COUNCIL ITEM 7E
DATE 9/26/11

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: *REGULAR* __X__ *SPECIAL* ____

DATE: SEPTEMBER 26, 2011

ORDINANCE ____ *RESOLUTION* ____ *MOTION* __X__ *PUBLIC HEARING* ____

ITEM: P11-091 Pace 2000
Site Plan Amendment

RECOMMENDED ACTION:

On September 14, 2011, the Site Plan Review Committee unanimously voted to recommend approval of the site plan amendment application.

EXHIBITS:

A. Staff Report
B. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

To convert an old model home center, consisting of three (3) one story home office model buildings, into group homes and associated office space for a treatment center.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING *DATE: 09/16/2011*

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETING OF SEPTEMBER 26, 2011

FROM: JOHN FINIZIO, PLANNER

RE: MINOR SITE PLAN AMENDMENT APPLICATION (PROJECT NO. P11-091) PACE 2000

DATE: SEPTEMBER 15, 2011

APPLICANT: Brad Currie – Land Design South of Florida, Inc. The authorization letter is attached to the staff report.

OWNER: Pace 2000, Inc. – Andrew Nadalin.

LOCATION: The property is located on the southeast corner of Port St. Lucie Boulevard and Cary Street.

LEGAL DESCRIPTION: Port St. Lucie Section 18, Block 705, Lots 1, 2, 40, and 41.

SIZE: 1.05 acres, or 45,712 square feet.

EXISTING ZONING: LMD (Limited Mixed Use).

EXISTING USE: Model homes converted to offices, currently unoccupied.

SURROUNDING USES: North = Port St. Lucie Boulevard, beyond is CG zoning, with an existing multi-bay retail/office building. South = RS-2 (Single Family Residential) zoning with existing homes. East = RS-2 (Single Family Residential) zoning, one lot vacant, and one lot with an existing home. West = P (Professional) zoning with existing office buildings.

This property is located in the City's Conversion Zone, Conversion Area 6, as is the property to the east, west, and north. The property to the south is residential, and is not located in any conversion zone. This site meets all requirements of Conversion Area 6, and these four (4) lots have been unified under a unity of title.

PROPOSED PROJECT: To convert an old model home center, consisting of three (3) one story home office model buildings, into group homes and associated office space for a treatment center.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: Sewer/water will be provided by the City of Port St. Lucie Utilities. This is an existing site that is being renovated; therefore utilities already exist for the site. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation: Staff review indicates that this project will generate approximately 113 daily vehicle trips (ITE Trip Generation Manual, 8th Edition; Land Use Codes 254 Assisted Living Facilities, and 630 Clinic) on the roadways adjacent to this project (Port St. Lucie Boulevard). A LOS for Port St. Lucie Boulevard east of Florida's Turnpike was calculated to have a level "C" in 2007.

Staff finds that this project should not have an adverse effect on transportation level of service for the adjacent roadways.

Parks/Open Space: Not applicable as this is a commercial project.

Stormwater: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. The site plan includes a dumpster (12' x 18') enclosure allowing for both general and recyclable refuse.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: This is an existing development that is being redeveloped. All environmental issues were addressed during the initial site plan process.

Architectural Design Standards: This project has been reviewed and found in compliance with the Citywide Design Standards.

Other: As required by §153.04 (G) (1), Landscape Buffer Strips Abutting Residential or Open Space Land Uses – Wall Required, a six (6) foot architectural wall is being provided along the property's southern property line.

RELATED PROJECTS:

P11-081 Pace 2000, Inc. Rezoning Application. This application rezoned four parcels on the southeast corner of Port St. Lucie Blvd. and Cary St. from P (Professional) to LMD (Limited Mixed Use). This application was approved by City Council on September 12, 2011.

P06-024 Pace 2000, Inc. Site Plan Application. This application proposed converting this site into a construction equipment storage yard. This application was withdrawn by the owner/applicant.

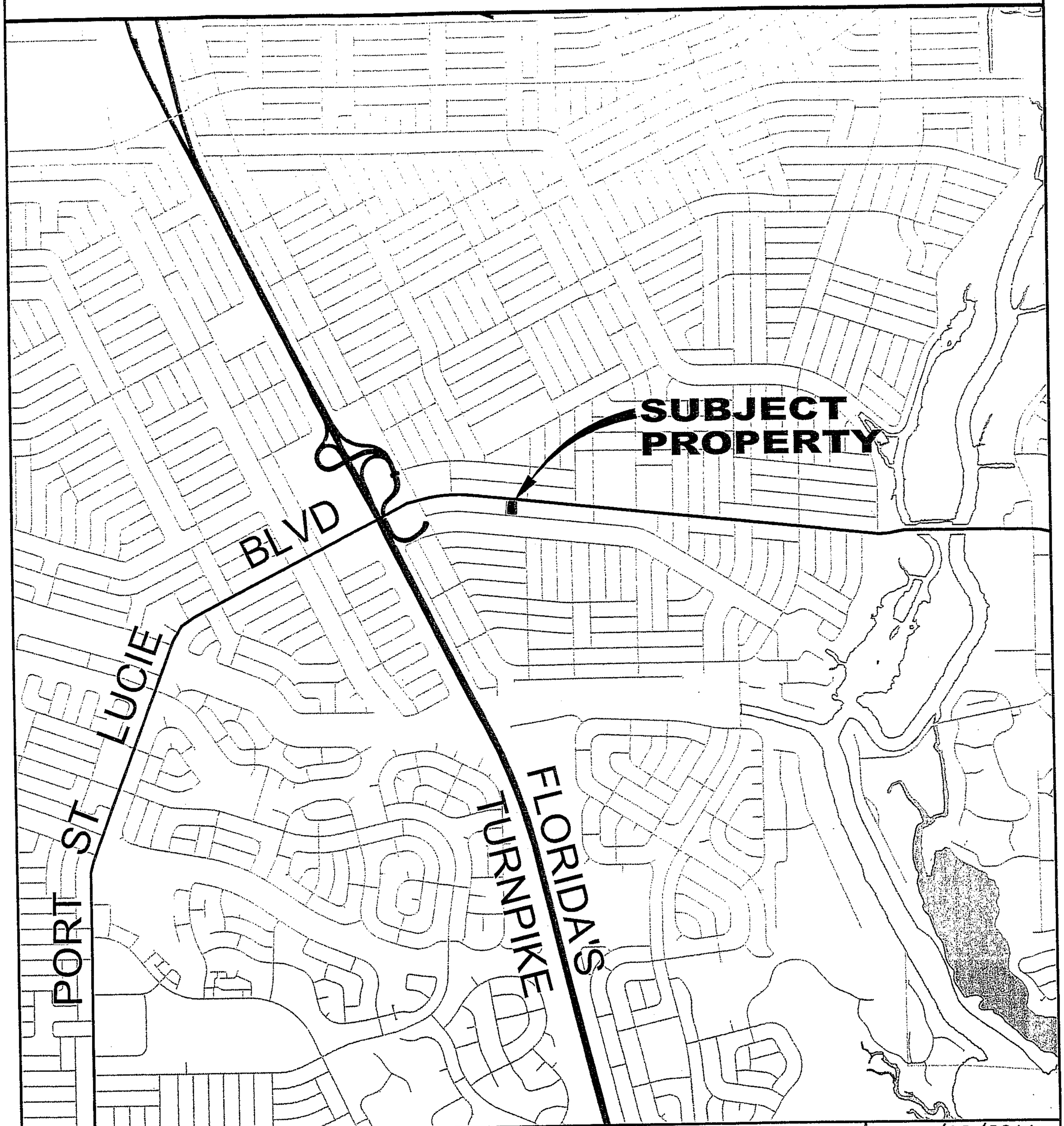
P88-153 Pace 2000 Office/Model Center Site Plan Application. This application created the Pace 2000 model sales center which consisted of three (3) one story home office model buildings. This application was approved by City Council on October 24, 1988.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.

The Site Plan Review Committee reviewed the request on September 14, 2011 and unanimously recommended approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

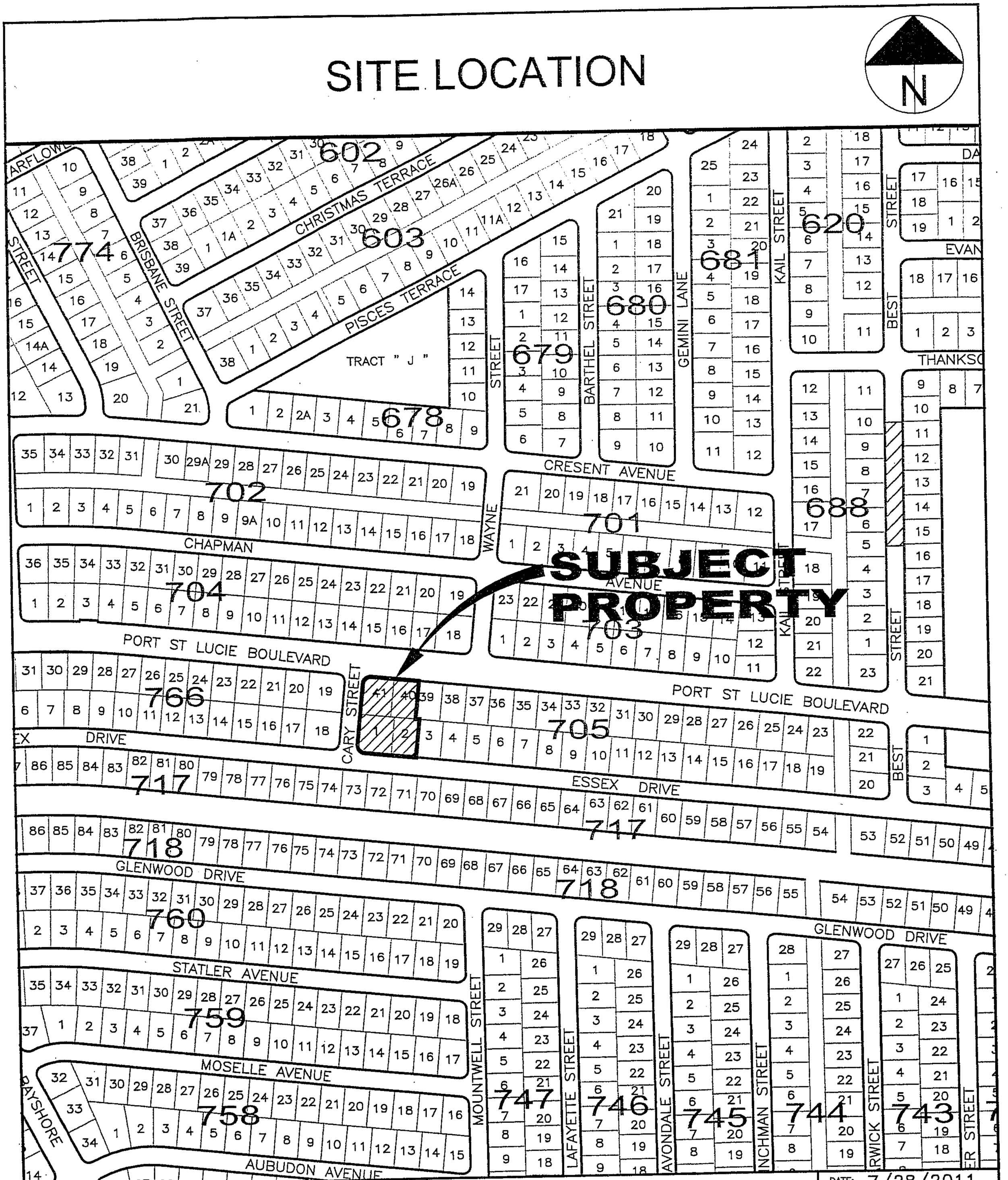
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 1, 2, 40 & 41 BLOCK 705
PORT ST LUCIE SECTION 18

DATE: 7/28/2011
APPLICATION NUMBER: P11-091
CADD FILE NAME: P11-091L
SCALE: 1"=.5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW

LOTS 1, 2, 40 AND 41 BLOCK 705

PORT ST LUCIE SECTION 18

DATE: 7/28/2011

APPLICATION NUMBER: P11-091

CADD FILE NAME: P11-091M

SCALE: 1"=400'

SITE LOCATION

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

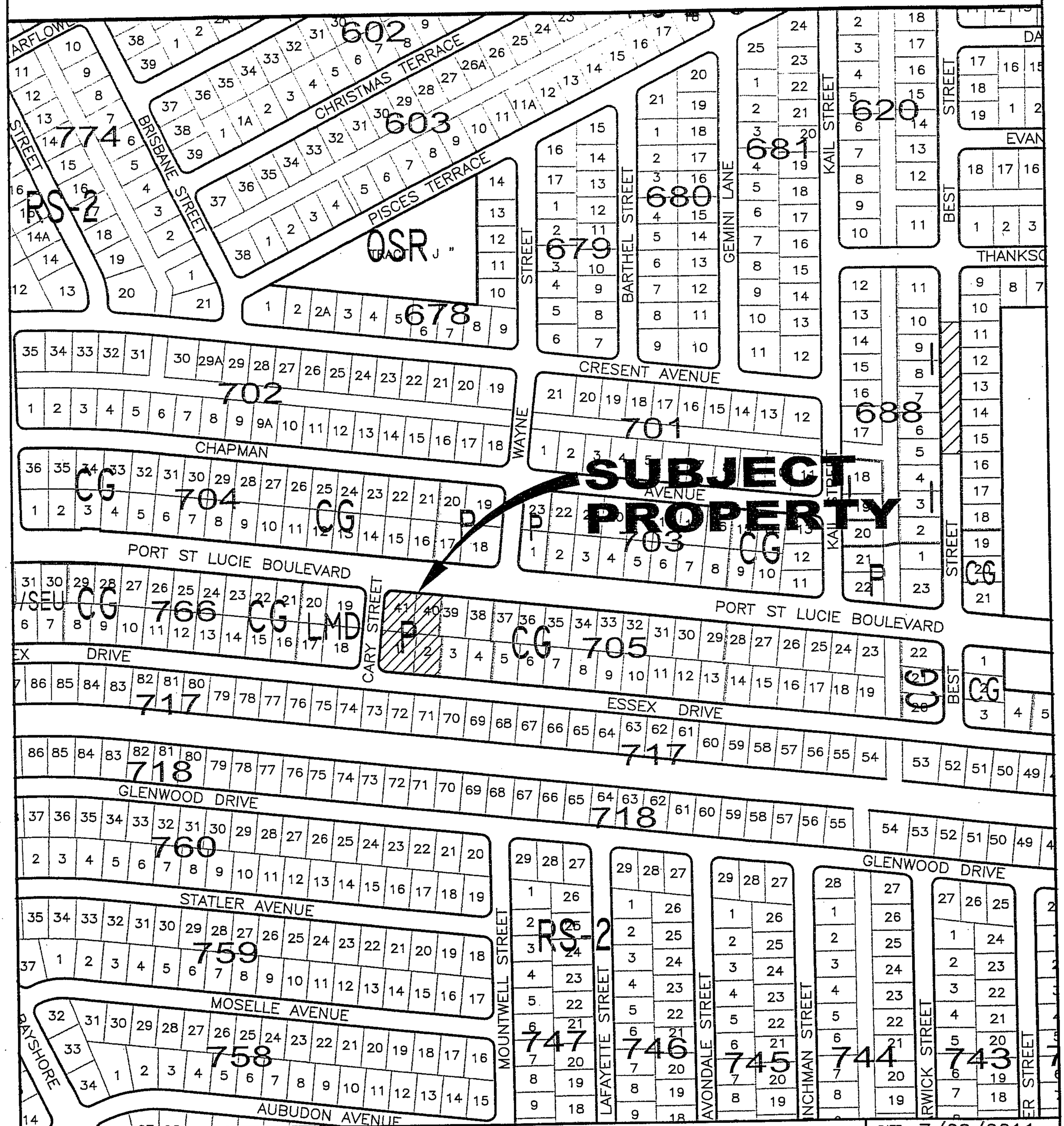
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 1, 2, 40 & 41 BLOCK 705
PORT ST LUCIE SECTION 18
AERIAL JAN 2009

DATE: 7/28/2011
APPLICATION NUMBER: P11-091
CADD FILE NAME: P11-091A
SCALE: 1"=200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW

LOTS 1, 2, 40 AND 41 BLOCK 705

PORT ST LUCIE SECTION 18

DATE: 7/28/2011

APPLICATION NUMBER: P11-091

CADD FILE NAME: P11-091M

SCALE: 1"=400'

APPLICATION FOR SITE PLAN REVIEW _AMENDMENT

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P11-091
Fees (Nonrefundable) $ 1,995.00 Arch.: $ 545.00
Receipt #'s: 11186 + 11187

PROJECT NAME: 208 SW Port St. Lucie Blvd.

LEGAL DESCRIPTION: LOTS 1, 2, 40, 41, BLOCK 705, PORT ST. LUCIE SECTION EIGHTEEN. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 17, 17A THROUGH 17K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOCATION OF PROJECT SITE: 208 SW Port St. Lucie Blvd

PROPERTY TAX I.D. NUMBER: 3420-585-1231-000-2

STATEMENT DESCRIBING IN DETAIL THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Site Plan approval for a Group Home and Medical Office Group Home and Medical Office (Please see attached Justification Statement)

GROSS SQ. FT. OF STRUCTURE (S): Three existing buildings (total 7,607 sf. plus 132 sf. storage building)

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: City of Port St. Lucie

GROSS ACREAGE & SQ. FT. OF SITE: 1.05 acres (45,711 sf.) **ESTIMATED NO. EMPLOYEES: 6

FUTURE LAND USE DESIGNATION: Commercial General ZONING DISTRICT: Proposed LMD

OWNER(S) OF PROPERTY:
Name, Address, Telephone & Fax No.:
Andrew Nadalin - Pace 2000, Inc.
1225 SE Port St. Lucie Blvd. Port St. Lucie, FL
Phone: 772-340-7223 Fax: 772-340-7034

APPLICANT OR AGENT OF OWNER:
Name, Address, Telephone & Fax No.:
Agent: Brad Currie - Land Design South of Florida, Inc.
501 SE Port St. Lucie Blvd. Port St. Lucie, FL 34984
Phone: 772-924-2602 Fax: 561-478-5012

RECEIVED
JUL 20 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

PROJECT ARCHITECT/ENGINEER:
(Firm, Engineer Of Record, Florida Registration No., Contact Person, Address, Phone & Fax No.)
Ryan Wheeler
Caulfield & Wheeler
410 SE Port St. Lucie Blvd. Port St. Lucie, FL 34984
Phone: 772-408-1920 Fax: 772-408-1925

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

***When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

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.

OWNER'S SIGNATURE	HAND PRINT NAME	TITLE	DATE
	ANDY Nadolin	Pres	7-12-11

AGENT CONSENT FORM

Project Name: Pace Property – LMD Rezoning & Minor Site Plan Approval

BEFORE ME THIS DAY PERSONALLY APPEARED Andrew Nadalin WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Land Design South / Bradley J. Currie, AICP to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to, a request to rezone the Pace Property from Professional (P) to Limited Mixed Use (LMD), for 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 residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 23 day of June, 2011, by Andrew Nadalin (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Dana A. Evans
(Signature of Person Taking Acknowledgement)

Dana A. Evans
(Name of Acknowledger Typed, Printed or Stamped)

Office Manager
(Title or Rank)

DD978048
(Serial Number, if any)

(Notary's Seal)

DANA A EVANS
MY COMMISSION # DD978048
EXPIRES June 12, 2014
(407) 398-0153 FloridaNotaryService.com

Owner's Signature

ANDY Nadalin
Owner's Name (Print)

208 S.W Port St. Lucie Blvd
Street Address

PSL FL. 34984
City, State, Zip Code

(772) 340-7223
Telephone

(Owner Pres.)

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Sunbiz

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Previous on List | Next on List | Return To List

Entity Name Search

Submit

No Events | No Name History

Detail by Entity Name

Florida Profit Corporation

PACE-2000, INC.

Filing Information

Document Number	G33664
FEI/EIN Number	592291228
Date Filed	04/18/1983
State	FL
Status	ACTIVE

Principal Address

1225 SE PORT ST. LUCIE BLVD
PORT ST. LUCIE FL 34952

Changed 02/22/2011

Mailing Address

1225 SE PORT ST. LUCIE BLVD UNIT A
PORT ST. LUCIE FL 34952

Changed 01/22/2008

Registered Agent Name & Address

NADALIN, ANDREW
1225 SE PORT ST. LUCIE BLVD
PORT ST. LUCIE FL 34952 US

Name Changed: 05/22/2002

Address Changed: 02/22/2011

Officer/Director Detail

Name & Address

Title P

NADALIN, ANDREW
1225 SE PORT ST. LUCIE BLVD
PORT ST. LUCIE FL 34952 US

Title P

NADALIN, ANDREW V
1225 SE PORT ST. LUCIE BLVD
PORT ST LUCIE FL 34952 US

Annual Reports

Report Year Filed Date

2009	03/17/2009
2010	02/16/2010
2011	02/22/2011

Document Images

02/22/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
03/17/2009 -- ANNUAL REPORT	View image in PDF format
01/22/2008 -- ANNUAL REPORT	View image in PDF format
02/05/2007 -- ANNUAL REPORT	View image in PDF format
01/30/2006 -- ANNUAL REPORT	View image in PDF format
04/14/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
02/03/2003 -- ANNUAL REPORT	View image in PDF format
05/22/2002 -- ANNUAL REPORT	View image in PDF format
04/11/2001 -- ANNUAL REPORT	View image in PDF format
10/25/2000 -- ANNUAL REPORT	View image in PDF format
02/22/1999 -- ANNUAL REPORT	View image in PDF format
03/26/1998 -- ANNUAL REPORT	View image in PDF format
06/26/1997 -- ANNUAL REPORT	View image in PDF format
01/28/1997 -- ANNUAL REPORT	View image in PDF format
04/29/1996 -- ANNUAL REPORT	View image in PDF format
04/28/1995 -- ANNUAL REPORT	View image in PDF format

Note: This is not official record. See documents if question or conflict.

Previous on List Next on List Return To List

Entity Name Search

Submit

No Events **No Name History**

Copyright © and Privacy Policies
State of Florida, Department of State

QUIT-CLAIM DEED

RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name

Address:

1028548

This Instrument Prepared by: Angelo Nadalin.

Address: ~~10766 S. Federal Hwy.~~

Port St. Lucie. Fla. 33452.

Rec Fee $ 6.00 DOUGLAS DIXON
Add Fee $ St. Lucie County
Doc Tax $ .55 Clerk of Circuit Court
Int Tax $ By
Deputy Clerk
Total $ 6.55

'90 FEB 27 P2:10
1028548 BH

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, *Executed this* 1 *day of* October *, A. D. 19*88 *, by*

Eastgate Investments, Inc. a Florida ~~Corporation~~

first party, to Face 2000 Inc. a Florida Corporation.

whose postoffice address is ~~10766 S. Fed. Hwy., Port St. Lucie, Fl. 33452.~~ 1229 S.E. Port St Lucie Blvd. Port St Lucie Fla 34952

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of $* 10.00 *, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* St. Lucie *State of* Florida. *, to-wit:*

Lots 1.2.3.40.41, Block 785, PORT ST. LUCIE SECTION EIGHTEEN. according to the Plat thereof, as recorded in Plat Book 13, Page 17. 17A through 17K of the Public Records of St. Lucie County, Florida.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

EASTGATE INVESTMENTS, INC. L.S.

ANGELO NADALIN, PRES. L.S.

STATE OF FLORIDA,
COUNTY OF ST LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ANGELO NADALIN. to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of October A. D. 1988.

Benedetta D'Anatolile

O.R. BOOK 679 PAGE 2023

COUNTERSIGN BY: BANCO FORM 6

Return to: (Name and Address)

Name: 1028548

Address:

This instrument Prepared by: Angelo Nadalin.

Address: ~~10766 S.Federal Hwy.~~

Port St. Lucie. Fla. 33452.

Rec Fee $ 6.00 DOUGLAS DIXON
Add Fee $ ____ St. Lucie County
Doc Tax $ 6.55 Clerk of Circuit Court
Int Tax $ ____ By ____
Deputy Clerk
Total $ 6.55

'90 FEB 27 P2:10
1028548 6M
FILED AND RECORDED
DOUGLAS DIXON
ST. LUCIE COUNTY

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 1 day of October, A. D. 19 88, by

Eastgate Investments, Inc. a Florida Corporation

first party, to Face 2000 Inc. a Florida Corporation.

whose postoffice address is ~~10766 S.Fed. Hwy., Port St. Lucie, Fl. 33452.~~ 1229 S.E. Port St Lucie Blvd. Port St Lucie Fla 33452

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie State of Florida, to-wit:

Lots 1,2,3,40,41, Block 705, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, as recorded in Plat Book 13,Page 17, 17A through 17K of the Public Records of St. Lucie County, Florida.

STATE OF FLORIDA
DOC. STAMPS
$0.55

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

EASTGATE INVESTMENTS, INC. (SEAL)

ANGELO NADALIN, PRES. (SEAL)

STATE OF FLORIDA,
COUNTY OF ST LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ANGELO NADALIN.

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of October, A. D. 1988.

OR BOOK 679 PAGE 2023

CHELSEA TITLE P.S.L. BLVD. #77

Prepared by: MARILYN L. RUSSELL
CHELSEA TITLE COMPANY
1229 S.E. PORT ST. LUCIE BLVD. PORT ST. LUCIE, FL 34952
Incidental to the issuance of a title insurance policy.
File No.: 2061494-437
Parcel ID # 3410-801-1233-000/6
Tax Folio(s) ID # 083-10-2417, 078-38-2994

Doc Issued: $ 0.00
Doc Tax : $ 508.50
Int Tax : $ 0.00

WARRANTY DEED
(CORPORATE)

This WARRANTY DEED, dated September 2, 1994
by
PACE 2000, INC., a Florida corporation

whose post office address is
308 SW PORT ST. LUCIE BOLVD PORT ST. LUCIE, FL 34984
hereinafter called the GRANTOR, to
MARCEL SIMEON and PRISCILLE SIMEON, his wife

whose post office address is
34-72 111TH STREET, CORONA, NY 11368-1320
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.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable consideration, receipt thereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in St. Lucie County, Florida, viz:

Lot 3, Block 705, PORT ST. LUCIE SECTION EIGHTEEN, according to the plat thereof, recorded in Plat Book 12, Pages 17, 17A through 17I of the Public Records of St. Lucie County, Florida.

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1349484 OR BOOK 0919 PAGE 1282
Recorded: 09-12-94 04:07 P.M.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1994 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

PACE 2000, INC.

Signed in the presence of the following witnesses:

Signature: Anita Errico-Smith
Print Name: Anita J. Errico-Smith

Signature: Marilyn L. Russell
Print Name: Marilyn L. Russell

By: Angelo Madalin
ANGELO MADALIN
President

State of Florida
County of St. Lucie
I am a notary public of the state of Florida, and my commission expires: _____
THE FOREGOING INSTRUMENT was acknowledged before me on September 2, 1994 by
ANGELO MADALIN, President

of
PACE 2000, INC., a Florida corporation

, on behalf of the corporation.
He/She is personally known to me or has produced personally known as identification and _____ (type of identification) (did/did not) take an oath.

Signature: Marilyn L. Russell
Print Name: Marilyn L. Russell
Notary Public

Notary Seal
MARILYN L. RUSSELL
Notary Public, State of Florida
My Comm. Exp. Sep 1, 1998
Comm. No. CC 380117

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3629094 09/16/2011 at 09:39 AM
OR BOOK 3324 PAGE 2571 - 2571 Doc Type: UT
RECORDING: $10.00

This instrument was prepared by:
Pam Booker Hakim, Senior Assistant City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
3420-585-1231-000-2
P11-081

UNITY OF TITLE

In consideration of the issuance of a Permit to **Pace 2000, Inc.**, as "Owner" in Port St. Lucie, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described as follows, to-wit:

Lots 1, 2, 40 and 41., Block 705, Port St. Lucie Section Eighteen, according to the plat thereof, as recorded in Plat Book 13, pages 17, 17A through 17K, of the Public Records of St. Lucie County, Florida.

In the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs, successors and/or assigns until such time as the same may be released in writing by the City Council.

3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County.

Signed, sealed, and acknowledged on the 17 day of August, 2011, in St. Lucie County, Florida.

Pace 2000, Inc.

Lorraine Murphy
Witness
(Print Name): Lorraine Murphy

By: _____

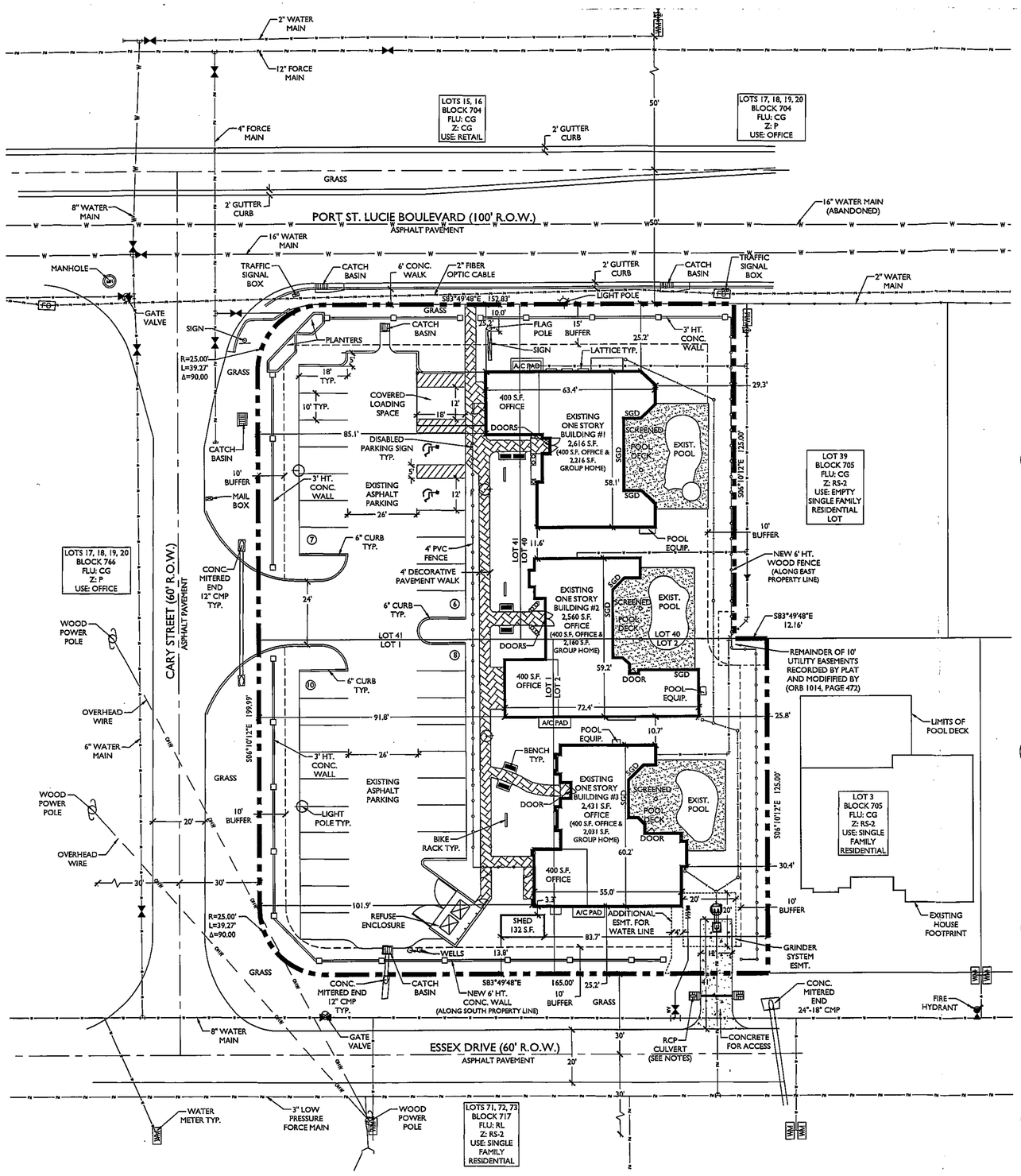
Lucy Pagan
Witness
(Print Name): Lucy Pagan

STATE OF FL
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 17 day of ~~March, 2010,~~ August 2011 by Andrew Nudal.N, for Pace 2000, Inc., who ☒ is personally known to me, or ☐ produced _____ as identification.

Dana A Evans
Notary Public

DANA A EVANS
MY COMMISSION # DD978048
EXPIRES June 12, 2014
(407) 398-0153 FloridaNotaryService.com



NOTES

1.) ANY AND ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
2.) CITY OF PORT ST. LUCIE ENGINEERING DEPARTMENT SHALL DETERMINE THE RCP CULVERT SIZE, LENGTH AND INVERTS.
3.) PRIOR TO ANY CONSTRUCTION IN A CITY EASEMENT, THE PROPERTY OWNER SHALL SUBMIT AN APPLICATION TO THE CITY'S ENGINEERING DEPARTMENT AND OBTAIN A PERMIT FOR COMMERCIAL REVOCABLE ENCROACHMENT.
4.) THIS PROJECT IS NOT VESTED FOR ANY MUNICIPAL FEES BASED ON THE DATE OF CITY COUNCIL APPROVAL. ALL FEES ARE CALCULATED AT THE TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR THE CITY DEPARTMENTS.

DRAINAGE STATEMENT

THIS PROJECT IS AN EXISTING SITE, WHICH IS BEING SLIGHTLY MODIFIED TO RECONFIGURE THE PARKING LOT PORTION OF THE SITE. THE STORMWATER SYSTEM FOR THE SITE, WHICH CONSISTS OF AND EXISTING EXFILTRATION SYSTEM, PROVIDES STORMWATER STORAGE FOR THE SITE. THE PROPOSED SITE PLAN RESULTS IN A REDUCTION IN IMPERVIOUS AREA FOR THE SITE, DUE TO THE REMOVAL OF PARKING SPACES FOR PROPOSED LANDSCAPE BUFFERS AND ISLANDS. THE EXISTING DRAINAGE SYSTEM IS ADEQUATE TO ACCOMMODATE THE STORM WATER REQUIREMENTS FOR THE PROPOSED SITE PLAN MODIFICATION.

TRAFFIC STATEMENT

THIS SITE WILL OPERATE AS A GROUP HOME. THIS TYPE OF FACILITY IS NOT INCLUDED IN THE ITE TRIP GENERATION, 8TH EDITION. THEREFORE, BASED ON THE PROPOSED OPERATIONS FOR THE SITE WITH 7 EMPLOYEES, CONSERVATIVE RATES WERE USED IN ORDER TO DETERMINE THE TRIP GENERATION FOR PEAK HOUR CONDITIONS UNDER THE MAXIMUM INTENSITY. THIS PROJECT ANTICIPATES 70 TRAFFIC TRIPS DAILY AND 7 TRAFFIC TRIPS DURING PEAK HOUR.

LEGEND

AC. = ACRES	MIN. = MINIMUM
A/C = AIR CONDITION	OHW = OVERHEAD ELECTRIC WIRE
CONC. = CONCRETE	R = RADIUS
CMP = CORRUGATED METAL PIPE	R.O.W. = RIGHT-OF-WAY
DBH = DIAMETER BREAST HEIGHT	S = SOUTH
E = EAST	S.F. = SQUARE FEET
EQUIP. = EQUIPMENT	SGD = SLIDING GLASS DOOR
L = LENGTH	TYP. = TYPICAL
MAX. = MAXIMUM	

SITE DATA

CITY OF PORT ST. LUCIE PROJECT NUMBER	P11-081
SITE ADDRESS	208 S.W. PORT ST. LUCIE BLVD.
PARCEL ID NUMBER	3420-585-1231-000-2
EXISTING FUTURE LAND USE DESIGNATION	COMMERCIAL GENERAL (CG)
EXISTING ZONING DISTRICT	(LMD) LIMITED MIXED USE DISTRICT
GROSS SITE AREA	(1.049 AC.) 45,711.62 S.F. (100%)
IMPERVIOUS AREA	(0.623 AC.) 27,137 S.F. (59%)
BUILDING COVERAGE (TOTAL)	(0.178 AC.) 7,739 S.F. (29%)
PAVEMENT & SIDEWALK COVERAGE	(0.445 AC.) 19,398 S.F. (71%)
PERVIOUS AREA	(0.426 AC.) 18,575 S.F. (41%)
TOTAL BUILDING SQUARE FOOTAGE	7,739 S.F.
BUILDING #1 (400 S.F. OFFICE & 2,216 S.F. GROUP HOME)	2,616 S.F.
BUILDING #2 (400 S.F. OFFICE & 2,160 S.F. GROUP HOME)	2,560 S.F.
BUILDING #3 (400 S.F. OFFICE & 2,031 S.F. GROUP HOME)	2,431 S.F.
SHED	132 S.F.
BUILDING COVERAGE (40% MAX.)	16.93%
MAXIMUM BUILDING HEIGHT	35 FT.
TOTAL PARKING REQUIRED	18 SP.
OFFICE (1SP./200 S.F.)-1,200 S.F. OFFICE	6 SP.
GROUP HOME (CONGREGATE CARE-.5 SP./D.U.+1 SP./EMPLOYEE)-9 BEDROOMS & 7 EMPLOYEES	12 SP.
TOTAL PARKING PROVIDED	31 SP.
HANDICAP SPACES REQUIRED	2 SP.
HANDICAP SPACES PROVIDED	2 SP.
LOADING SPACE REQUIRED	1 SP.
LOADING SPACE PROVIDED	1 SP.

PROJECT TEAM

DEVELOPER:
PACE 2000, INC.
1225 SE PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34952
(772) 340-7223

ENGINEER/SURVEYOR:
CAULFIELD & WHEELER
7301A W. PALMETTO PARK RD., SUITE 100A
BOCA RATON, FL 33433
(561) 392-1991

LAND PLANNER/LANDSCAPE ARCHITECT:
LAND DESIGN SOUTH OF FLORIDA INC.
400 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FL 33409
(561) 478-8501

ARCHITECT:
ONE PULSE DESIGN STUDIO, INC.
5880 NE 4TH AVENUE
MIAMI, FL 33137
(561) 213-0499

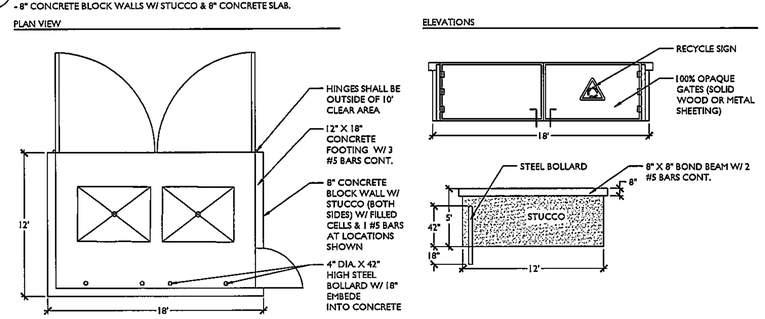
DESCRIPTION

LOTS 1, 2, 40, 41, BLOCK 705, PORT ST. LUCIE SECTION EIGHTEEN. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 17, 17A THROUGH 17K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

A TYPICAL REFUSE ENCLOSURE

N.T.S.

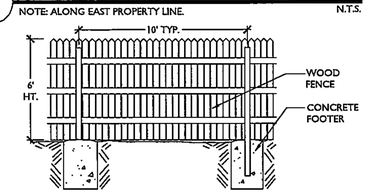
NOTES:
- 8" CONCRETE BLOCK WALLS W/ STUCCO & 8" CONCRETE SLAB.



B TYPICAL 6' HT. WOOD FENCE

NOTE: ALONG EAST PROPERTY LINE.

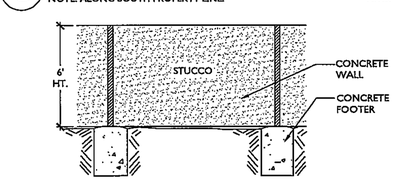
N.T.S.



C TYPICAL 6' HT. CONCRETE WALL

NOTE: ALONG SOUTH PROPERTY LINE.

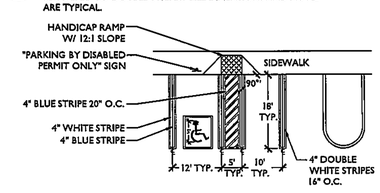
N.T.S.



D TYPICAL 90 DEGREE PARKING DETAIL

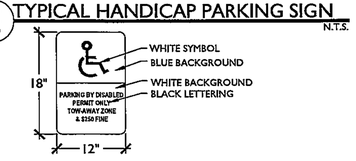
NOTE: THE EXISTING PARKING LOT SINGLE STRIPES ARE TO BE RE-STRIPED TO DOUBLE STRIPES. ALL DIMENSIONS AND NOTES ARE TYPICAL.

N.T.S.



E TYPICAL HANDICAP PARKING SIGN

N.T.S.



LAND DESIGN SOUTH
Planning | Landscape Architecture
Environmental Services | Transportation
400 Columbia Drive, Suite 110 • West Palm Beach, FL 33409
Telephone: 561-478-8501 Fax: 561-478-5012

COUNCIL ITEM 7E
DATE 9/26/11

PACE 2000, INC.
SITE PLAN
CITY OF PORT ST. LUCIE, FLORIDA

RECEIVED
SEP 16 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

REVISION DATES		
DATE	APPROVAL	NOTES
05/09/11		SITE PLAN AMENDMENT-INITIAL SUBMITTAL
06/03/11		CONSTRUCTION PLAN SUBMITTAL
08/17/11		SITE PLAN AMENDMENT-RESUBMITTAL
09/14/11		SITE PLAN AMENDMENT-RESUBMITTAL

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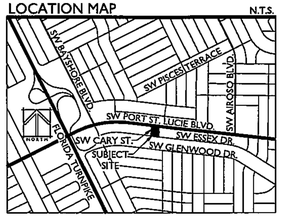
CITY OF PORT ST. LUCIE
PROJECT NUMBER P11-091

LOCATION MAP

N.T.S.

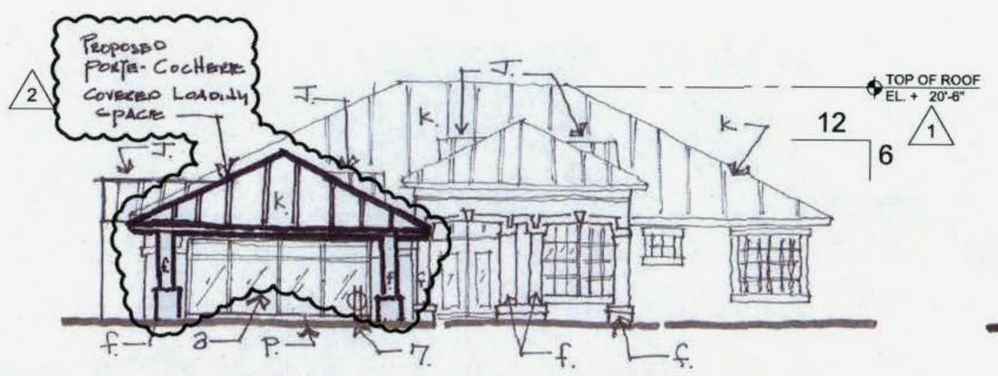


NORTH

0 10' 20' 40' 60'
SCALE: 1" = 20'-0"

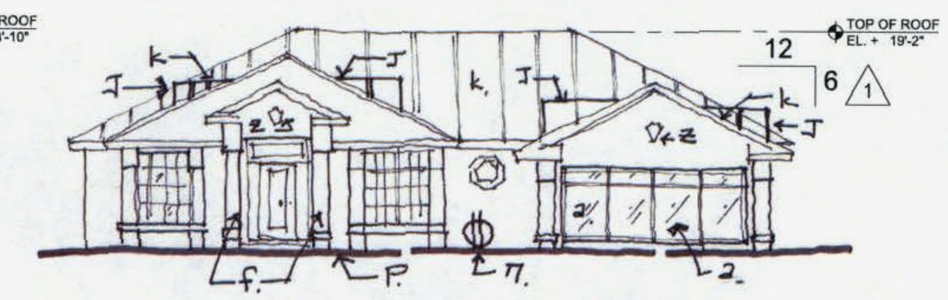
DRAWN BY:	RHD
DRAWING #:	2011-09-15_SP_1206.9.dwg
FILE #:	1206.9

SHEET #
1 OF 1



SIDE ELEVATION

SIDE ELEVATION



SIDE ELEVATION

Design Standards (That need to be implemented per section IV of design standards.)

7. Bike racks at each entrance within 25' of entrane

Architecture Elements (existing approved)

a. Predominantly Vertical, Rectangular, Windows

f. Square Columns

Architecture Elements (Proposed)

1 j. Dormer

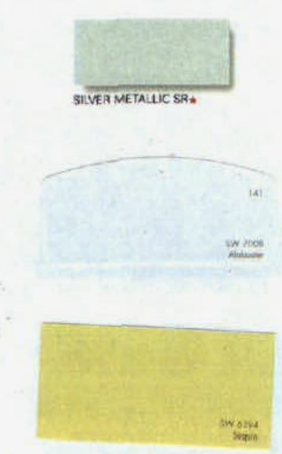
n. Lattice Detailing

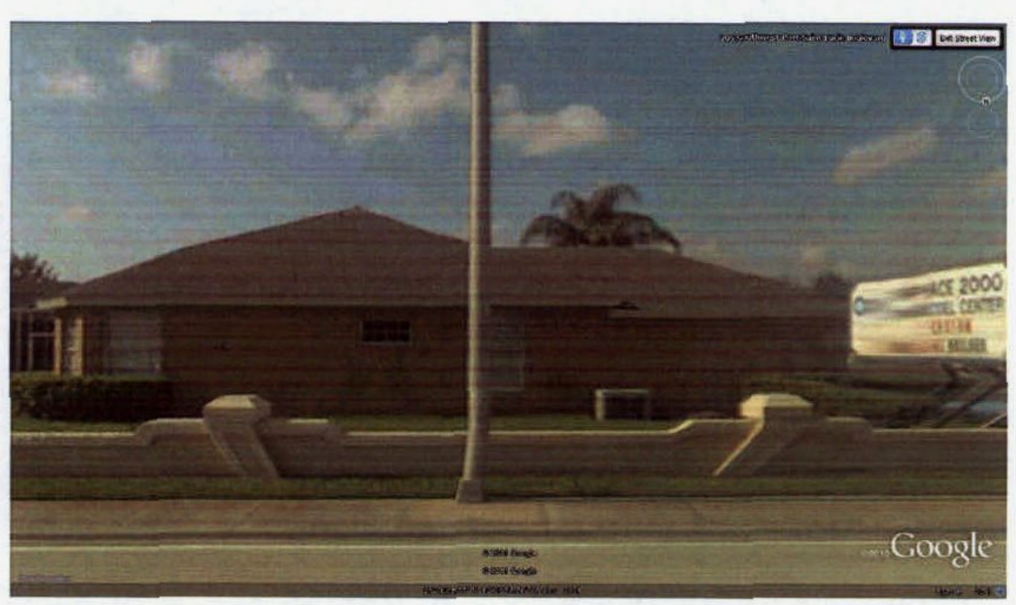
k. Metal Roof

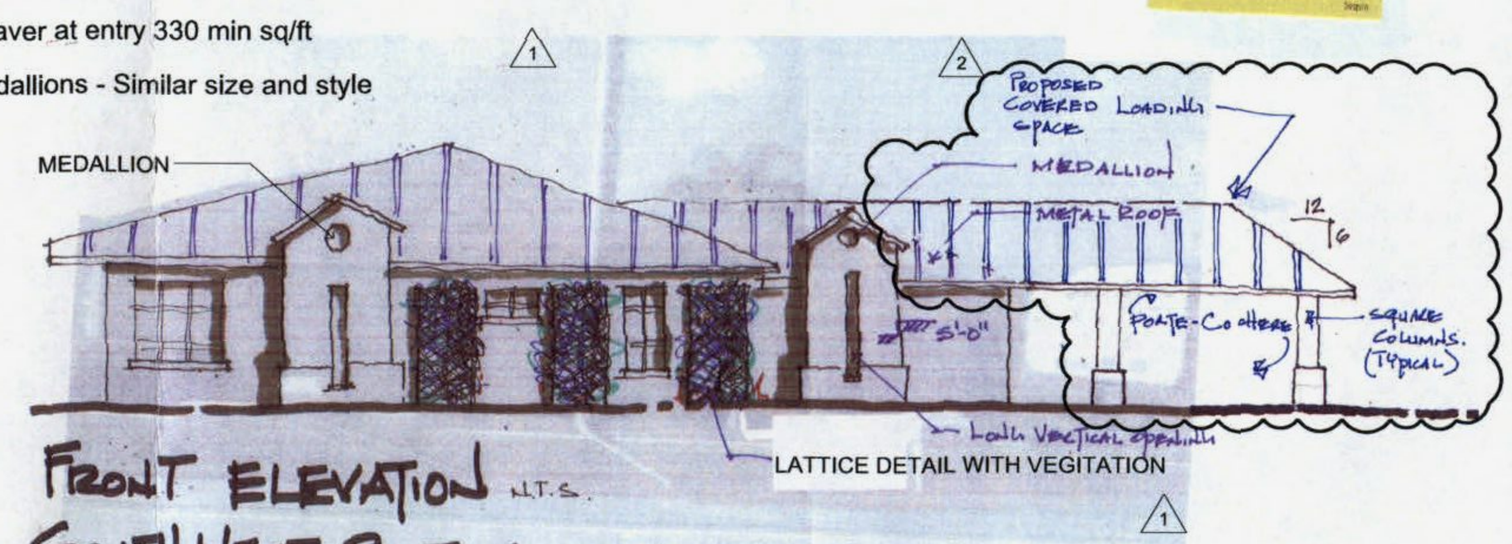
p. Stone or Paver at entry 330 min sq/ft

z. Freeze/Medallions - Similar size and style

EXTERIOR COLOR SCHEME	
ROOF	UNA-CLAD FIRE STONE, SILVER METALLIC
BUILDING	SW 6394 SEQUIN
TRIM	SW 7008 ALABASTER







FRONT ELEVATION N.T.S.
SOUTHWEST PORT SAINT LUCIE BLVD.

1 PROJECT No. P11-091

ONE PULSE DESIGN STUDIO

architecture + interiors + planning + branding

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rick@onepulseds.com
AA 26002111

CONSULTANTS

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208 Southwest Port Saint Lucie Blvd
Port Saint Lucie, FL

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Seal:

Rick Hernandez
Frank Presta, AR 0016047

Revisions

NUMBER	ISSUE	DATE
1	PLANNING & ZONING COMMENTS	08-15-11
2	PLANNING & ZONING COMMENTS	08-31-11

Sheet Information

Date	07-19-11
Job Number	11007
Scale	N.T.S.
Drawn	E.P.
Checked	R.H.
Approved	F.P.

Title

ELEVATION STUDY

Sheet

A-3.0