

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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting.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: Pvignier@cityofpsl.com

PROPERTY OWNER:

Name: City of Port St. Lucie, a Florida municipal Corporation
Address: 121 SW Port St. Lucie Blvd.
Telephone No.: 772-871-5434 Email _____

AGENT OF OWNER (if any)

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

PROPERTY INFORMATION

Legal Description: Section 25 BLK 325 Lots 7, 8, 9 & 10 Book 5305
(Include Plat Book and Page) Page 366
Parcel I.D. Number: 3420-620-1836-000-9, 3420-620-1837-000-6, 3420-620-1835-000-2,
3420-620-1834-000-5
Current Zoning: Residential / Commercial
Proposed Zoning: Utility
Future Land Use Designation: _____ Acreage of Property: .92 acres (.23)

Reason for Rezoning Request: _____
The USD intends to include parcels as part of
the Northport site for redevelopment.
Address: 281 NW St. James Drive

[Signature]
*Signature of Owner

Jesus A. Urengo
Hand Print Name

6/2/25
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

Property Identification

Site Address: 237 NW ST JAMES DR
 Sec/Town/Range: 20/36S/40E
 Parcel ID: **3420-620-1835-000-2**
 Jurisdiction: Port Saint Lucie
 Land Use Code: 0000 - Vac Residential
 Account #: **396108**
 Map ID: [34/20N](#)
 Zoning:



Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 8 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.23
 Land Size (SF): 10,000

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft

Powered by Esri

Ownership

City of Port St Lucie
 121 SW Port St Lucie BLVD
 Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	\$20,000
Assessed value:	\$20,000
Exemption value:	\$0
Taxable value:	\$20,000

Property Identification

Site Address: 243 NW ST JAMES DR
 Sec/Town/Range: 20/36S/40E
 Parcel ID: **3420-620-1834-000-5**
 Jurisdiction: Port Saint Lucie
 Land Use Code: 0000 - Vac Residential
 Account #: **77442**
 Map ID: [34/20N](#)
 Zoning:



Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 7 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.23
 Land Size (SF): 10,000

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar, Microsoft

Powered by Esri

Ownership

City of Port St Lucie
 121 SW Port St Lucie BLVD
 Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	\$20,000
Assessed value:	\$20,000
Exemption value:	\$0
Taxable value:	\$20,000

Property Identification

Site Address: 225 NW ST JAMES DR
 Sec/Town/Range: 20/36S/40E
 Parcel ID: **3420-620-1837-000-6**
 Jurisdiction: Port Saint Lucie
 Land Use Code: 1000 - Vac Comm
 Account #: **396107**
 Map ID: [34/20N](#)
 Zoning: Limited Mi

Image
 or
 Sketch
 unavailable
 for display

Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 10 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

Earthstar Geographics

Powered by Esri

Ownership

City of Port St Lucie
 121 SW Port St Lucie BLVD
 Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	\$92,000
Assessed value:	\$92,000
Exemption value:	\$0
Taxable value:	\$92,000

Property Identification

Site Address: 225 NW ST JAMES DR
 Sec/Town/Range: 20/36S/40E
 Parcel ID: **3420-620-1836-000-9**
 Jurisdiction: Port Saint Lucie
 Land Use Code: 1000 - Vac Comm
 Account #: **77443**
 Map ID: [34/20N](#)
 Zoning: Limited Mi



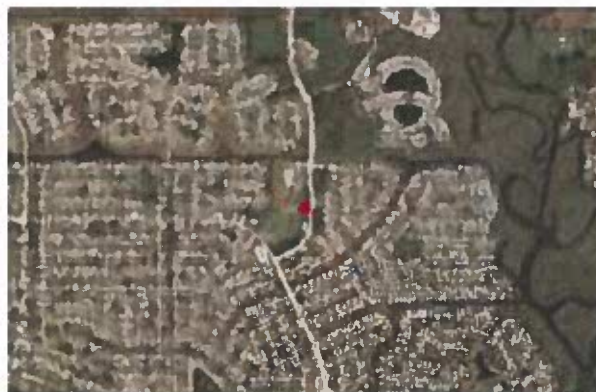
Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 9 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

Earthstar Geographics

Powered by Esri

Ownership

City of Port St Lucie
 121 SW Port St Lucie BLVD
 Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	\$92,000
Assessed value:	\$60,500
Exemption value:	\$0
Taxable value:	\$60,500

Prepared by and return to:
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
File No 25-01-1079

Parcel Identification No 3420-620-1834-000-5

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28th day of April, 2025 between GRBK GHQ St. James, LLC, a Florida limited liability company, whose post office address is 590 Northwest Mercantile Place, Port St. Lucie, FL 34986, of the County of St. Lucie, State of Florida, Grantor, to City of Port St. Lucie Inc., a Florida municipal corporation, whose post office address is 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, of the County of St. Lucie, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

Property 1:

Lot 7, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

Lot 8, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

Lot 9, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

Lot 10, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024, and subject to covenants, restrictions, easements, reservations and limitations of record, if any.

Grantee acknowledges and agrees that there may be deed restrictions, restrictive covenants and such other restrictions appearing on the plat or otherwise common to the subdivision affecting the real property described herein. Grantee's acceptance of title to the real property described herein, which is subject to such restrictions, shall not be construed as a waiver of Grantee's claim of exemption as a governmental unit, from any cloud or encumbrance created by the above-mentioned matters pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

GRBK GHO St. James, LLC

BY: William Handler, Manager

Craig McArthur
WITNESS 1
PRINT NAME: Craig McArthur

1410 19th Place
Vero Beach, FL 32960
WITNESS 1 ADDRESS

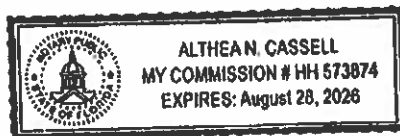
AC
WITNESS 2
PRINT NAME: Althea Cassell

1410 19th Place
Vero Beach, FL 32960
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of April, 2025 by William Handler, Manager on behalf of GHO St. James, LLC, a Florida limited liability company.

AC
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: ☒
OR Produced Identification: ☐

Type of Identification Produced: _____