, Page 333, of the Public Records of St. Lucie County, Florida.

10. Educational Facilities Impact Fee Credit Agreement by and between Horizons Acquisition 5, LLC and Horizons St. Lucie Development, LLC and The School Board of St. Lucie County, Florida (Southern Grove DRI) as recorded October 5, 2007 in Official Records Book 2889, Page 650, of the Public Records of St. Lucie County, Florida.

11. Terms and provisions for Waiver and Consent as to Special Assessments as recorded October 8, 2007 in Official Records Book 2889, Page 2823, as affected by: Waiver as to Special Assessments recorded December 27, 2007 in Official Records Book 2920, Page 2681, of the Public Records of St. Lucie County, Florida.

12. Blanket Flowage Easement [Village Parkway-Southern Grove] granted to the City of Port St. Lucie for surface water drainage recorded November 7, 2007 in Official Records Book 2902, Page 1220, as affected by Partial Abandonment & Termination of Blanket Flowage Easement recorded in Official Records Book 4366, Page 1933, and Official Records Book 4536, Page 1874, of the Public Records of St. Lucie County, Florida.

13. Declaration of Restrictions as set forth in instrument recorded January 2, 2008 in Official Records Book 2923, Page 572, as affected by First Amendment to Declaration of Restrictions recorded in Official Records Book 3124, Page 679 and Second Amendment to Declaration of Restrictions recorded in Official Records Book 3837, Page 2609, of the Public Records of St. Lucie County, Florida.

14. Settlement Agreement Including Impact Fee Credit Agreement by and between St. Lucie County, Florida and Development Entities as recorded November 20, 2007 in Official Records Book 2906, Page 1203, of the Public Records of St. Lucie County, Florida.

15. Fire/EMS Development and Impact Fee Agreement recorded December 14, 2007 in Official Records Book 2916, Page 661, as affected by First Amendment recorded in Official Records Book 3062, Page 938, as amended by Amended and Restated Fire/EMS Development and Impact Fee Agreement for Southern Grove Development of Regional Impact and Western Grove Development of Regional Impact, recorded in Official Records Book 4581 Page 182, of the Public Records of St. Lucie County, Florida.

16. Declaration of Restrictions as set forth in instrument recorded December 17, 2007 in Official Records Book 2916, Page 2027 and Corrective Declaration of Restrictions recorded April 22, 2008 in Official Records Book 2964, Page 1919, of the Public Records of St. Lucie County, Florida.

17. Amended and Restated District Development Interlocal Agreement recorded June 11, 2008 in Official Records Book 2983, Page 1074 (Traditions CDD 1-10), as affected by Assignment and Direction recorded March 4, 2009 in Official Records Book 3065, Page 1878; as affected by Notice of Financing Plan and Maintenance of Improvements, Traditions Community Development District Nos. 1 through 10 recorded November 13, 2012 in Official Records Book 3453, Page 643, as amended and restated by Amended and Restated Notice of Public Financing and Maintenance Improvements – Tradition Community Development Districts Nos. 1 through 10 recorded October 24, 2014 in Official Records Book 3684, Page 473, as affected by Interlocal Agreement to Maintain Landscaping and Related Improvements Lying within Certain Arterial and Collector Road Right of Ways – Traditions Community Development District Nos. 1-10 recorded April 24, 2015 in Official Records Book 3739, Page 622, as affected by First Amendment recorded October 5, 2016 in Official Records Book 3919, Page 679; as assigned by Assignment and Transfer of Public Road Credits to Mattamy Palm Beach, LLC and Port St. Lucie Governmental Finance Corporation, recorded March 30, 2021 in Official Records Book 4581. Page 1012; of the Public Records of St. Lucie County, Florida.

18. Declaration of Restrictions as set forth in instrument recorded June 18, 2009 in Official Records Book 3101, Page 127, of the Public Records of St. Lucie County, Florida.

19. Impact Fee Pre-Payment Agreement recorded November 6, 2009 in Official Records Book 3143, Page 1301 (Southern Grove DRI); Notice of Assignment of Impact Fees recorded November 9, 2009 in Official Records Book 3143, Page 2986 (Southern Grove to Horizons) as re-recorded December 4, 2009 in Official Records Book 3150, Page 2025

(Southern Grove to Horizons), together with Impact Fee Pre-Payment Agreement recorded December 17, 2009 in Official Records Book 3154, Page 2521 (ALL); Impact Fee Pre-Payment Agreement recorded December 17, 2009 in Official Records Book 3154, Page 2556 (Tradition); Notice of Assignment of Impact Fees recorded April 15, 2014 in Official Records Book 3621, Page 2909 (Tradition to 3rd Party); Notice of Assignment of Impact Fees recorded May 8, 2015 in Official Records Book 3744, Page 734 (Southern Grove to Traditions); Notice of Assignment of Impact Fees recorded February 28, 2017 in Official Records Book 3968, Page 17 (SG to Traditions), Assignment and Certificate recorded December 1, 2017 in Official Records Book 4070, Page 1051 (SG DRI to 3rd Party), Assignment and Certificate recorded December 11, 2017 in Official Records Book 4074, Page 426 (SG DRI to 3rd Party), and Amended and Restated Assignment and Certificate recorded January 24, 2018 in Official Records Book 4090, Page 655 (SG DRI to 3rd Party), and as assigned to Mattamy Palm Beach LLC, a Delaware limited liability company, by virtue of that certain Assignment of Impact Fee Credits recorded July 5, 2018 in Official Records Book 4153, Page 992, of the Public Records of St. Lucie County, Florida.

20. Interlocal Agreement Relating to Irrigation Services and Non-Exclusive Franchise in favor of Tradition Irrigation Company, LLC, as evidenced in and affected by Resolution 11-R06 authorizing an Interlocal Agreement relating to irrigation service with the Developments known as Tradition and Southern Grove recorded March 16, 2011 in Official Records Book 3276, Page 1487, of the Public Records of St. Lucie County, Florida.

21. Public Building Impact Fee Credit Agreement between St. Lucie County and Tradition Land Company, LLC recorded April 14, 2015 in Official Records Book 3735, Page 76, of the Public Records of St. Lucie County, Florida.

22. Use Restriction recorded December 30, 2015 in Official Records Book 3822, Page 798, of the Public Records of St. Lucie County, Florida.

23. Deed restrictions contained in that certain Special Warranty Deed recorded in Official Records Book 4153, Page 856, of the Public Records of St. Lucie County, Florida.

24. Agreement by and between Tradition Land Company, LLC, an Iowa limited liability company, and Mattamy Palm Beach LLC, a Delaware limited liability company recorded July 8, 2015 in Official Records Book 4153, Page 893, of the Public Records of St. Lucie County, Florida.

25. Terms, conditions and obligations contained in that certain Drainage Easement recorded June 28, 2018 in Official Records Book 4150, Page 2743, of the Public Records of St. Lucie County, Florida.

26. Terms and conditions of that Post-Closing Agreement dated June 29, 2018 between Port St. Lucie Governmental Finance Corporation and Tradition Land Company, LLC, recorded June 28, 2018 in Official Records Book 4150, Page 2787, together with and as affected by Assignment and Assumption dated June 29, 2018 between Tradition Land Company, LLC and Mattamy Palm Beach LLC recorded July 5, 2018 in Official Records Book 4153, Page

889, as affected by Founder's Conssent recorded September 18, 2018 in Official Records Book 4181, Page 2085, of the Public Records of St. Lucie County, Florida.

27. Restrictive Covenant by and between Mattamy Palm Beach LLC, a Delaware limited liability company, and America Walks at Port St. Lucie, LLC, an Ohio limited liability company, recorded in Official Records Book 4426, Page 199, of the Public Records of St. Lucie County, Florida.

28. True-Up Agreement dated December 17, 2014 and recorded December 18, 2014 in Official Records Book 3700, Page 1930, of the Public Records of St. Lucie County, Florida.

29. The following matters as shown on that certain Plat of Southern Grove Parcel 28 Replat, as recorded in Plat Book 95, Page(s) 27, of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

a. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the even a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical safety code as adopted by the Florida Public Service Commission. Utility Easements are also dedicated in favor of City of Port St. Lucie, Florida, its successors and/or assigns, for access to, installation and maintenance of public utilities and facilities, including but not limited to, water and wastewater lines and appurtenant facilities. The City of Port St. Lucie, Florida shall not be responsible for any maintenance obligations for said easements except as shall relate to the servicing of such public utilities by the City of Port St. Lucie, Florida.

b. 10' Public Utility Easement along the North and East boundaries.

EXHIBIT "C"

ADDITIONAL COVENANTS AND RESTRICTIONS

The Property described on Exhibit "A" to this Special Warranty Deed is made subject to the covenants and restrictions set forth on this Exhibit "C" (the "**Additional Covenants and Restrictions**") which: (a) shall be covenants running with the land and binding upon Grantee and its successors and assigns; and (b) may enforced by, and in the sole discretion of, Grantor and its successors and assigns. By acceptance of said Special Warranty Deed, Grantee accepts and agrees to be bound legally by the Additional Covenants and Restrictions.

Permitted Use

Grantee shall develop and use the Property for 286 single-family attached apartment units (the "**Permitted Use**") and no other purpose without the prior written consent of Grantor. The Property shall be restricted to the Permitted Use for a period of five (5) years commencing with the issuance of a certificate of occupancy, or its equivalent, by the City of Port St. Lucie, Florida for the first residential apartment unit constructed on the Property.

Community Development Districts

The Southern Grove Community Development Districts (the "**CDDs**") were formed for operation and maintenance of the Southern Grove DRI, and possible other purposes in the future. Grantee shall comply with all of the requirements of the applicable CDDs, such as those relating to the payment of operations and maintenance assessments associated with the CDDs.

Assessments and Entitlements

Grantor has allocated and assigned herein entitlements for the development of 286 single-family attached apartment units on the Property for the Permitted Use pursuant to the Amended and Restated Development Order for the Southern Grove Development of Regional Impact. All future assessments based on use of the Property (CDDs, SAD, if applicable, etc.) shall be based on the maximum entitlements assigned in this Special Warranty Deed to the Property, even if the actual uses developed are less than the maximum entitlements assigned to the Property.

Utilization of Impact Fee and Utility Credits

When Grantee is required to pay impact fees, utility connection fees, public building impact fees or other fees or exactions to applicable governmental or quasi-governmental authorities or applicable utility authorities for which Grantor has Impact Fee Credits or Utility Credits for such obligations, less and except St. Lucie Road Impact Fee Credits (as recognized by such governmental or utility authority, as applicable), then Grantee shall purchase from Grantor (or the CDDs, as applicable) such Impact Fee Credits or Utility Credits that may be lawfully assigned to Grantee by Grantor (or the CDDs, as applicable) in an amount equal to that which Grantee would otherwise have been required to pay to the applicable governmental or quasi-governmental authority or utility company at such time.

Irrigation System

Grantee agrees to apply for irrigation service from Tradition Community Development District No. 1 ("**TCDD1**") on substantially similar terms and conditions as other owners and **TCDD1** customers in the Tradition development, to pay standard rates for irrigation system capacity fees and irrigation usage charges, and to comply with all rules and regulations adopted by **TCDD1** regarding such service and in effect from time to time within the respective service area (existing system or expansion system) in which the Property is located. Grantee acknowledges that it will install assemblies pursuant to **TCDD1** specifications, including without limitation, a meter assembly for **TCDD1** and all onsite irrigation improvements. Grantee agrees that the Property shall be served exclusively by **TCDD1** and the end-user owners of the Property, or any portion thereof, shall be required to apply for irrigation service from **TCDD1** on substantially similar terms and conditions as other owners and **TCDD1** customers in the Tradition development, to pay standard rates for irrigation system capacity fees and irrigation usage charges, and to comply with all rules and regulations adopted by **TCDD1** regarding such service and in effect from time to time within the respective service area (existing system or expansion system) in which the Property is located.

Infrastructure and Improvements

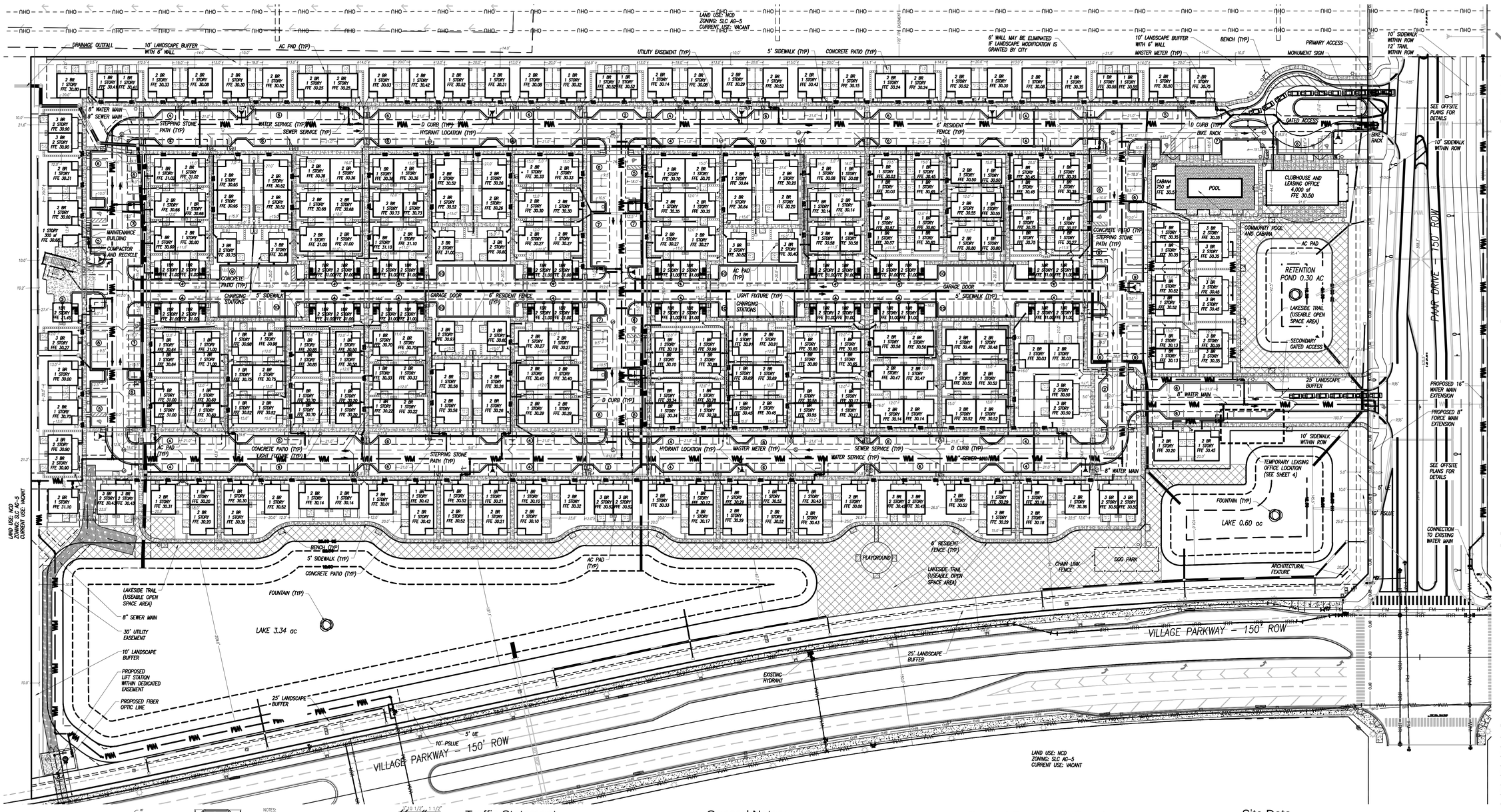
It shall be Grantee's obligation to construct, at its expense, all infrastructure (water management facilities, utilities, roads, public facilities) and other improvements required by governmental authorities as part of Grantee obtaining the entitlements and permits for the development of the Property which are: (i) located within the perimeter boundaries of the Property; and/or (ii) located outside the perimeter boundaries of the Property but required, necessary or appropriate to serve the same, excluding those improvements related to master storm water outfall.

Notice, Cure and Enforcement

If Grantee fails to pay any required sum or perform any required obligation on its part to be paid or performed pursuant hereto, then Grantor may provide Grantee with notice thereof ("**Notice of Grantee Default**"). In the case of a failure to: (a) pay any such sum, Grantee shall pay said sum within ten (10) days from the date of receipt of said Notice of Grantee Default; or (b) perform any such obligation, Grantee shall perform said obligation within thirty (30) days from the date of receipt of said Notice of Grantee Default, provided, however, if said obligation is of such a nature that it could not reasonably be performed within thirty (30) days, then Grantee shall: (i) promptly institute necessary cure efforts; and (ii) thereafter diligently and continuously pursue said efforts for a period of up to ninety (90) days after the date of receipt of said Notice of Grantee Default. If Grantee fails to cure any such matter within the applicable time periods set forth above after receipt of the Notice of Grantee Default, then it shall constitute a "**Grantee Event of Default**" hereunder. So long as a Grantee Event of Default continues, Grantor may as its sole and exclusive remedies (waiving any right to money damages except as otherwise expressly set forth herein) elect to: (i) exercise rights of self-help by paying the sum and/or performing the obligation on Grantee's part to have been paid and/or performed, and recover from Grantee the reasonable out-of-pocket cost thereof as damages; and/or (ii) enforce these Additional Covenants and Restrictions through actions for money damages, specific performance, injunctive relief and such other remedies as may be available at law or in equity. Grantor's remedies hereunder are mutual and non-exclusive.

General

Except as otherwise provided herein, these Additional Covenants and Restrictions shall remain in full force and effect perpetually. In the event Grantee conveys all or any portion of the Property, the Additional Covenants and Restrictions shall apply automatically to the then owner of any such portion of the Property. These Additional Covenants and Restrictions are for the benefit of Grantor and its successors and assigns. These Additional Covenants and Restrictions will be governed by the laws of the State of Florida, and are performable in St. Lucie County, Florida where venue shall lie. These Additional Covenants and Restrictions may be amended or supplemented only by an instrument in writing executed by Grantor, its successors or assigns.



BIKE RACK DETAIL
Scale: nts

ACCESSIBLE SIGN
Scale: nts

NOTES:
1. SIGN PER FTP-25
2. ALL LETTERS ARE 1" SERIES C.
3. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
4. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

HANDICAP LOGO
Scale: nts

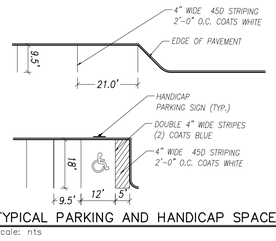
NOTE: VERIFY SIZE & COLOR OF LOGO & PAINT PER LOCAL REQUIREMENTS

LIGHT DETAIL
Scale: nts

APPROVED BY CITY OF PORT ST. LUCIE CITY COUNCIL
CONDITIONS: YES ☐ NO ☑
DATE: 06/27/2022

NOTES:
1. 25' maximum height

TYPICAL PARKING AND HANDICAP SPACE DETAIL
Scale: nts



Traffic Statement:

Land Use	Intensity		Daily Trips	AM Peak Hour Total	In	Out	PM Peak Hour Total	In	Out
Proposed Site Traffic									
Single Family Detached	286	DU	2,734	208	52	156	279	176	103

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour In/out	AM Peak Hour Rate	PM Peak Hour In/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.71	0%	25/75	T = 0.71 (X) + 4.8	63/37	Ln(T) = 0.96 Ln(X) + 0.2

Environmental Statement:

The SFWMD issued multiple permits (56-1544-P, 56-02379-P, and 56-02531-P), most recently in 2006, that authorize impacts to any and all wetlands on the site with mitigation provided for off site.

The US Army Corps of Engineers issued permit No. SAJ-2006-02046 in 2008. That permit authorizes impacts to any and all wetlands that may occur within the subject parcel with mitigation provided for off site.

The only occurrence of protected species on the site was transient foraging by little blue herons. The development activity will not affect this species.

General Notes:

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the comencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements ae take from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St Lucie Land Development Regulations.)
- The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).
- This project is not located in a public water supply wellfield protection zone.

Drainage Statement:

As part of the proposed project, a surface water management system will be constructed to provide both water quality and quantity for the development. The system will consist of a series of interconnected wet retention ponds, which ultimately outfall through a proposed control structure and into the existing drainage ditch to the south. The proposed control structure is consistent with conceptual ERP (Permit #56-02531-P). In addition, the proposed land use and grading are consistent with the conceptual ERP therefore, the proposed project will not adversely affect water quality and quantity.

Product Type / Unit Count

1 BR / 1 STORY	1 Bedroom Cottage (700 sf, ht 12')	93 Units
1 BR / 2 STORY	1 Bedroom Cottage / Over Garage (740 sf, ht 21')	33 Units
2 BR / 1 STORY	2 Bedroom Cottage (1,050 sf , ht - 12')	131 Units
3 BR / 2 STORY	3 Bedroom Cottage (1,440 sf, ht - 21')	29 Units
	Total Units	286 Units

Building Setback Requirements

	Required	Provided
Front:	25'	25'
Side:	10'	14'
Side:	10'	94.7'
Rear:	10'	21.3'

Legal Description:

SOUTHERN GROVE PARCEL 28 REPLAT, TRACT B, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY NORTHEAST CORNER OF PARCEL 28 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3, THENCE SOUTH 44°59'52" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 00°00'00" EAST, TO THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 14.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4119.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 11°51'40", A DISTANCE OF 852.70 FEET; THENCE SOUTH 11°51'40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 675.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3969.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°55'36", A DISTANCE OF 133.47 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 934.21 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN FPL EASEMENT AS RECORDED IN DEED BOOK 234, PAGE 102, AND DEED BOOK 238, PAGE 134, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE, NORTH 00°02'34" EAST, A DISTANCE OF 1683.05 FEET TO THE NORTH LINE OF SAID PARCEL 28; THENCE, ALONG SAID NORTH LINE, SOUTH 89°59'43" EAST, A DISTANCE OF 650.91 FEET TO THE POINT OF BEGINNING. CONTAINING 30.000 ACRES OF LAND, MORE OR LESS.

Site Data

Total Site Area:	1,306,710 sf	(29.99 ac)	100%
Future Land Use Designation:	NCD - New Community Development		
Existing Zoning:	MPUD		
Building Height:	35' max		
Total Units	286 DU		
Density:	10 DU/Ac		
Building Coverage:	6.31 ac		(21%)
Maximum Impervious Area Allowed:	23.99 ac		(80%)
Open Space:	16.41 ac		(55%)

Pervious / Impervious Calculations

Impervious Area:	637,372 sf	(14.63 ac)	49%
Building Coverage:	284,950 sf	(6.54 ac)	44%
Pavement:	225,743 sf	(5.18 ac)	36%
Sidewalks/Pedestrian Areas:	126, 679 sf	(2.91 ac)	20%
Pervious Area:	669,338 sf	(15.36 ac)	51%
Landscape:	484,472 sf	(11.12 ac)	72%
Ponds/Lakes:	184,866 sf	(4.24 ac)	28%
Useable Open Space Area:			
Trail and Open Space:	100,243 sf	(2.30 ac)	7%

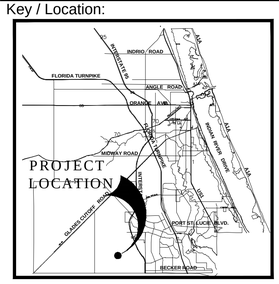
Parking Requirements

Parking Required - 1.5 sp/unit at 286 units (parking rate per SG-4 MPUD Sec.3.A.1)	429 sp
Total Parking Provided: (quantity does not exceed allowable maximum of 125% of required spaces)	483 sp (1.6 sp/unit)
Garage Spaces:	66 sp
On-Street Spaces:	417 sp
Perpendicular Spaces (includes 9 ADA)	234 sp
Parallel Spaces	183 sp

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thonton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

Key / Location:



Project Team:

Owner/Developer:
Mattamy Homes
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426
561-739-7902

Owner/Developer:
CCC-PSL LLC
431 Office Park Dr
Bermingham, AL 35223
205-868-1327

Engineer:
Kimley-Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
772-794-4100

Surveyor:
Caulfield & Wheeler, Inc
410 SE Port St. Lucie Blvd
Port St Lucie, FL 34984
772-408-1920

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

Capstone Community

Port St. Lucie, Florida

Site Plan Amendment

April 20, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
05.17.22	MRY	Response to comments
06.03.22	MRY	Update legal description
06.14.22	MRY	Update FFE's

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	
Manager	
Project Number	LA 20-370
Municipal Number	P20-141-A1
Computer File	Site Plan - Capstone - AMENDMENT 4.20.2C

Sheet 1 of 4

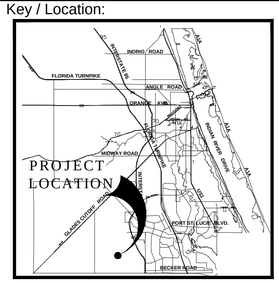
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Key / Location:



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~~1500 Gateway Blvd, Suite 212~~
~~Boynton Beach, FL 33426~~
561-739-7902

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Bermingham, AL 35223
205-868-1327

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772-794-4100

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Port St Lucie, FL 34984
772-408-1920

Landscape Architect/Land Planner:
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Stuart, FL 34904
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Capstone Community

Port St. Lucie, Florida

Site Plan Amendment

April 20, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
05.17.22	MRY	Response to comments
06.03.22	MRY	Update legal description
06.14.22	MRY	Update FFE's

NORTH

SCALE: 1" = 40'

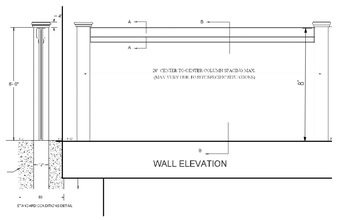
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REG. # 1018
Thomas P. Lucido

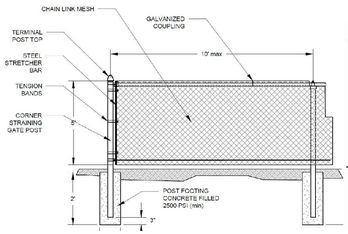
Designer	
Manager	
Project Number	LA 20-370
Municipal Number	P20-141-A1
Computer File	Site Plan - Capstone - AMENDMENT 4.20.2C

Sheet 2 of 4

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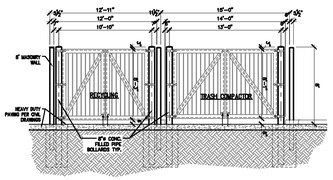


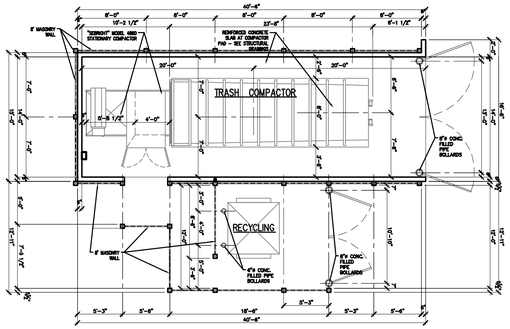
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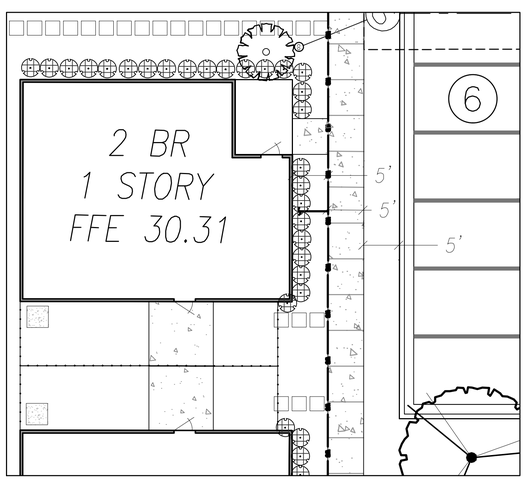
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Scale: nts

RESIDENTIAL FENCE DETAIL
Scale: nts

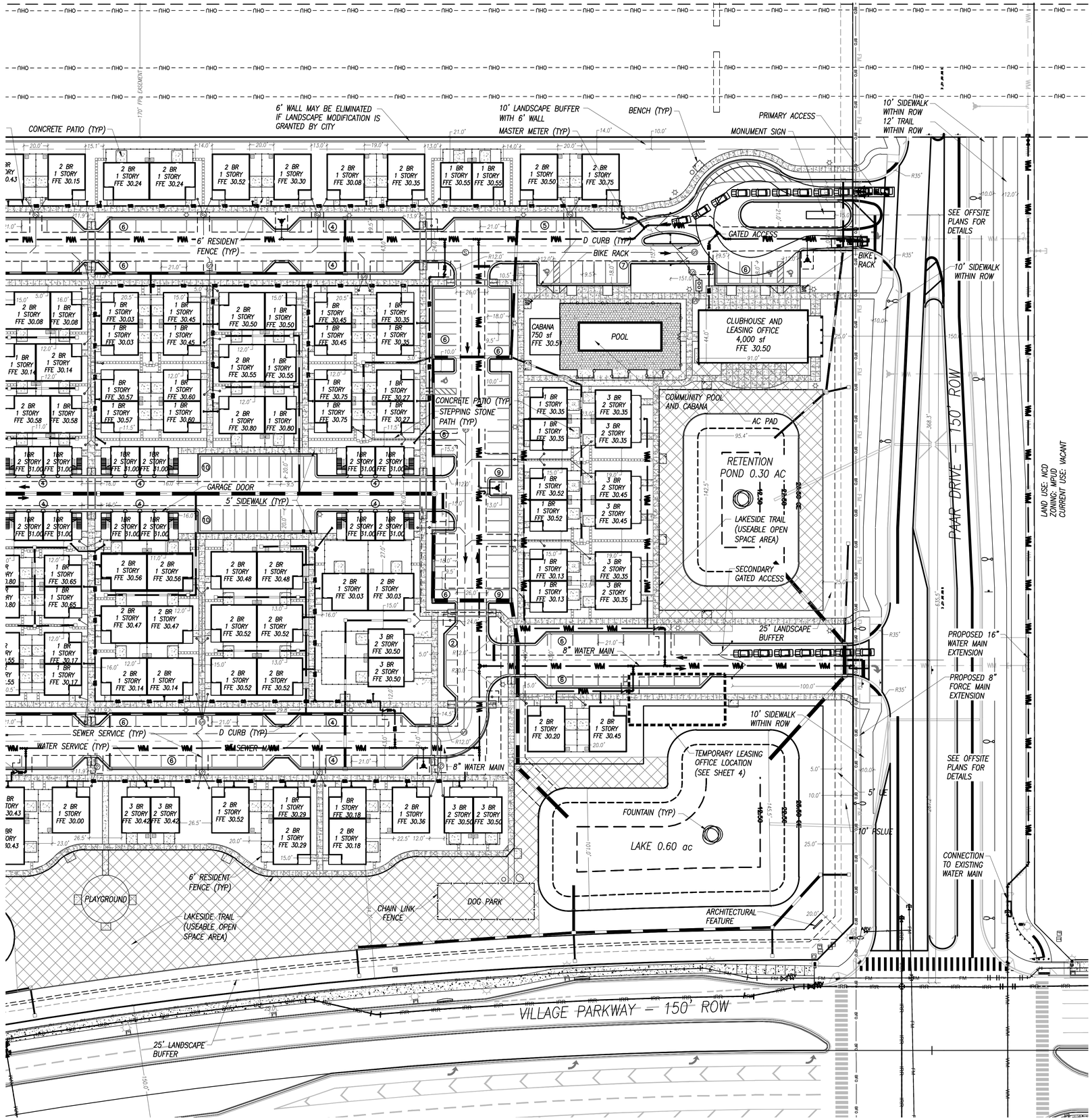




DUMPSTER PLAN AND DETAIL
Scale: nts



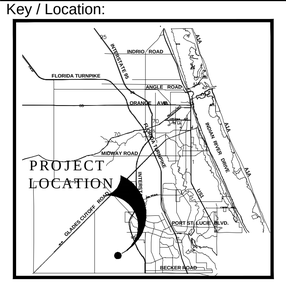
TYPICAL FOUNDATION LANDSCAPE DETAIL
Scale: nts



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Capstone Community

Port St. Lucie, Florida

Site Plan Amendment

April 20, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
05.17.22	MRY	Response to comments
06.03.22	MRY	Update legal description
06.14.22	MRY	Update FFE's
07.11.22	MRY	Add wall detail

NORTH

SCALE: 1" = 40'

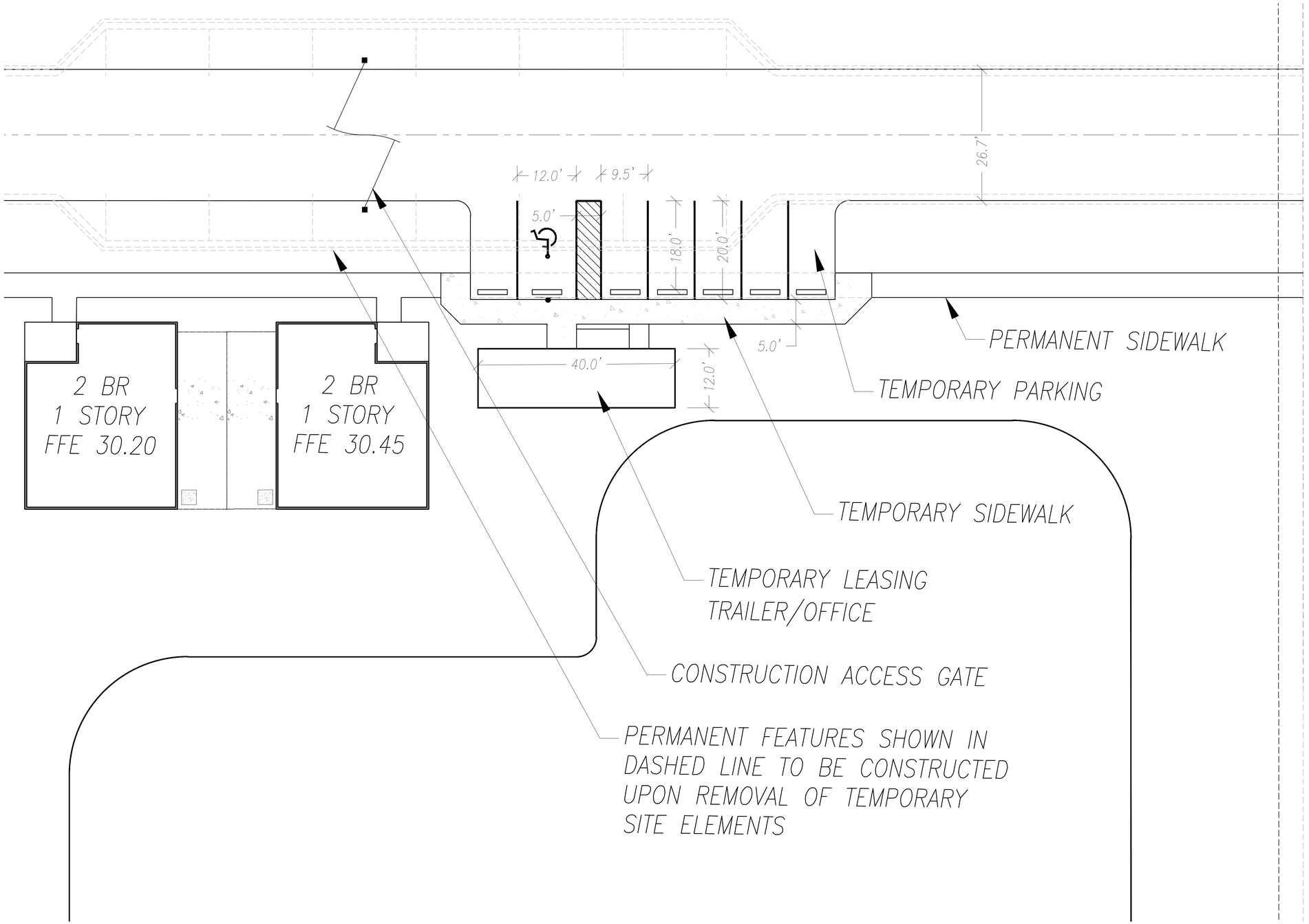
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REG. # 1018
Thomas P. Lucido

Designer	
Manager	
Project Number	LA 20-370
Municipal Number	P20-141-A1
Computer File	Site Plan - Capstone - AMENDMENT 4.20.2C

Sheet 3 of 4

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TEMPORARY LEASING OFFICE DETAIL
Scale: 1"=10'

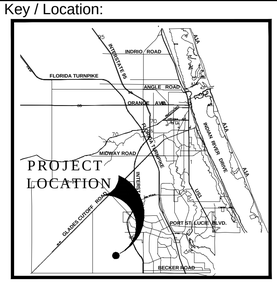
General Notes:

- Temporary leasing office shall comply with Sec 158.226 of the City of Port St. Lucie Zoning Code, Florida Building Code, and follow all City permitting requirements.
- Leasing office and all temporary site elements shall be removed upon completion of the permanent office located in the clubhouse building.
- Permanent site features contained within this plan shall be constructed upon removal of the temporary elements.

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NORTH

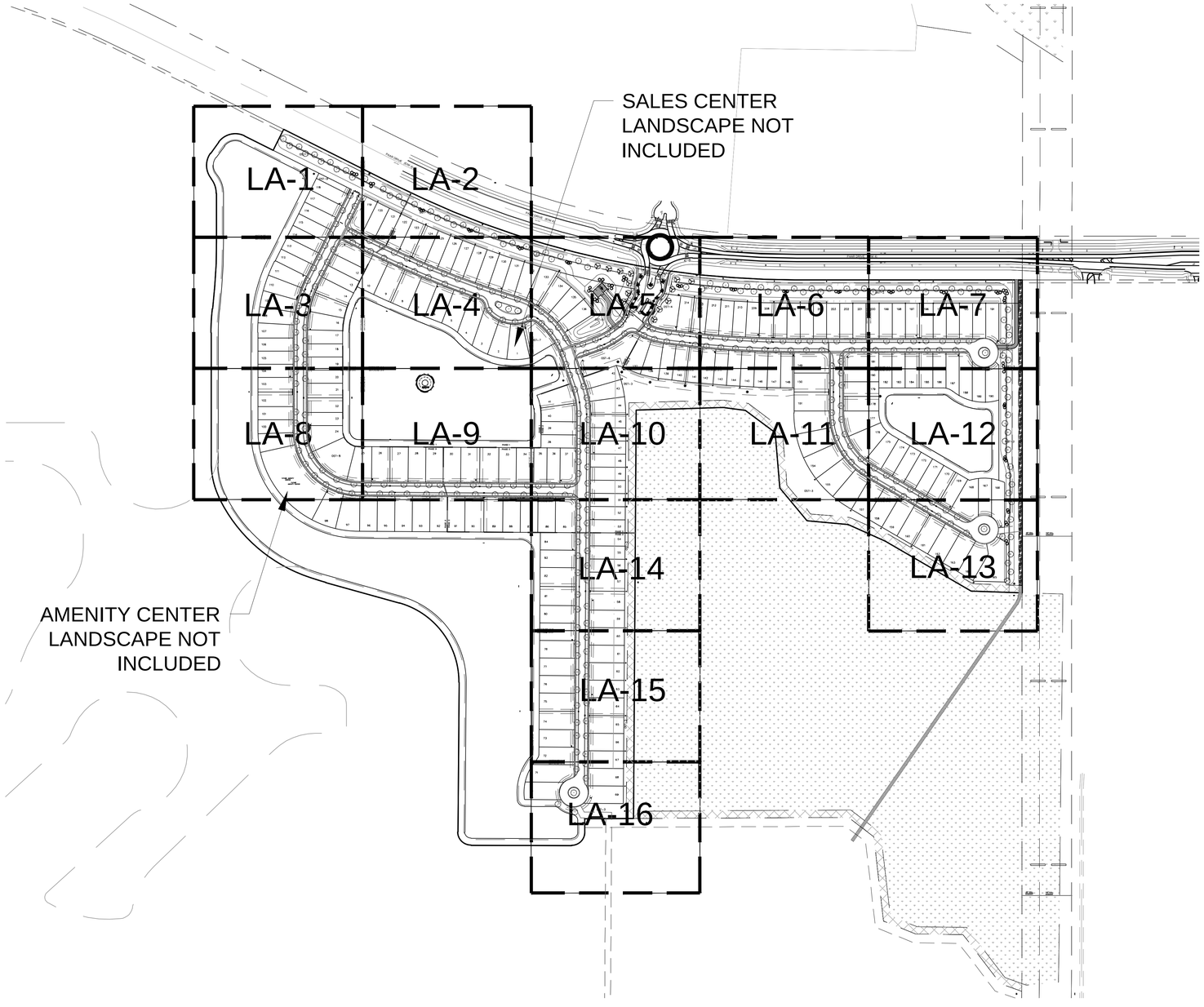
SCALE: 1" = 10'

0 5' 10' 20'

REG. # 1018
Thomas P. Lucido

Designer		Sheet
Manager		4 of 4
Project Number	LA 20-370	
Municipal Number	P20-141-A1	
Computer File	Site Plan - Capstone - AMENDMENT 4.20.2C	

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GENERAL LANDSCAPE NOTES:

1. At least 50% of all required trees shall be of a native species.
2. All plant material to be Florida No. 1 or better.
3. All landscape & sod areas to be irrigated by an automated system. that provides 100% coverage with 100% overlap with a minimum d.u. of .70.
4. All landscaping at intersection and corners complies with Section 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs with in the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will maintained at a height of no less than 6' above the road crown.
5. Street tree locations will occur within 5' Landscape Easement as shown on civil engineering plans and can be adjusted based on final utility, sidewalk and driveway locations.
6. Where applicable, street trees requiring root barriers shall be installed with Biobarrier Root Control Fabric or approved equal. Install per manufacturer specifications.
7. Berm landscape to be field adjusted according to final grading and top of berm locations. The viburnum hedge will be planted along each side of the boundary fence or wall, following the top of berm.
8. The boundary feature will be either a Black Vinyl Covered Chain Link (6') in height or Opaque Concrete Wall (6') in height.
9. Fence other than the chain link boundary fence will be a Decorative Aluminum fence (6') in height.
10. All proposed landscaping meets FDOT specifications.

PSLUSD NOTES FOR LANDSCAPE PLANS

1. No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 153 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.All landscaping within PSLUSD utility easements and within ten (10) feet of PSLUSD infrastructure shall comply with Chapter 153 of the City's Code of Ordinances and PSLUSD Utility Standards.
2. All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
3. All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
4. Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
5. No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

Notes:

Alternate Species may be used to satisfy Street Tree requirements depending on planting space & species availability. Alternates are as follows:

Quercus virginiana- Live Oak
Swietenia mahagoni- Mahogany
Southern Magnolia- Magnolia grandiflora
*Bauhinia x blakeana- Hong Kong Orchid Tree
*Elaeocarpus decipiens- Japanese Blueberry
*Ilex x attenuata 'Eagleston' Eagleston Holly
*Lagerstroemea indica - Crape Myrtle

*If medium or small canopy trees are used as alternates, planting intervals will follow guidelines in the Street Tree Planting section 156.121

LANDSCAPE DATA

Required Street Tree Credits per PSL Code Section 156.121: 12,916 / 50 ft. =		258
Proposed Trees :*		266
Quercus viginiana, Live Oak FG 14' HT x 6' SPR, 3" C, SP, HO	255	
Roystonea regia, Royal Palm FG 12' GW, SP, No Scars	11	

PERIMETER LANDSCAPE DATA

Required Street Tree Credits per PSL Code 3,433 lf (1 tree per 30 lf)		114
3,433 lf (1 shrub per 2 lf)		1,717
Proposed Trees:		114
Live Oak FG 14' HT x 6' SPR, 3" C, SP, HO	36	
Green Buttonwood FG 14' HT x 6' SPR, 3" C, SP, HO	56	
(including 63 palms @ 3:1)	21	
Proposed Shrubs:		2,272

*Location of street trees may vary due to the location of driveways

PLANT SCHEDULE OVERALL

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	353	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
QVL	13	Quercus virginiana	Southern Live Oak	FG	20` HT	12` W	SP, HO	Native	6" Caliper
RO	11	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
SP	72	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CLG	1,228	Clusia guttifera	Small Leaf Clusia	3G	24" HT	24"W	F, SP	Non-native
CES	1,231	Conocarpus erectus `Sericeus`	Silver Buttonwood	3G	24" HT	24"W	F	Native
MFR	53	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native

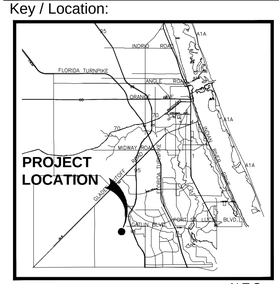
Index of Drawings:

Plant List	CV
Landscape Plans	LA1 - LA16
Details & Specifications	LA17 - LA18

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-022(

Key / Location:



Project Team:

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561-392-1991

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Stuart, FL 34904
772-220-2100

KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
10.06.21	SAW	Initial Submittal
11.05.21	MRY	Response to SPRC comments
01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

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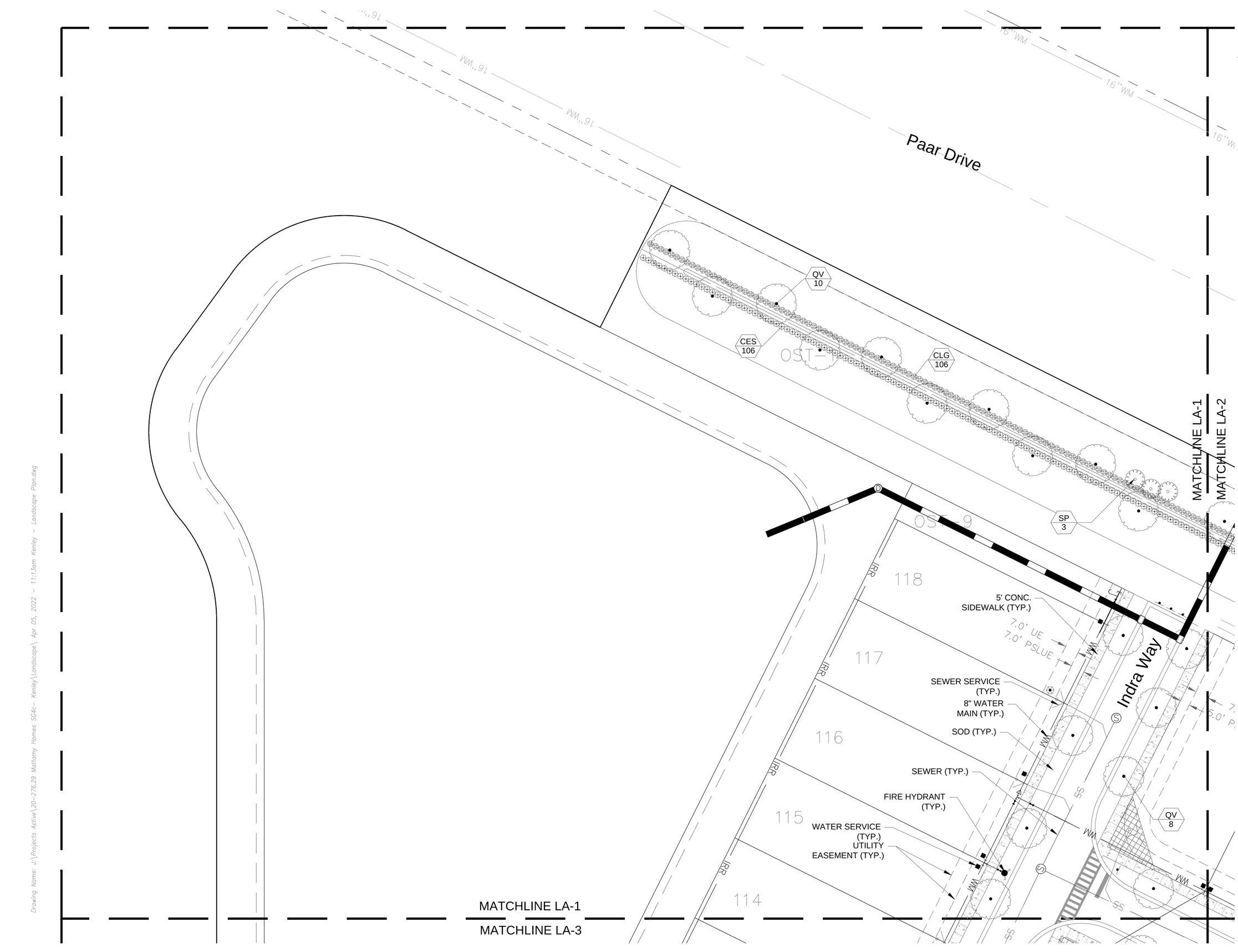
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REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	CV
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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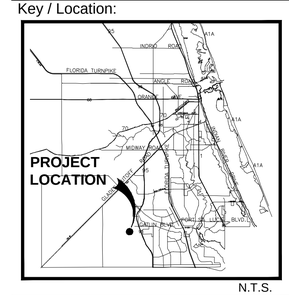
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NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA1
Project Number	20-276.29	
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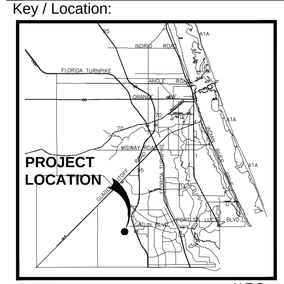
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KENLEY

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Port St. Lucie, Florida
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NORTH

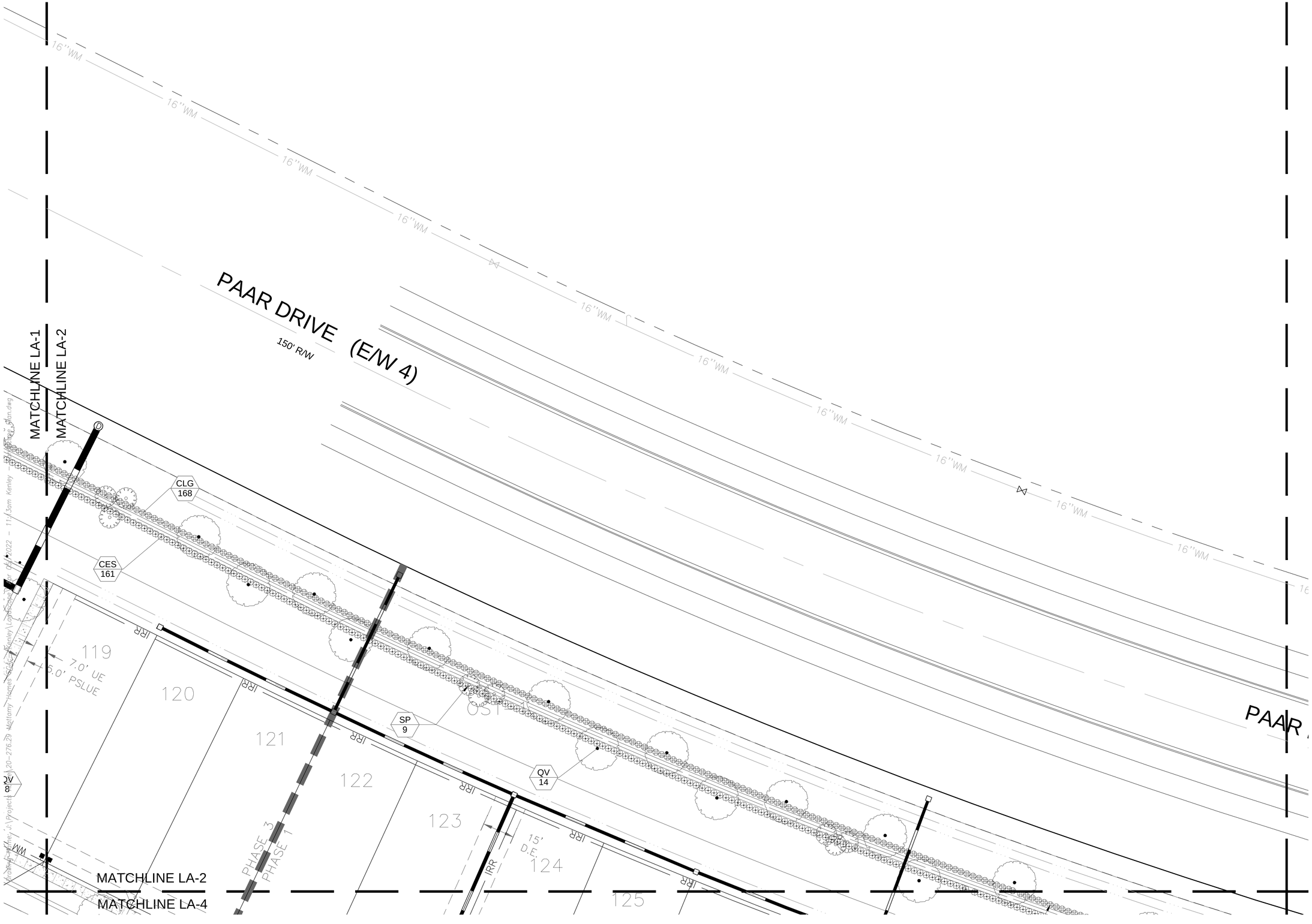
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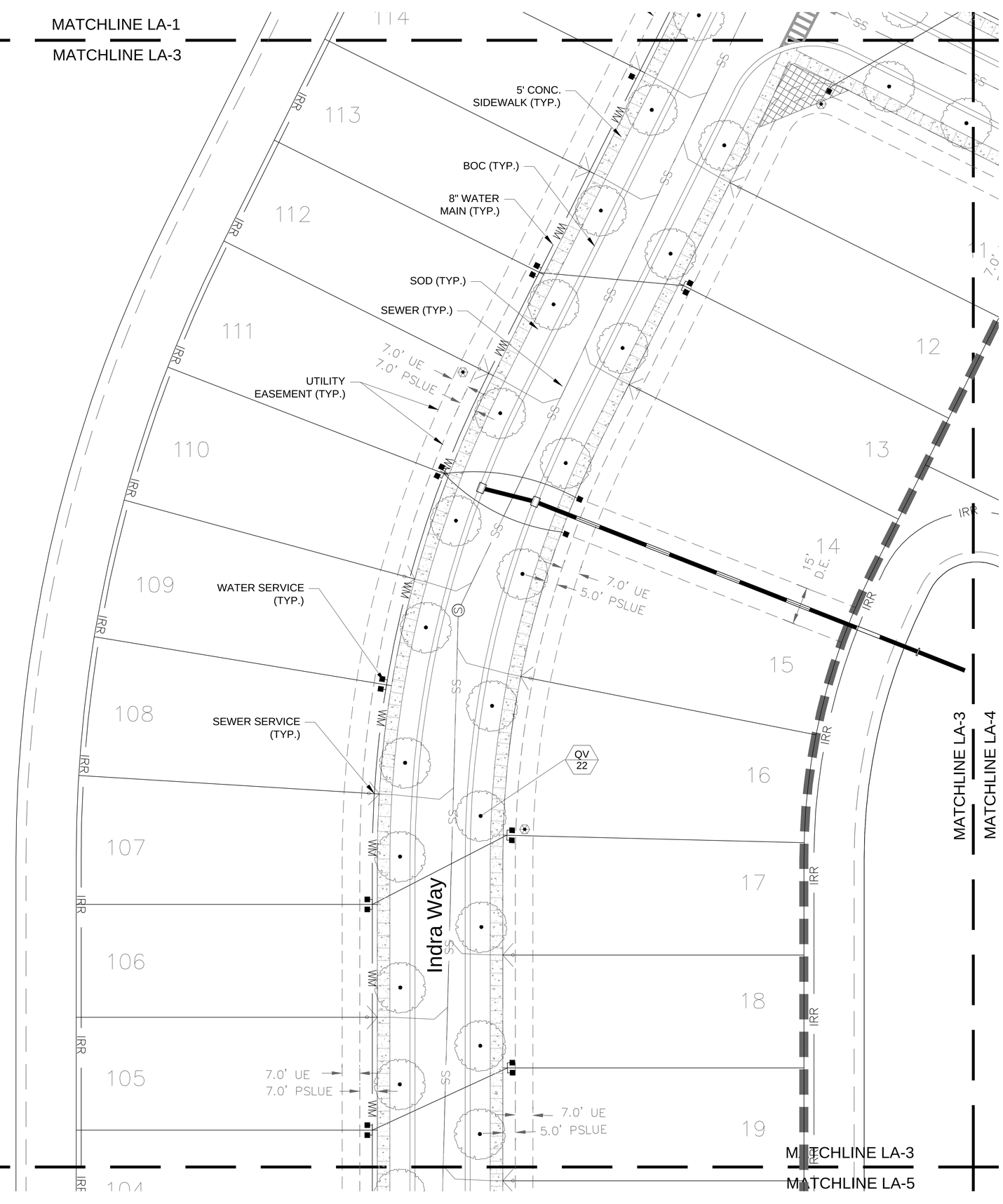
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Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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MATCHLINE LA-1

MATCHLINE LA-3



MATCHLINE LA-3

MATCHLINE LA-4

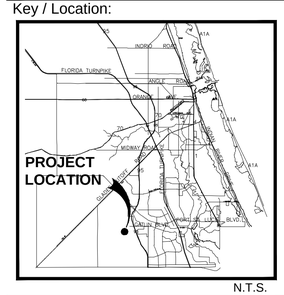
MATCHLINE LA-3

MATCHLINE LA-5

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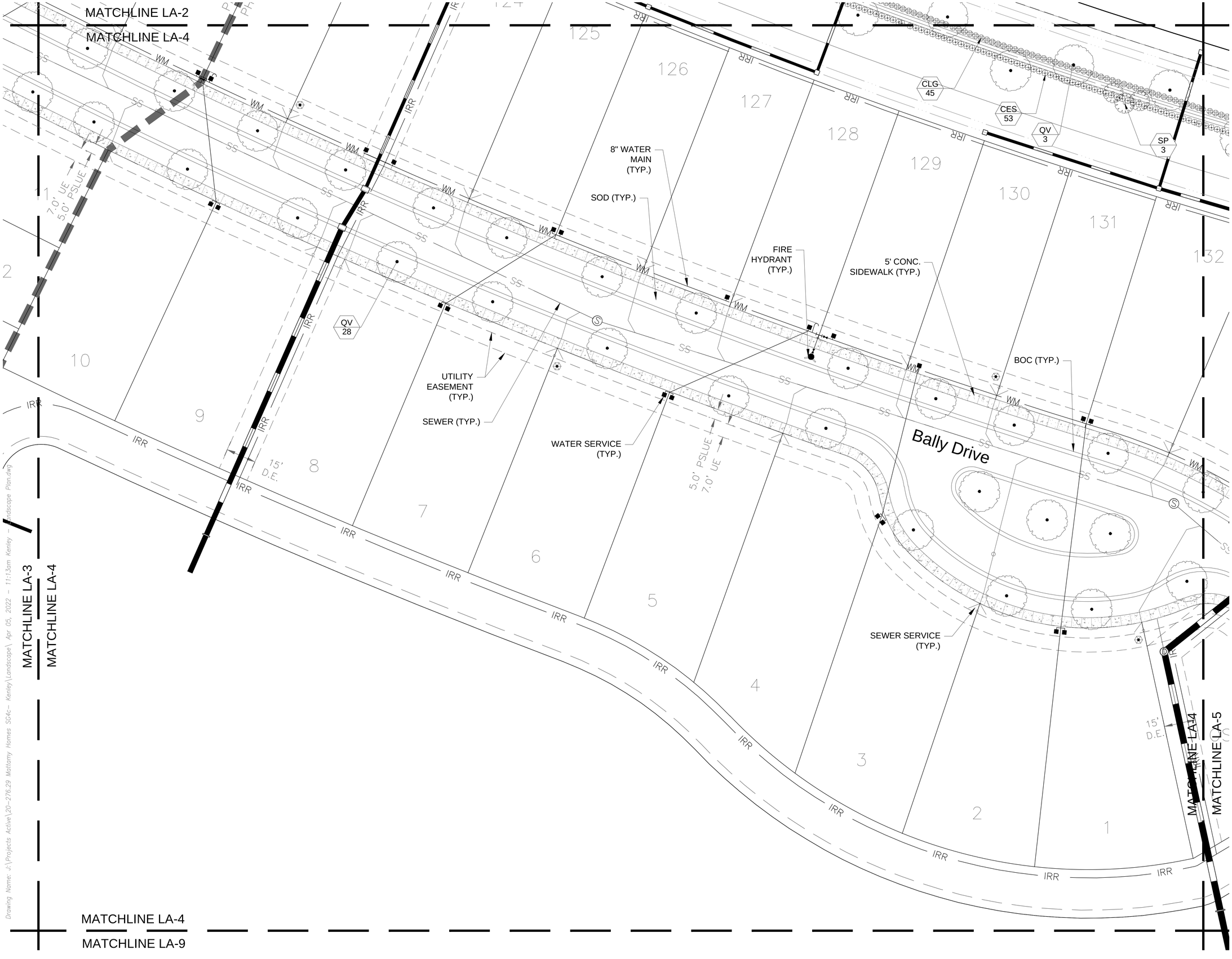
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MATCHLINE LA-2

MATCHLINE LA-4



MATCHLINE LA-3

MATCHLINE LA-4

MATCHLINE LA-4

MATCHLINE LA-9

MATCHLINE LA-14

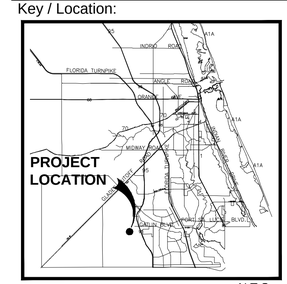
MATCHLINE LA-5

Drawing Name: v:\Projects Active\20-276.29 Mattamy Homes SG4c- Kenley\Landscape\ Apr 05, 2022 - 11:13am Kenley - Landscape Plan.dwg

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-022(

Key / Location:



Project Team:

Owner/Developer:
Mattamy Homes
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426
561-739-7902

Engineer:
Kimley-Horn
445 24th Street, Suite 200
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772-794-4100

Surveyor:
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7900 Glades Road, Suite 100
Boca Raton, FL 33434
561-392-1991

Landscape Architect/Land Planner:
Lucido & Associates
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Stuart, FL 34904
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KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
10.06.21	SAW	Initial Submittal
11.05.21	MRY	Response to SPRC comments
01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA4
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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Paar Drive

Azura Drive

Bally Drive

Remy Lane

MONUMENT SIGN (TYP.)

LIFT STATION

5' CONC. SIDEWALK (TYP.)

BOC (TYP.)

8" WATER MAIN (TYP.)

UTILITY EASEMENT (TYP.)

SEWER (TYP.)

SITE TRIANGLE (TYP.)

FIRE HYDRANT (TYP.)

SEWER SERVICE (TYP.)

WATER SERVICE (TYP.)

PHASE 1

PHASE 2

MATCHLINE LA-5

MATCHLINE LA-6

MATCHLINE LA-14

MATCHLINE LA-10

SP 3
CLG 155
QV 6
QVL 4
CES 155
SP 15
MFR 53
QVL 3
QV 18
QVL 3
SP 3
QV 1
CES 66
CLG 68
RO 11
QVL 3
QV 9

132 133 134 135 136 137 138 214

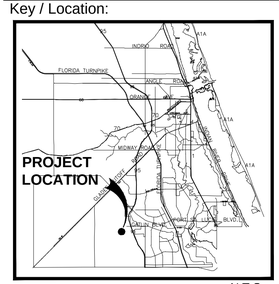
OST-4 OST-5 OST-6 OST-7

15' D.E.

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Key / Location:



N.T.S.

Project Team:

Owner/Developer:
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772-794-4100

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Boca Raton, FL 33434
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KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
10.06.21	SAW	Initial Submittal
11.05.21	MRY	Response to SPRC comments
01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA5
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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Drawing Name: J:\Projects Active\20-276.29 Mattamy Homes - Kenley\Drawings\Landscape Plans\Kenley - Landscape Plan.dwg

Paar Drive

PAAR DRIVE (E/W
(150' R/W)

Remy Lane

Margo Terrace

MATCHLINE LA-5

MATCHLINE LA-6

MATCHLINE LA-11

MATCHLINE LA-6

MATCHLINE LA-7

QV 18

CLG 194

CES 200

SP 9

QV 24

SOD (TYP.)

FIRE HYDRANT (TYP.)

BOC (TYP.)

SEWER SERVICE (TYP.)

WATER SERVICE (TYP.)

5' CONC. SIDEWALK (TYP.)

UTILITY EASEMENT (TYP.)

8" WATER MAIN (TYP.)

SEWER (TYP.)

SITE TRIANGLE (TYP.)

7.0' PSLUE
7.0' UE

5.0' PSLUE
7.0' UE

12' D.E.

212 211 210 209 208 207 206 205 204 203 202 201

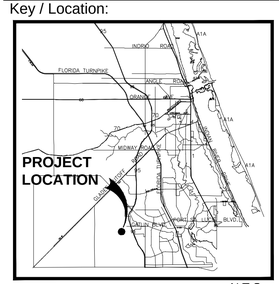
149

OSI-2

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Key / Location:



N.T.S.

Project Team:

Owner/Developer:
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Boynton Beach, FL 33426
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Stuart, FL 34904
772-220-2100

KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

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03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA6
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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Drawing Name: J:\Projects Active\20-276.29 Kenley - Mattamy Homes SW Florida\Landscape\ Apr 05, 2022 - 11:13am Kenley — Landscape Plan.dwg

(E/W 4)

Paar Drive

Remy Lane

MATCHLINE LA-6

MATCHLINE LA-7

MATCHLINE LA-7

MATCHLINE LA-12

200 199 198 197 196 195 194 193 192 191 181

CLG 240

CES 242

SP 18

QV 12

QV 7

QV 15

15' D.E.

20' L.U.E.

20.0' PSLUE

7.0' PSLUE

7.0' UE

8" WATER MAIN (TYP.)

SOD (TYP.)

UTILITY EASEMENT (TYP.)

SEWER (TYP.)

5' CONC. SIDEWALK (TYP.)

FIRE HYDRANT (TYP.)

BOC (TYP.)

SEWER SERVICE (TYP.)

WATER SERVICE (TYP.)

OHU OHU OHU OHU OHU OHU OHU OHU OHU OHU OHU OHU

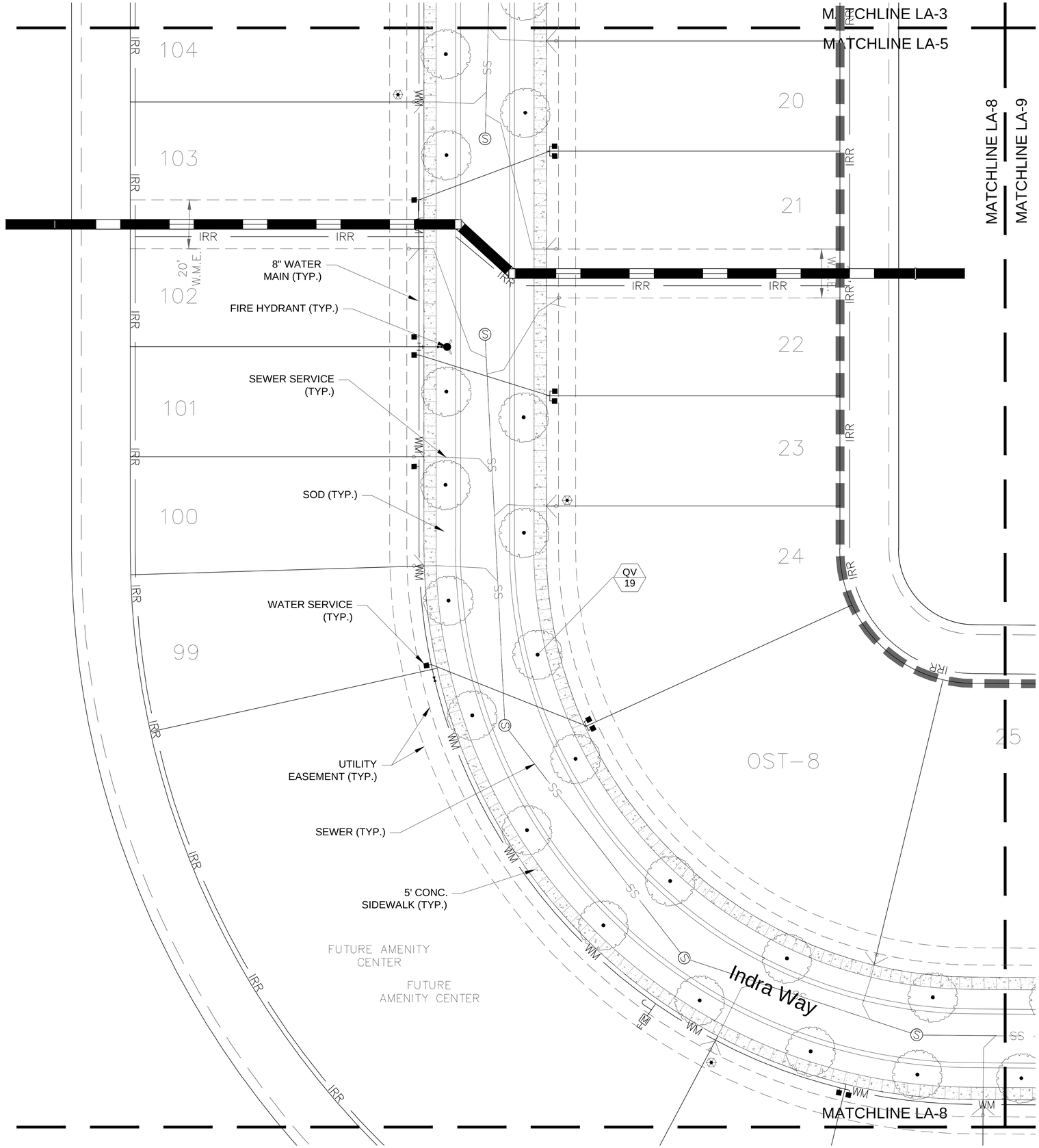
WM WM WM

MATCHLINE LA-3

MATCHLINE LA-5

MATCHLINE LA-8

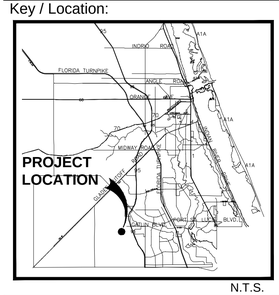
MATCHLINE LA-9



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Key / Location:



Project Team:

Owner/Developer:
Mattamy Homes
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772-794-4100

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Boca Raton, FL 33434
561-392-1991

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
10.06.21	SAW	Initial Submittal
11.05.21	MRY	Response to SPRC comments
01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA8
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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MATCHLINE LA-4

MATCHLINE LA-9

MATCHLINE LA-8

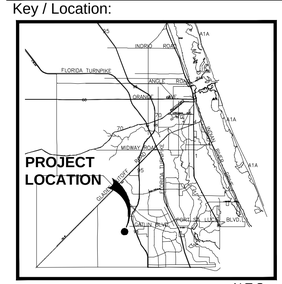
MATCHLINE LA-9

FOUNTAIN

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Key / Location:



N.T.S.

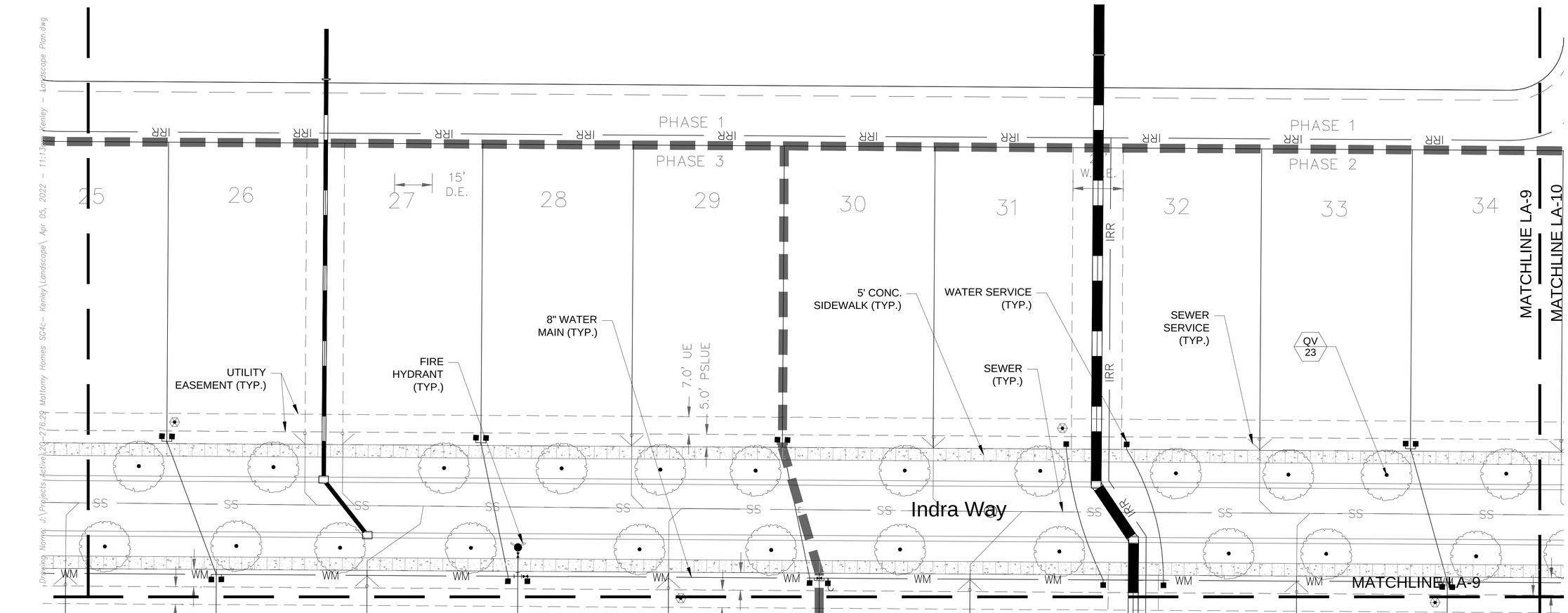
Project Team:

Owner/Developer:
Mattamy Homes
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426
561-739-7902

Engineer:
Kimley-Horn
445 24th Street, Suite 200
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772-794-4100

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Landscape Architect/Land Planner:
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Stuart, FL 34904
772-220-2100



KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
10.06.21	SAW	Initial Submittal
11.05.21	MRY	Response to SPRC comments
01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA9
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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MATCHLINE LA-5

MATCHLINE LA-10

IRR

SS

WM

OST-3

42

43

44

45

46

47

48

49

50

51

41

40

39

38

35

36

37

138

139

140

141

15' D.E.

12' D.E.

7.0' PSLUE

7.0' UE

5.0' PSLUE

7.0' UE

PHASE 1

PHASE 2

WATER SERVICE (TYP.)

BOC (TYP.)

8" WATER MAIN (TYP.)

SOD (TYP.)

5' CONC. SIDEWALK (TYP.)

SEWER (TYP.)

SEWER SERVICE (TYP.)

QV 24

SITE TRIANGLE (TYP.)

Bally Drive

Indra Way

MATCHLINE LA-9

MATCHLINE LA-10

MATCHLINE LA-10

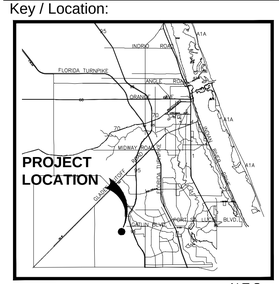
MATCHLINE LA-14

W.M.

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Owner/Developer:
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561-739-7902

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Vero Beach, FL 32960
772-794-4100

Surveyor:
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Boca Raton, FL 33434
561-392-1991

Landscape Architect/Land Planner:
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Stuart, FL 34904
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KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
10.06.21	SAW	Initial Submittal
11.05.21	MRY	Response to SPRC comments
01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA10
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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MATCHLINE LA-6

MATCHLINE LA-11

142 143 144 145 146 147 148 149 150 151 152 153 154 155 156

IRR

WM

SS

5' CONC. SIDEWALK (TYP.)

QV 15

BOC (TYP.)

8" WATER MAIN (TYP.)

SOD (TYP.)

UTILITY EASEMENT (TYP.)

7.0' UE
7.0' PSLUE

5.0' PSLUE

Margo Terrace

FIRE HYDRANT (TYP.)

SEWER SERVICE (TYP.)

SEWER (TYP.)

WATER SERVICE (TYP.)

OST-3

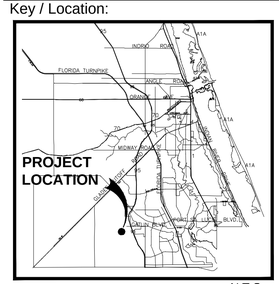
MATCHLINE LA-11

MATCHLINE LA-12

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-022(

Key / Location:



N.T.S.

Project Team:

Owner/Developer:
Mattamy Homes
1500 Gateway Blvd, Suite 212
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561-739-7902

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KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
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01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA11
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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MATCHLINE LA-7

MATCHLINE LA-12

180 182 183 184 185 186 187 188 189 190

179 178 177 176 175 174 173 172 171 170 169 168 167 166

IRR

15' D.E.

22' WM E.

D

7.0' UE

5.0' PSLUE

CLG 153

QV 12

CES 153

SP 6

ST-3

WM

OHU

WATER SERVICE (TYP.)

5' CONC. SIDEWALK (TYP.)

BOC (TYP.)

8" WATER MAIN (TYP.)

UTILITY EASEMENT (TYP.)

SEWER (TYP.)

QV 8

SEWER SERVICE (TYP.)

SOD (TYP.)

Margo Terrace

SS

MATCHLINE LA-11

MATCHLINE LA-12

MATCHLINE LA-12

MATCHLINE LA-13

7.0' UE

7.0' PSLUE

20.0' PSLUE

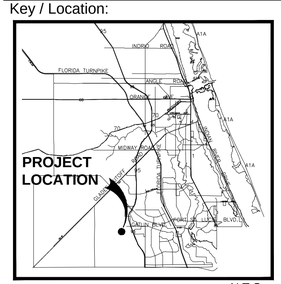
CES

Drawing Name: J:\Projects Active\20-276.29 Mattamy Homes 5016 - Kenley\Landscape\Kenley - Landscape Plan.dwg 11:13am Kenley - Landscape Plan.dwg

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Key / Location:



N.T.S.

Project Team:

Owner/Developer:
Mattamy Homes
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561-739-7902

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772-220-2100

KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

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04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA12
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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MATCHLINE LA-10

MATCHLINE LA-14

WM

7.0' UE

7.0' PSLUE

UTILITY EASEMENT (TYP.)

5' CONC. SIDEWALK (TYP.)

BOC (TYP.)

SEWER (TYP.)

UTILITY EASEMENT (TYP.)

WATER SERVICE (TYP.)

5.0' PSLUE

7.0' UE

QV 17

SOD (TYP.)

8" WATER MAIN (TYP.)

FIRE HYDRANT (TYP.)

7.0' PSLUE

7.0' UE

SEWER SERVICE (TYP.)

20' W. L.E.

20' W. L.E.

Bally Drive

PHASE 2

PHASE 3

IRR

SS

WM

7

86

85

84

83

82

81

80

79

51

52

53

54

55

56

57

58

59

MATCHLINE LA-14

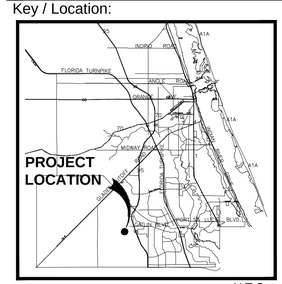
MATCHLINE LA-15

Drawing Name: v:\Projects Active\20-276.29 Mattamy Homes SG4c- Kenley\Landscape\ Apr 05, 2022 - 11:13am Kenley - Landscape Plan.dwg

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Key / Location:



Project Team:

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Surveyor:
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561-392-1991

Landscape Architect/Land Planner:
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Stuart, FL 34904
772-220-2100

KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

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03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA13
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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MATCHLINE LA-12

MATCHLINE LA-13

Margo Terrace

158

159

160

161

162

163

164

165

5' CONC. SIDEWALK (TYP.)

BOC (TYP.)

8" WATER MAIN (TYP.)

SOD (TYP.)

UTILITY EASEMENT (TYP.)

SEWER (TYP.)

WATER SERVICE (TYP.)

SEWER SERVICE (TYP.)

12' D.E.

7.0' UE

5.0' PSLUE

60' F.P.L. EASEMENT

QV 9

CES 95

SP 6

CLG 99

QV 8

WM

SS

IRR

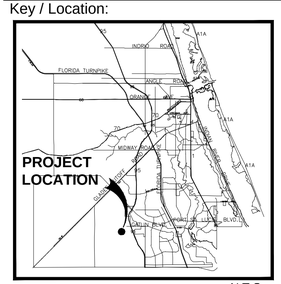
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lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-022(

Key / Location:



N.T.S.

Project Team:

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Surveyor:
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Boca Raton, FL 33434
561-392-1991

Landscape Architect/Land Planner:
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Stuart, FL 34904
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KENLEY

Landscape Plans

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
10.06.21	SAW	Initial Submittal
11.05.21	MRY	Response to SPRC comments
01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments
04.01.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

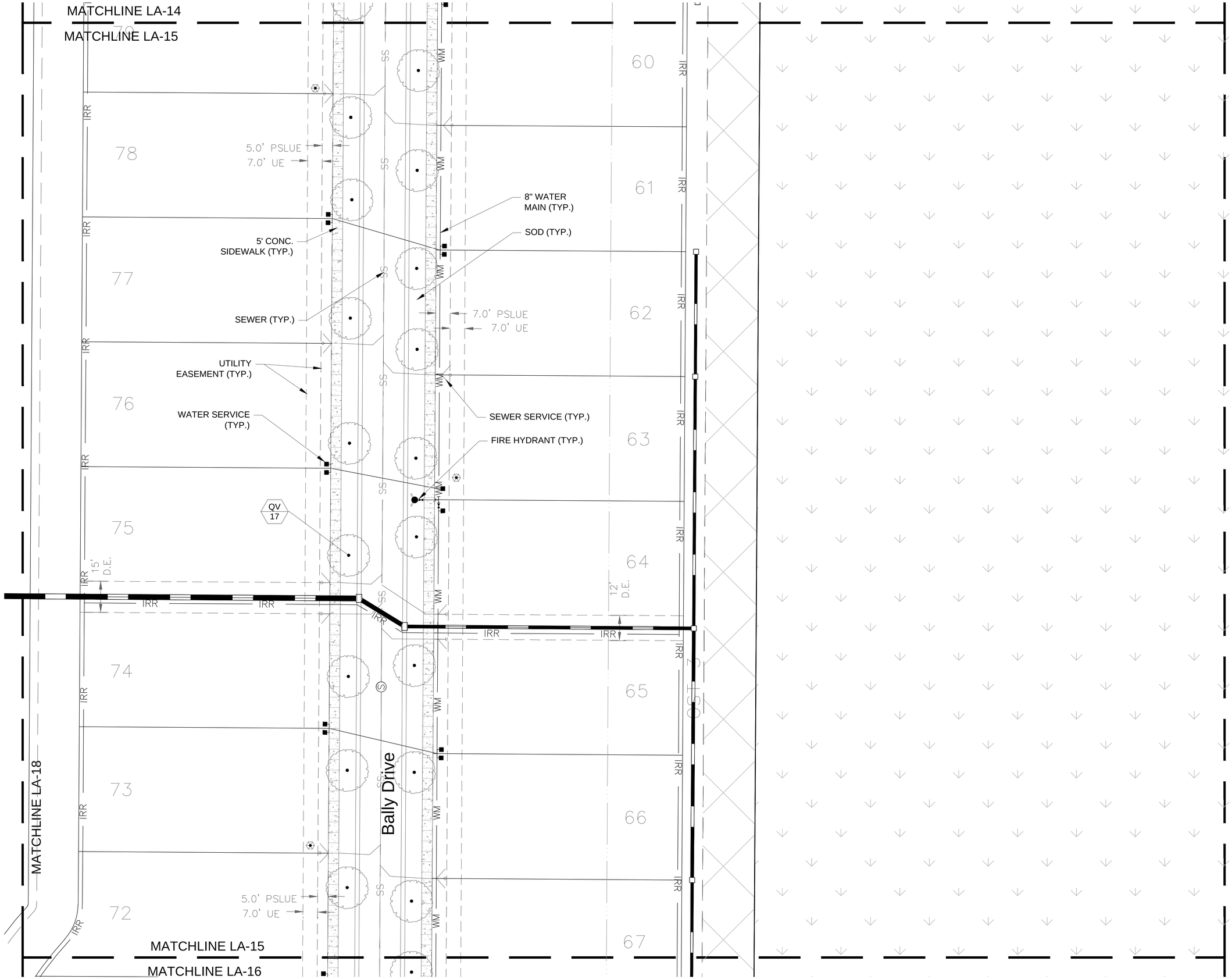
REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA14
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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MATCHLINE LA-14

MATCHLINE LA-15

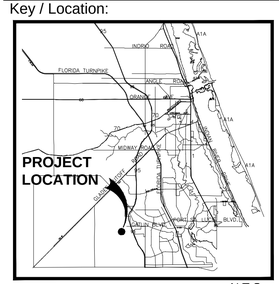


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0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA15
Project Number	20-276.29	
Municipal Number		
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MATCHLINE LA-15

MATCHLINE LA-16

5' CONC. SIDEWALK (TYP.)

WATER SERVICE (TYP.)

7.0' PSLUE

7.0' UE

BOC (TYP.)

8" WATER MAIN (TYP.)

SOD (TYP.)

SEWER SERVICE (TYP.)

SEWER (TYP.)

UTILITY EASEMENT (TYP.)

QV 6

Bally Drive

OST 20'
P.S.L.U.E

WM

20'
P.S.L.U.E

IRR

SS

WM

71

70

68

69

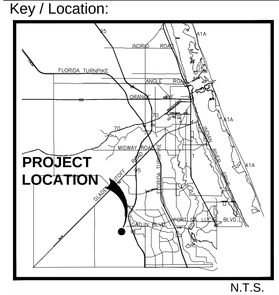
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NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA16
Project Number	20-276.29	
Municipal Number		
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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

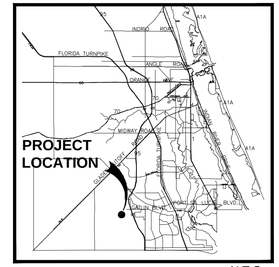
D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

Drawing Name: J:\Projects Active\20-276.29 Mattamy Homes SG4c - Kenley\Landscape\ Apr 05, 2022 - 1:13pm Kenley - Landscape Plan.dwg

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

Key / Location:



Project Team:

Owner/Developer:
Mattamy Homes
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426
561-739-7902

Engineer:
Kimley-Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
772-794-4100

Surveyor:
Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton, FL 33434
561-392-1991

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KENLEY

Landscape Specification

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
10.06.21	SAW	Initial Submittal
11.05.21	MRY	Response to SPRC comments
01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments

NORTH

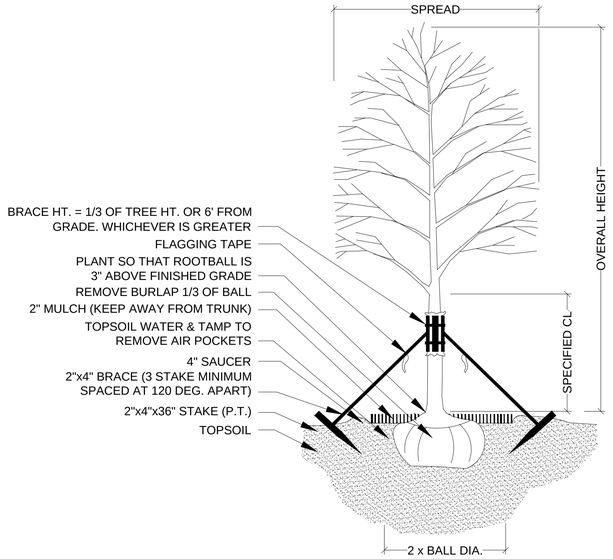
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REG. # 1018
Thomas P. Lucido

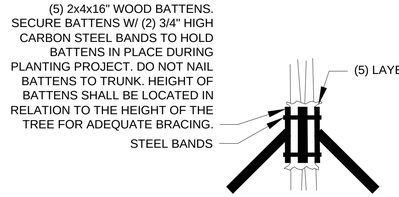
Designer	SAW	Sheet
Manager	SG	LA17
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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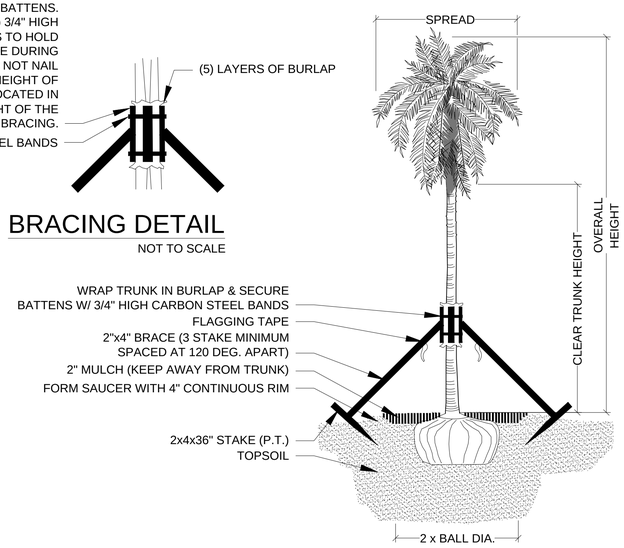
TREE PLANTING & STAKING

NOT TO SCALE



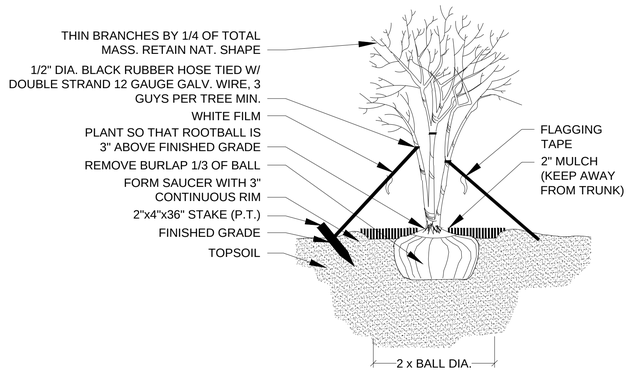
BRACING DETAIL

NOT TO SCALE

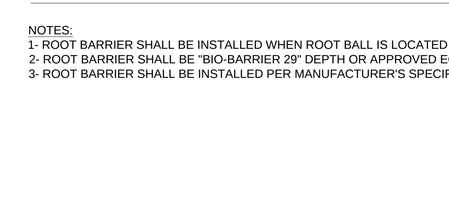


PALM PLANTING - ANGLE STAKE

NOT TO SCALE

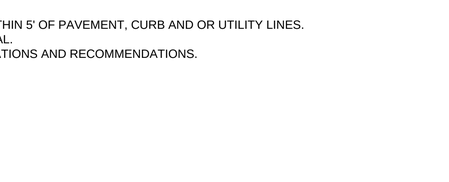


MULTI-TRUNK PLANTING & GUYING



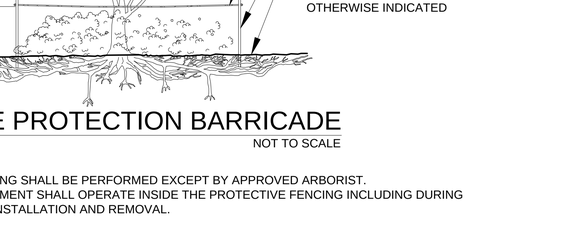
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

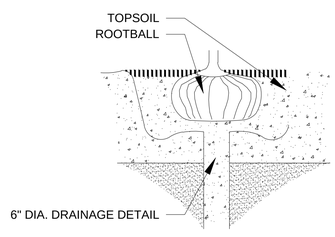


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

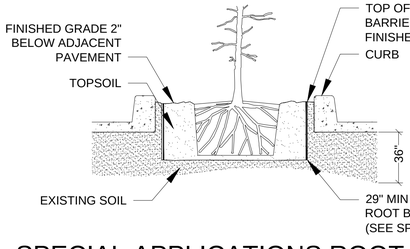
LANDSCAPE AREA PREPARATION DETAIL

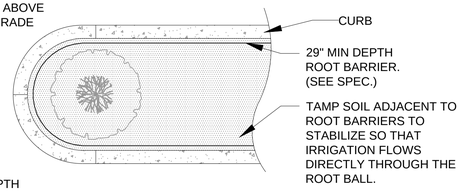
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

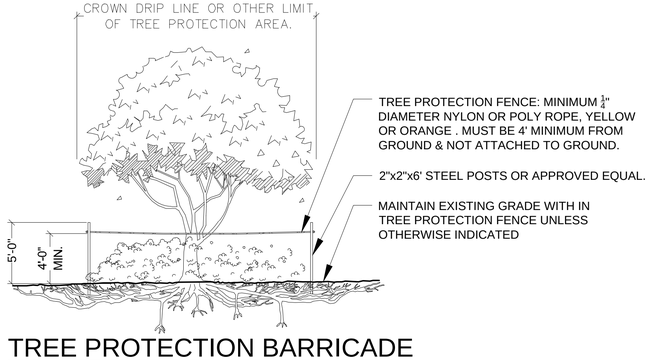




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 5' OF PAVEMENT, CURB AND OR UTILITY LINES.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

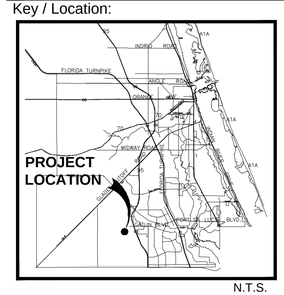
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-022(

Key / Location:



Project Team:

Owner/Developer:
Mattamy Homes
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426
561-739-7902

Engineer:
Kimley-Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
772-794-4100

Surveyor:
Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton, FL 33434
561-392-1991

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KENLEY

Landscape Details

Port St. Lucie, Florida
October 06, 2021

City of Port St. Lucie P21-238
PSLUD No. 5421

Date	By	Description
10.06.21	SAW	Initial Submittal
11.05.21	MRY	Response to SPRC comments
01.10.22	MRY	Response to SPRC comments
03.03.22	MRY	Response to SPRC comments

NORTH

SCALE: 1" = 200'

0 100' 200' 400'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	SG	LA18
Project Number	20-276.29	
Municipal Number		
Computer File	Kenley - Landscape Plan.dwg	

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Drawing Name: J:\Projects Active\20-276.29 Mattamy Homes SC4c- Kenley\Landscape\ Apr 05, 2022 - 11:13am Kenley - Landscape Plan.dwg

Capstone Communities Landscape Modification P23-001

Planning and Zoning Board Meeting

February 7, 2023

Bridget Kean, AICP, Senior Planner

CityofPSL.com

APPLICANT AND OWNER

Matt Yates, Lucido and Associates, is acting as the agent for CCC-PSL, LLC, property owner.

CityofPSL.com

PROJECT SUMMARY

- A site plan for Capstone Community Cottages was approved by the City Council on April 21, 2021 (P20-141) and amended on June 27, 2022 (P20-141 A-1).
- Capstone is a horizontal multi-family project of one-story and two-story detached cottages and attached duplexes for a total of 286 dwelling units.
- The building height for the one-story units is twelve (12) feet and the building height for the two-story units is twenty-one (21) feet.
- The project is located at the southwest corner of the intersection of Paar Dr and SW Village Parkway.
- A subdivision plat was approved for the property west of Capstone for 214 single-family residential lots (Kenley).

CityofPSL.com

Code Requirements

- Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses.
- Under Section 154.12 of the Landscape and Land Clearing Code, an applicant can apply for an exemption or modification to the requirement for an architectural buffer wall in a landscape buffer strip and propose enhanced landscaping in lieu of the wall.

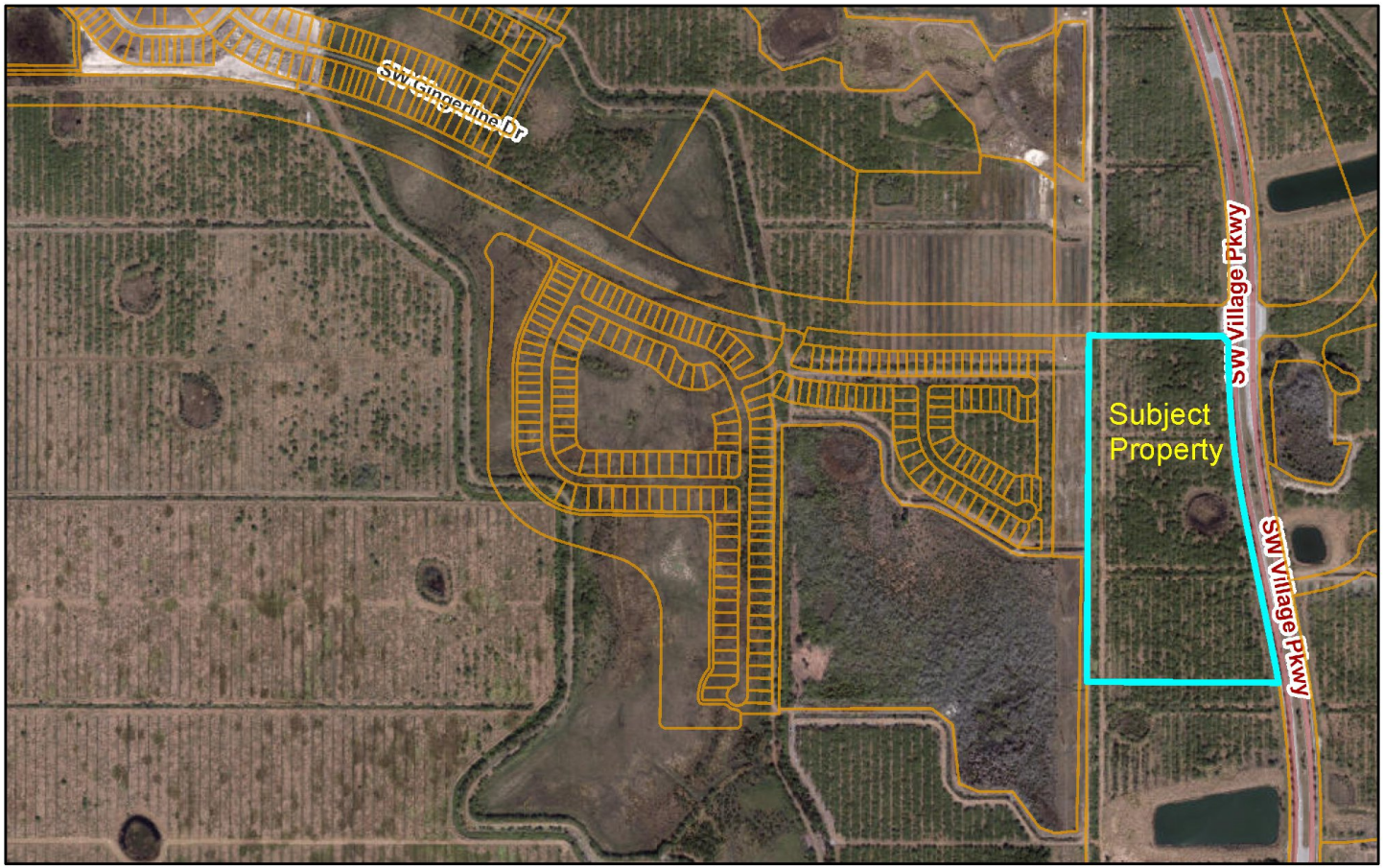
CityofPSL.com

MODIFICATION REQUEST

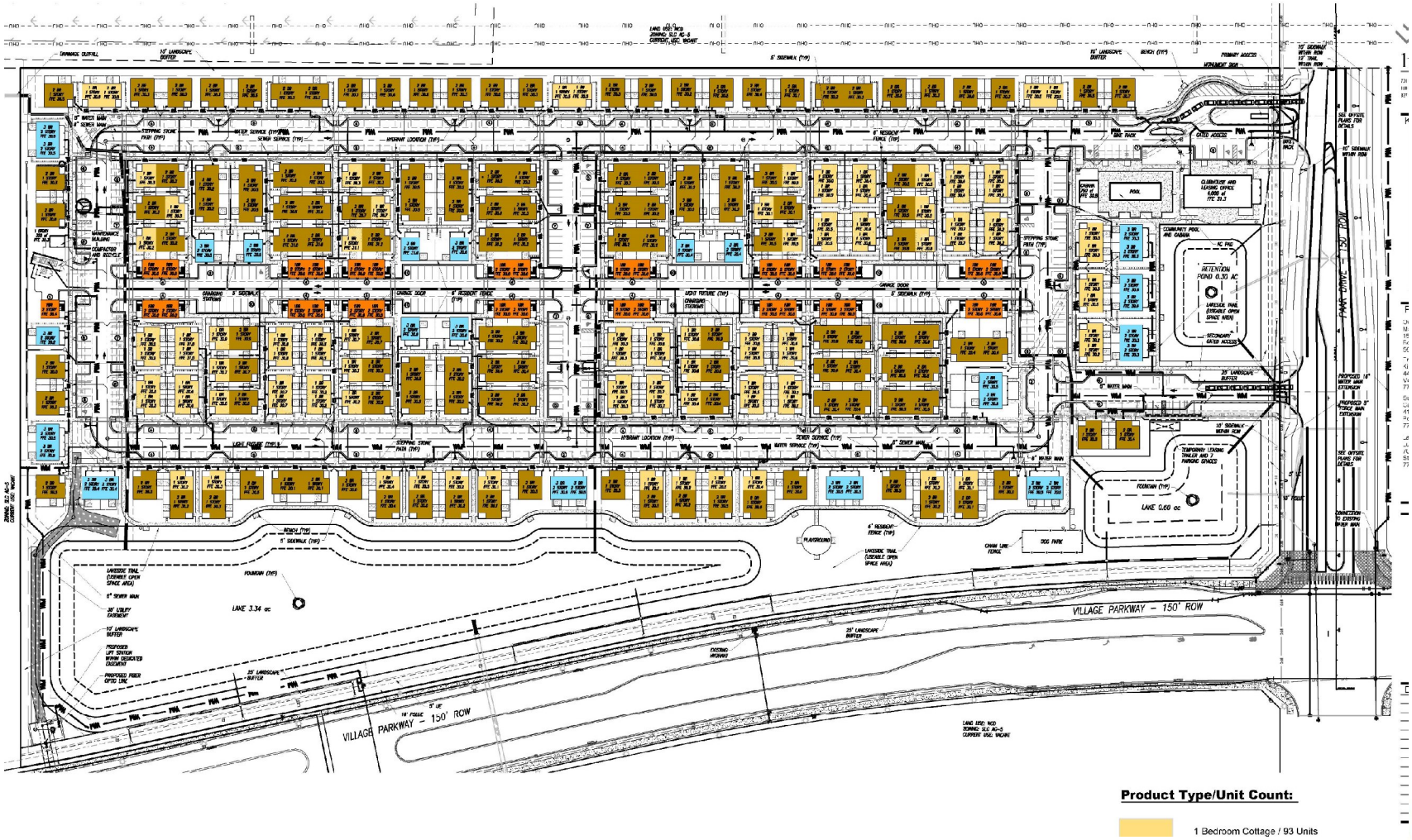
- The request is to allow for enhanced landscaping in lieu of a wall along the western perimeter landscape buffer.
- Capstone Cottages abuts a 170-foot wide FPL easement to the west that is between the Capstone project and the approved Kenley subdivision.
- The southern portion of Capstone also borders a 41 acre open space tract to the west. The open space tract is between Capstone and the approved Kenley subdivision.
- Enhanced landscaping will include a mix of Oak trees with a minimum height of 14 to 16 feet at time of planting, Eagleston Holly trees at a minimum height of 14 feet at time of planting, Sabal Palms with 12 to 14 feet of clear trunk at time of planting and a row of Calusa shrubs four feet tall at time of planting.

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LOCATION MAP



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CityofPSL.com

ONE BEDROOM COTTAGE I



Elevation



Alternate Elevation



Main Floor

Windows & porches vary per elevation

CAPSTONE COTTAGES

692 sq ft

TWO BEDROOM COTTAGE



Elevation



Alternate Elevation



Floor Plan

Windows & porches vary per elevation

CAPSTONE COTTAGES

1050 sq ft

THREE BEDROOM COTTAGE



Elevation



Main Floor Plan
(720 sq ft)



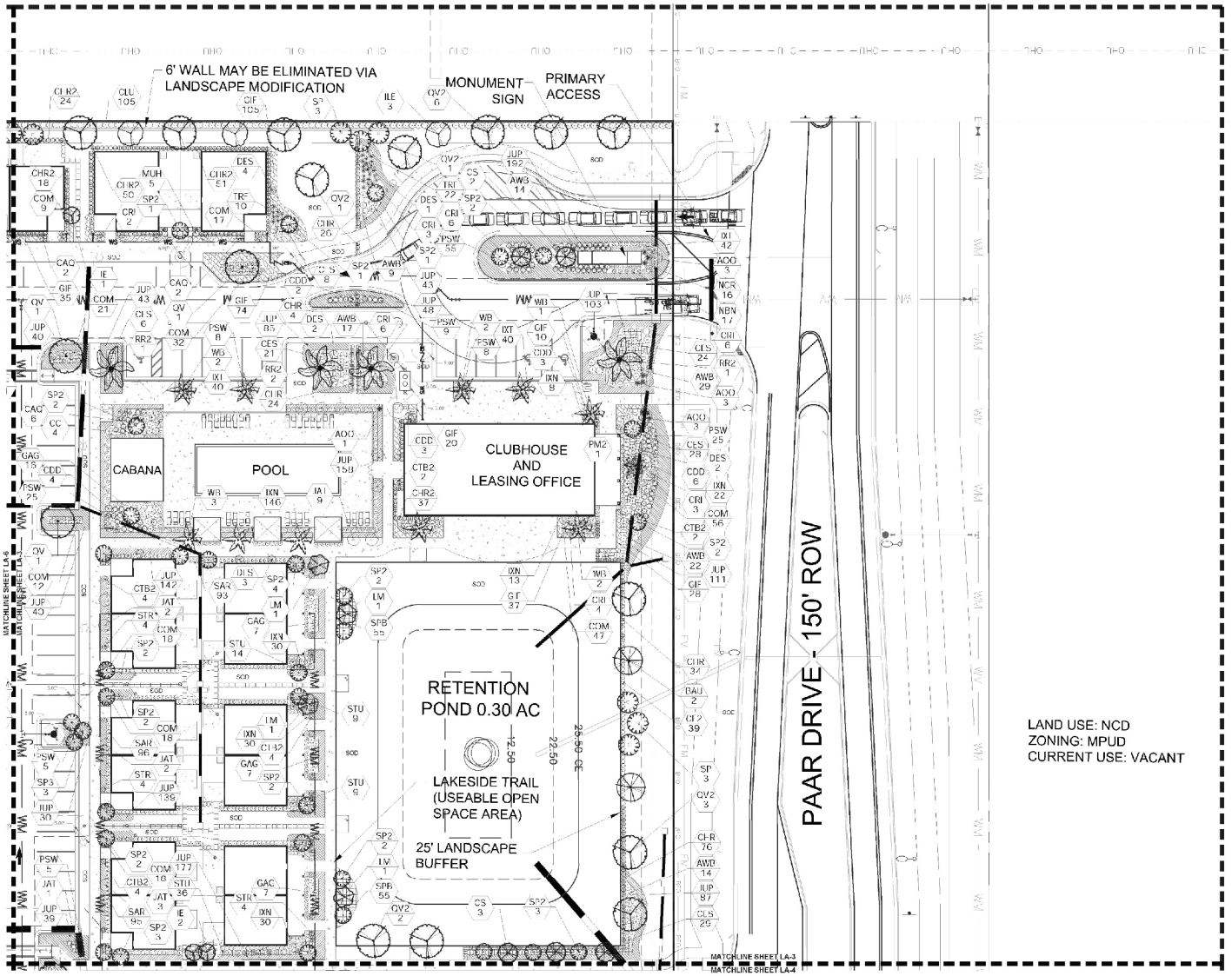
Upper Floor Plan
(626 sq ft)

Windows & porches vary per elevation

CAPSTONE COTTAGES

1346 sq ft

CityofPSL.com



lucido & associates

Key / Location:



Project Team:

Owner/Developer
McKenna Homes
15300 Gateway Blvd, Suite 210
Boynton Beach, FL 33426
561-739-7800

Engineer
Kinsley Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
772-794-4100

Surveyor
Caulfield & Wheeler, Inc
10 SE Fox St, Suite B-102
Port St Lucie, FL 34984
772-408-1300

Landscape Architect and Planner
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34994
772-220-2100

Capstone Community

Port St. Lucie, Florida

Landscape Modification Plan

January 4, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal
1.23.23	MRY	Increase size of hedge

NORTH

SCALE: 1" = 20'

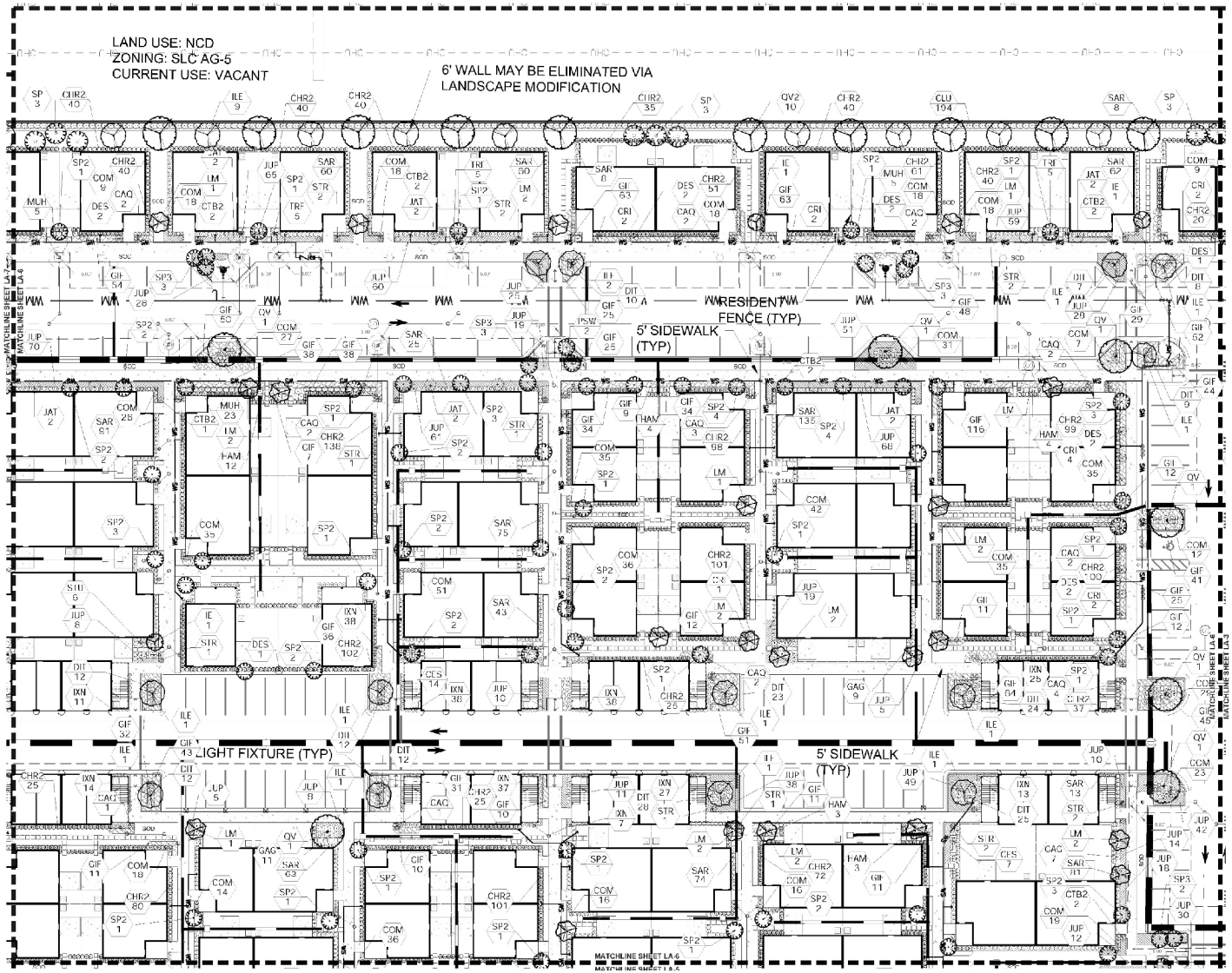
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REG. # 1018
Tremper P. Lucido

Designer	MW	Sheet
Manager	VRY	LA3
Project Number	20-370	
Municipal Number	P20-141-A1	
Computer File	Capstone - Landscape Modification.dwg	

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Key / Location:



Project Team:

Owner/Developer
Mattamy Homes
1500 Gateway Blvd. Suite 215
Boynton Beach, FL 33426
561-750-7902

Engineer
Kimley-Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
772-794-4100

Surveyor
Cx, Wells & Wheeler, Inc
4100 SE Port St. Lucie Blvd
Port S., Lucie, FL 34984
772.408.1630

Landscape Architect and Planner
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34994
772-220-2100

Capstone Community

Port St. Lucie, Florida

Landscape Modification Plan

January 4, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal
1.23.23	MRY	Increase size of hedge

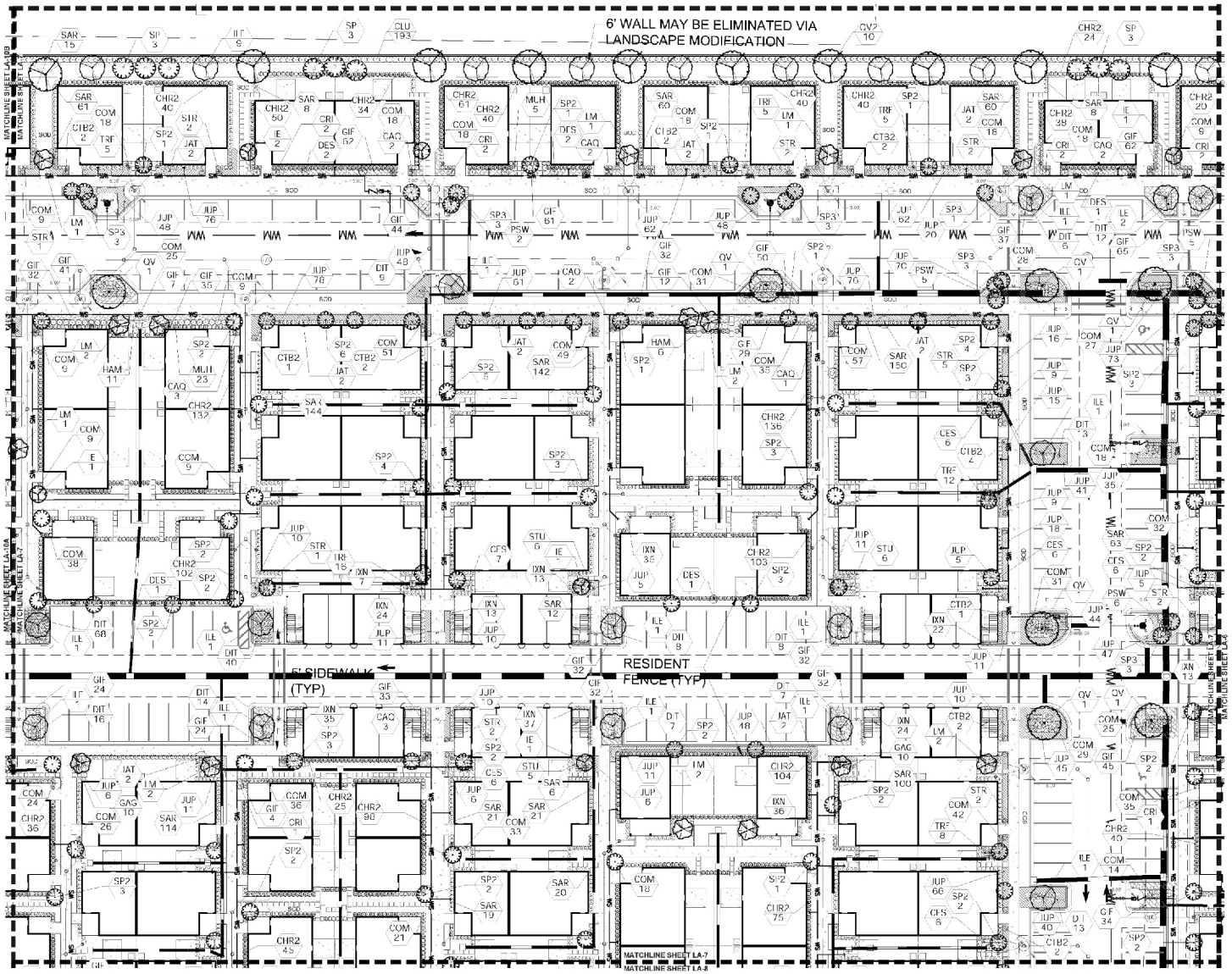
NORTH
SCALE: 1" = 20'
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REG. # 1018
Thomas P. Lucido

Designer	BAV	Sheet
Manager	MRY	LA6
Project Number	20 873	
Municipal Number	P20 141 A1	
Computer File	Capstone - Landscape Modification.dwg	

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Key / Location:

PROJECT LOCATION

Project Team:

Capstone Community

Port St. Lucie, Florida

Landscape Modification Plan

January 4, 2022

City of Port St. Lucie P# 20-141-A1
PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal
1.23.23	MRY	Increase size of hedge

SCALE 1" = 20'

REG. # 1018
Thomas P. Lucido

Designer	BW
Manager	MRY
Project Number	20-371
Municipal Number	P20 141 A1
Computer File	Capstone - Landscape Modification.dwg

Sheet **LA7**

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QUESTIONS OR COMMENTS?

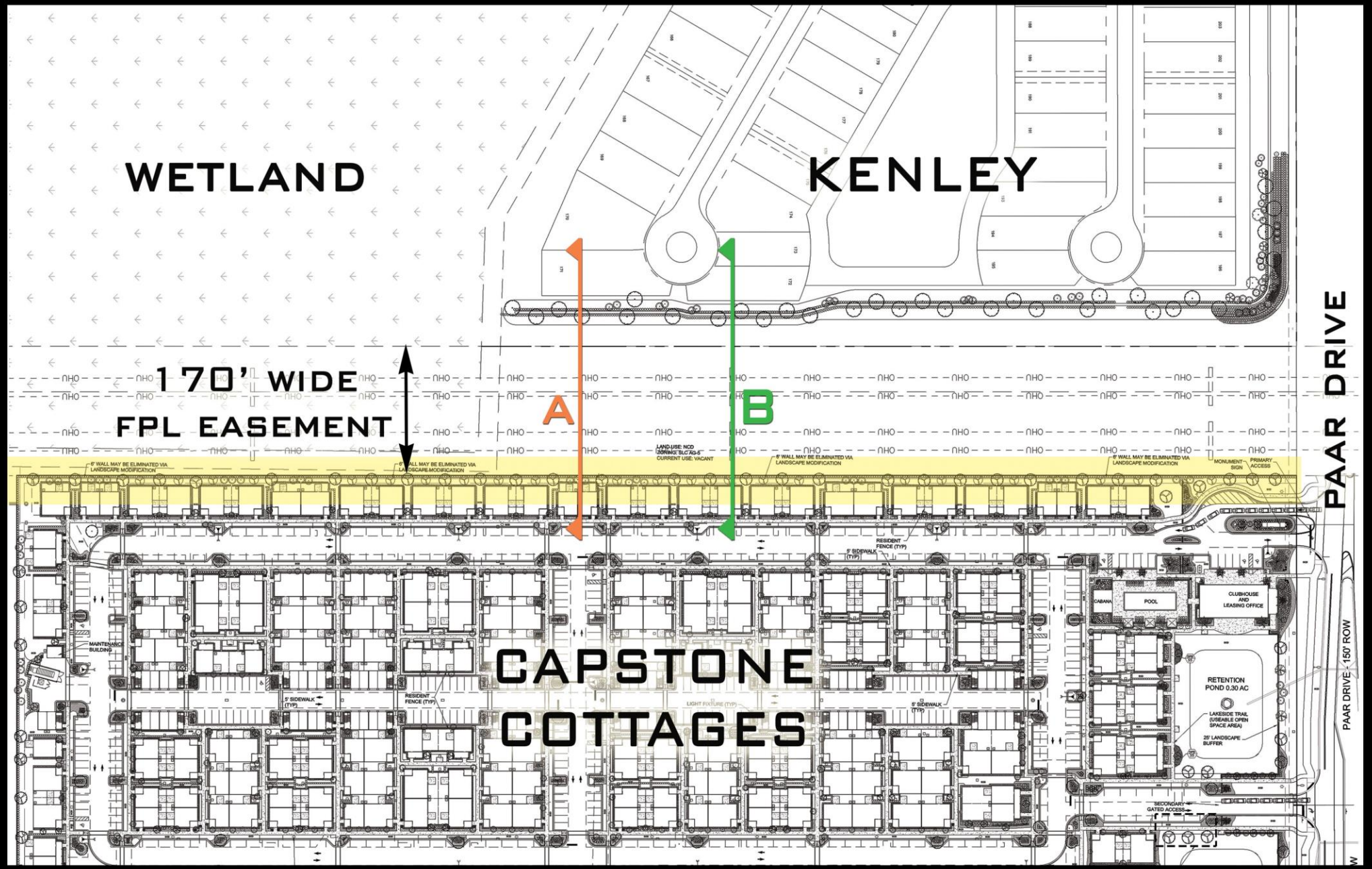
PLANNING AND ZONING BOARD ACTION OPTIONS:

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

CityofPSL.com

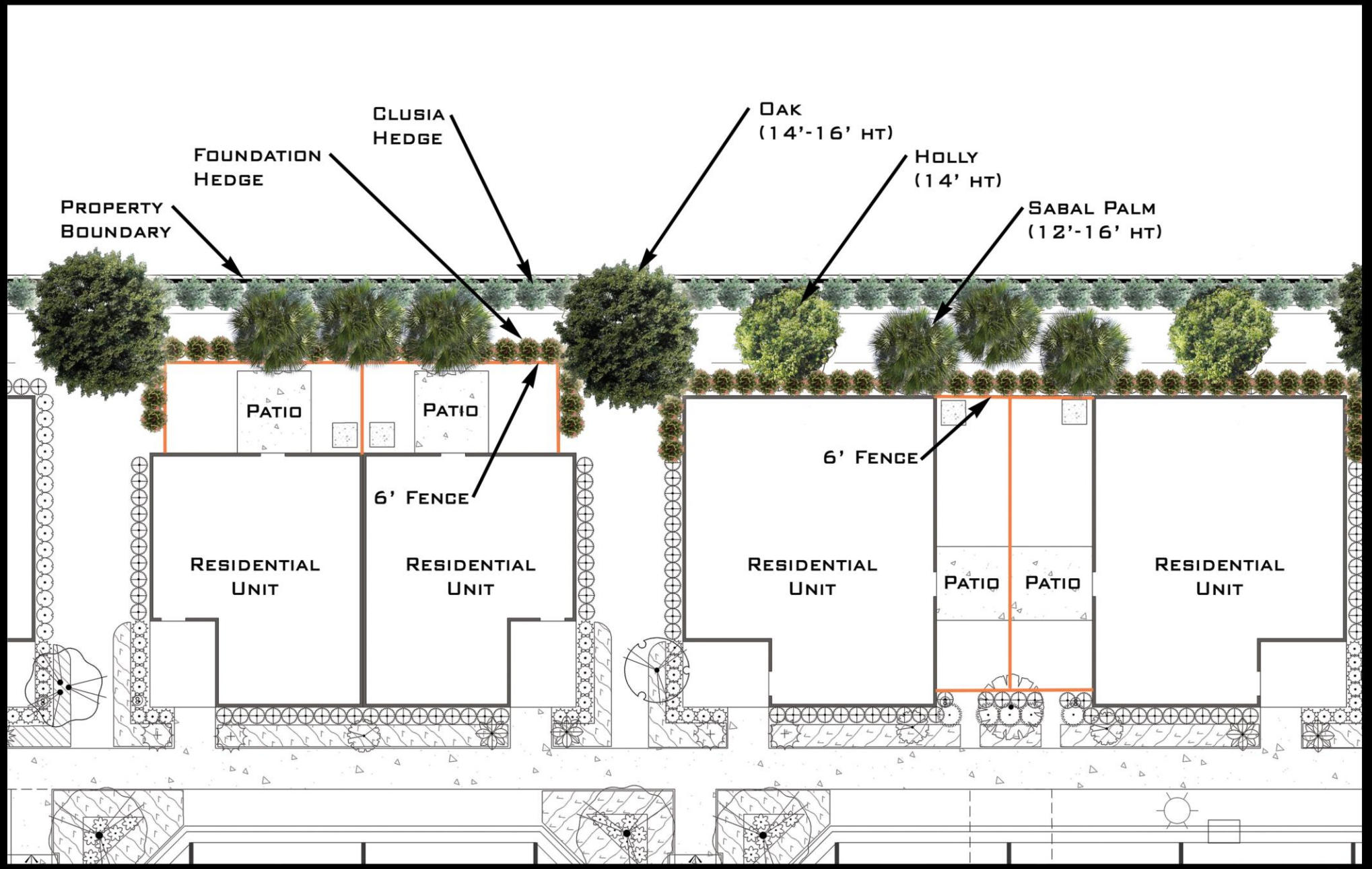
Capstone Cottages

Landscape Modification Exhibits



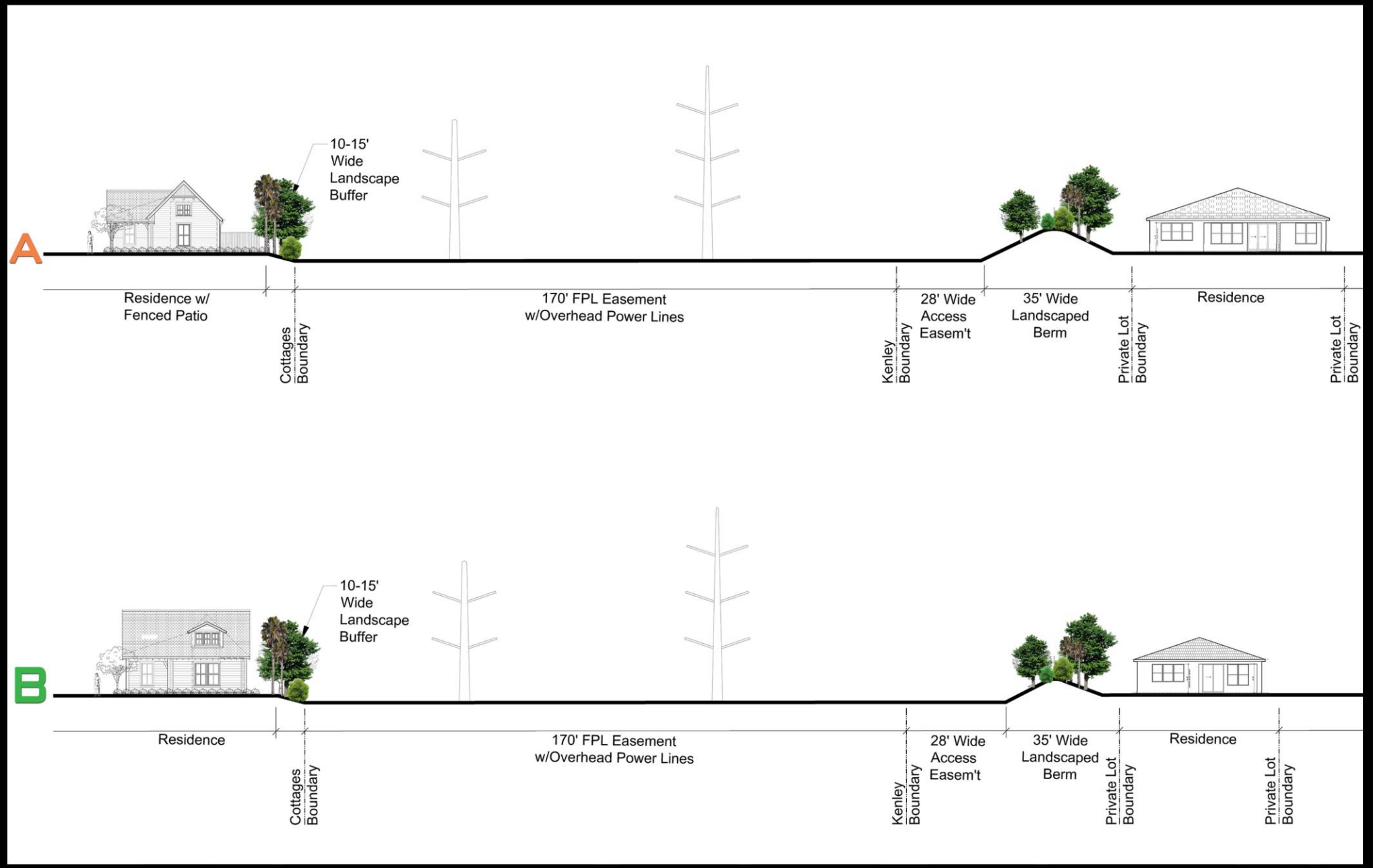
Cottages - Buffer Plan

Port St Lucie, Florida NTS



Cottages - Buffer Plan Enlarged

Port St Lucie, Florida NTS



COTTAGES - BUFFER CROSS SECTIONS

PORT ST LUCIE, FLORIDA NTS