

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

COUNCIL ITEM 7E  
DATE 3/26/12

AGENDA ITEM REQUEST

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MEETING:                   REGULAR   X                     SPECIAL     

DATE:                       March 26, 2012

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ORDINANCE      RESOLUTION      MOTION   X   PUBLIC HEARING     

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ITEM:                   MAJOR SITE PLAN APPLICATION  
                          PROJECT NO. P11-141  
                          FOUNTAINVIEW PLAZA

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**RECOMMENDED ACTION:** The Planning and Zoning Board reviewed the request on February 7, 2012 and recommended approval with a vote of 5 to 2.

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**EXHIBITS:**

- A. Staff Report
  - C. Support Materials
- 

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:** The proposed project consists of ten buildings for a total of 402,500 gross square feet. The buildings consist of two 97,000 square foot, 4 story residential buildings with 80 dwelling units each; one 65,000 square foot, 4 story residential building with 55 dwelling units; one 45,000 square foot, 4 story office building; one 56,000 square foot, 4 story office building; one 21,500 square foot, 3 story office building; one 5,800 square foot, 1 story retail building; one 5,200 square foot, 1 story retail building; one 5,000 square foot, 1 story restaurant; and one 5,000 square foot, 1 story daycare building.

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

None.

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**SUBMITTING DEPARTMENT: PLANNING and ZONING   DATE: March 14, 2012**

**CITY OF PORT ST. LUCIE  
PLANNING AND ZONING BOARD MEETING MINUTES  
FEBRUARY 7, 2012**

A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Parks at 1:30 p.m., on February 7, 2012, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

**1. CALL TO ORDER**

**2. ROLL CALL**

Members Present: Susan E. Parks, Chair  
Charles Rooksberry, Vice Chair  
Brian Battle, Alternate  
Bryan Gardner  
William Blazak, Secretary  
Ken Martin  
Ernie Ojito

Others Present: Councilman Jack Kelly  
Gregory J. Oravec, Assistant City Manager/  
CRA Director  
Pam E. Booker, Senior Assistant  
City Attorney  
Daniel Holbrook, Planning and Zoning  
Director  
Anne Cox, Assistant Planning  
And Zoning Director  
Roxanne Chesser, Engineering Department  
John Finizio, Planner  
Katherine Huntress, Planner  
Bridget Kean, Senior Planner  
Thresiamma Kuruvilla, Planner  
Marty Sanders, St. Lucie County  
School District  
Joan Weissman, Planning Technician  
April C. Stoncius, Deputy City Clerk

**3. DETERMINATION OF A QUORUM**

Chair Parks stated that a quorum was present.

**4. PLEDGE OF ALLEGIANCE**

Vice Chair Rooksberry led the assembly in the Pledge of Allegiance.

**5. APPROVAL OF MINUTES - JANUARY 3, 2012**

There being no corrections, the minutes were unanimously approved.

**6. CONSENT AGENDA**

**A. P11-141 FOUNTAINVIEW PLAZA PUD - SITE PLAN**

→ Chair Parks advised that Item 6 A, P11-141 would be moved to the ← end of the meeting.

**7. PUBLIC HEARINGS**

Chair Parks stated, "The applicant or agent for the applicant must be present. If no representative is present for the application, it may be tabled to the following month's meeting. Anyone wishing to speak on any item may approach the podium after the issue has been opened for the public to comment. Each person wishing to speak may do so for not more than three minutes. Please state your name when you come to the podium. You may speak only once for each agenda item. Your comments and concerns are very welcome. However, we must maintain order and provide time for everyone."

**A. P12-006 CITY OF PORT ST. LUCIE - AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN FOR SOUTHERN GROVE**

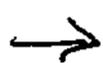
Mr. Holbrook said, "This is the second draft of the proposed modification to the Community Redevelopment Plan for Southern Grove. The City of Port St. Lucie's Community Redevelopment Agency is the applicant. City staff is the representative for the applicant, and has prepared the attached plan. At the Community Redevelopment Agency Board meeting of August 15, 2011, the Board unanimously recommended the approval of the proposed modification of the Community Redevelopment Plan to include an additional area commonly referred to as Southern Grove, which is a DRI, subject to the City Council's determination that the redevelopment of the area is necessary pursuant to Chapter 163, Florida Statutes."

Mr. Holbrook stated, "On August 29, 2011, the City Council, after holding a public hearing, adopted Resolution 11-R50, finding the redevelopment of Southern Grove necessary pursuant to the Florida Statutes, which prompted staff to prepare a modification of the Community Redevelopment Plan. The City hired outside consultants that prepared both a legal opinion as to the legality of including Southern Grove as a part of the Community Redevelopment Area, and to provide tax increment revenue

you will see when we get into the Site Plan. We have elevators in our buildings, so we can appeal to a very broad scale of people."

Mr. Gardner said, "We looked at the occupancy statistics with the service stations a couple of months back, as far as the amount of gas pumps there were to people, and it was a concern. It concerns me with the amount of vacant real estate that we are going to green light a project like this in the name of getting this parcel sold. I support the development process, but I want to make sure we are picking the right use for it." Mr. Ojito stated, "I'm torn in the sense that I'm for mixed use, as I think that it is something that works. The problem I have is that if I vote for this, we will end up with a Site Plan that I don't think has any merit. When you look at mixed uses, residential over retail and a more pedestrian friendly type of mixed use will use less asphalt. I know there are a lot of parking requirements, but the issue that I have is that if we vote for this, then we lose our leverage with the Site Plan. That is something that we need to look at." Secretary Blazak said, "We have before us the amendment to allow residential, and we will work towards the Site Plan. I see it as a plus to have this. I think there is a market, and we have a developer that wants to bring us a new project. There is certainly a need for it in that area, and they have covered the positives for it. Obviously, the Site Plan Review Committee has looked at it and there is something that they like, as they unanimously approved it. I think for the amendment to have residential in this area is fine."

Secretary Blazak **moved** to recommend approval of P11-140, Fountainview Plaza, PUD Amendment Number 3. Mr. Martin **seconded** the motion, which **passed** by roll call vote with Mr. Battle, Mr. Martin, Secretary Blazak, Chair Parks, and Vice Chair Rooksberry voting in favor, and Mr. Gardner and Mr. Ojito voting against.



**6A. P11-141 FOUNTAINVIEW PLAZA PUD - SITE PLAN**



Ms. Huntress said, "Cotleur and Hearing is acting as the agent for the owner, HL St. Lucie, LLC. The property is legally described as Lot 6, St. Lucie West Plan Number 164, second replat, and is approximately 16 acres. The existing zoning is the Fountainview Plaza Planned Unit Development and the existing use is clear vacant land with partial pavement. The proposed project consists of 10 buildings for a total of 402,500 gross square feet. The buildings consist of the following: two 97,000 square foot four-story residential buildings, 80 dwelling units each, one 65,000 square foot four-story residential building with 55 dwelling units, one 45,000 square foot four-story office

building, one 56,000 square four-story office building, one 21,500 square foot three-story office building, one 5,800 square foot one-story retail building, one 52,000 square foot one-story retail building, one 5,000 square foot one-story restaurant, and one 5,000 square foot one-story daycare building. The project has been reviewed for compliance with Chapter 160 City Code regarding provision of adequate public facilities and found in compliance. The Site Plan Review Committee reviewed the request at their meeting on December 28, 2011, and unanimously recommended approval. 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."

Donaldson Hearing, Cotleur and Hearing, representing the applicant, said, "I want to introduce Mr. James Knuckle with HL St. Lucie, LLC and Center Star Development as well as our Civil Engineer, Mr. Roderick Kennedy and our traffic engineer, Sean McKenzie. This is an exciting project. I have worked with a lot of projects with mixed uses that have been very successfully done, so I'm very excited about the project, the Site Plan, the architecture and how it is being delivered. As you are aware, the site is located south of St. Lucie West Boulevard on the east side of I-95. It is about 15.64 acres in size. There is commercial zoning all around the site, but you will also notice that there is multifamily, which is The Belmont community that is in higher density to the east; further east is an even lower density. There is a great combination of density, which is one of the things that we try to achieve from a planning perspective. We appreciate all of the comments that The Belmont community has, and we are committed to try to address those. All of their comments are valid and we will address those. Some infrastructure has already been put in place, and there is an existing main street. It is a beautiful parcel that has sat vacant for a long time. What we are proposing could really be a jewel at the entry gate of St. Lucie West, and I think it will be something that you will be very proud of. The PUD would allow for a 75-foot building being adjacent to the Belmont community. The previous Site Plan that was approved had a 65-foot building adjacent to The Belmont, and it was a large hotel similar to this one. We are proposing to reduce that with the transition that we propose. Our total development in front of you is 122,000 square feet of office and 10,800 square feet of retail. We don't see this as being a retail power center, but we see the opportunity for a bakery or a small café or restaurant. It will be stores that will serve the needs of the businesses and those that might be staying in the hotel, as well as the needs of the residents that will be there. We do have a 5,000 square foot restaurant pad, a 5,000 square foot preschool, because we think

if we can bring some employment base here, that a preschool would be a good synergistic use, and there are 215 proposed residential units. The Site Plan has four points of entrance. The primary point of entrance is at the existing main street location, and there are three others at logical locations to provide a sense of mobility in and out of the project. The two buildings that are northwest are both retail buildings, and we are trying to create a vibrant pedestrian type of a feeling. We are not proposing to vertically integrate residential over commercial, because that won't work. We have a good understanding of what will work. We have a two-story office building that is 21,000 square feet, and two four-story office buildings that are about 122,000 square feet in total."

Mr. Hearing continued, "We would have a pool that will provide a recreational opportunity. We are proposing an interconnection between the Belmont community and this project so that there is an opportunity for them to engage and enjoy the site. It is a one-way access point for The Belmont's use only. If they don't want the access point now, but they may want it in the future, we have provided for that. We also have a very comprehensive network of pedestrian walkways that interlink the different uses that we have together. The architecture is extremely well articulated and it is very proportionate. It is a classical style of architecture with a different articulation at the ground level. We are planning for the future, and for the building to have flexibility at the ground level, so it is a higher floor plate. It is articulated that way so that in the event in the future there is an opportunity for additional retail uses, we planned for it. We would have to come back to you to get approval, but we have planned for it. On the north side there will be another one-story building, flanked by a two-story building in the back and then a four-story building. We have worked to create some very interesting architecture. This is high quality and well thought out architecture that our client is proposing to deliver. At the end of the street as an amenity there is an architectural element, which is something that we try to provide as a terminated vista. We want this place to be something that people can walk to and when you have a tall element, like the dome element, it gives somebody a viewpoint to walk to, as well as providing some variety. This will be a true mixed use project where all of the buildings are different. The architecture is four-sided, so all of the architecture on both the commercial buildings and the residential buildings are articulated with architecture. There is no front or back. There are doors and access points on both sides. We have pedestrian corridors on both sides and a paver system that goes between the courtyard and in between the buildings. You won't find too many developers who want to take a 5,000 square foot retail building

and split it in two, because it is very expensive. There are double the walls, but he is doing it specifically, because for him, he understands that if he provides for some of this retail, this ancillary use, that it will be an amenity to attract a higher quality tenant in the office building. At a cost, he is doing this and we are pointing that out because we really are trying to cater to the pedestrian movement. We would hope it would become an amenity for the residents of the Belmont and help them sell their homes, because it is something that you would want to be around."

Mr. Hearing stated, "The residential buildings are also articulated with the same architectural style, very classical. They are very different than a traditional garden apartment, as they are usually three-story walk-ups, and they are not air conditioned. They are the most inexpensive buildings that you can build. All of the other apartments that were built in St. Lucie West have all been converted to condominiums. These have elevators and are courtyard buildings that have a great design. You can access these buildings from the street and from the courtyard, and we have an air conditioned corridor interior. We want to provide an amenity for the residents. Our architecture is superior, and the landscape will be spectacular."

Mr. Hearing advised, "We have been in contact with the Belmont community and they have expressed some concerns regarding the landscape buffering. All of the landscape buffering that abuts the Belmont would go in the first phase of development. They had concerns with the Dumpster location, and suggested that we use a trash compacter that doesn't make noise. My client is open to work with the residents on that. The potential for noise from the pool we don't think will be an issue. We think there is a real market for a project that has rentals with a professional management system, because we provide a lifestyle with all of the amenities that a high-end luxury apartment environment that people come to expect. Our buildings are all four stories, and our pool is located well over 100 feet from any residential area. There are several pools that are in close proximity, and there haven't been any arguments. Pools are one of those things that you would demand in a community that you were going to buy in, but truly how often do you go to a pool? I have a pool in my backyard, and I haven't been in it for a year. The types of clientele that we are gearing towards are not going to be noisy and loud around the pool area. It is a little over 800 square feet. We have substantially landscaped it, and we think that it is truly mitigated given the distance and relationship of them. Staff has asked us to consider providing pedestrian gates to The Belmont. This is for their benefit, and they can control it with a key card. We are proposing substantial landscape buffering in

the first phase. The previous Site Plan that was approved had a wall of building along the eastern boundary that was 45 feet tall. Our buildings are residential, and only 50 feet tall. We have limited the height to provide a courtyard. We have been working with the residents on the buffering. All that exists now at The Belmont is a chain-link fence with no hedge. We have a 22 to 48-foot buffer and they have a 30-foot buffer, so we have a distance of 52 to 78 feet of pure green. Our buildings are set back with a minimum of 75 feet away, which is further than the past approved Site Plan, or about 105 feet building to building, so we have really tried to be respectful to the residents. This request is a decrease in trips relative to traffic, and does provide that opportunity for the capture of use, but it is a decrease of net trips. Our traffic engineer is here, so should you have a question about traffic, Mr. MacKenzie would be more than happy to talk about that. As far as the market, the gentleman who lived in The Belmont pointed out, the tide will rise with success and everybody's boat will rise with the rising tide. We believe that this positive economic benefit is really significant to the county and to the City, because it would be a \$50 million initial capital investment, which ripples through the economy. Also, the annual ad valorem taxes and others would be very significant. I would be happy to answer any questions that you may have."

Mr. Battle said, "Tell me why mixed use won't work here." Mr. Hearing responded, "You simply cannot get financing for it. We can't vertically integrate them, because in the event that Mr. Knuckle would want to convert them from rental to condominium, he wouldn't have the ability to do it because he couldn't get end user financing in this particular market." Mr. Battle asked, "In your phasing plan, what portions of the residential and office units do you plan to build first?" Mr. Hearing replied, "The first two buildings will be the 5,800 square foot retail building and the 21,000 office building. The residential will be built in the second phase." Chair Parks questioned, "What is the anticipated build out date of this property?" Mr. Hearing answered, "We would hope to be able to start construction within six to eight months. It will probably be a solid 12-month build out for the first phase of development. We would hope the second phase would begin within six to eight months of completing each individual phase. It would be about a five to six year build out of the total plan." Mr. Gardner said, "As far as the commercial property, are there concerns of building in this market, considering how much vacant office space there is in St. Lucie West?" Mr. Hearing responded, "The benefits of this site are that it has great visibility, and there is no bond debt or SAD associated with it. We are seeing some activity, and we think if we build the right product, it will be successful. We want to

build something a little different than just an office building, as we are trying to create something with a strong sense of identity." Mr. Gardner asked, "Do you have any statistics as far as the vacant office space in St. Lucie West?" Mr. Hearing replied, "We have some synergies that we think are special, and there is a good opportunity for us to be able to land people." Mr. Gardner inquired, "Do you have any statistics as far as percentages?" Mr. Hearing replied in the negative and remarked, "I know that the market is picking up." Mr. Gardner questioned, "Mr. Martin, do you have any idea what the vacancy rates are?" Mr. Martin answered, "St. Lucie West in general is experiencing lower vacancy rates than any other area in the county. The vacant properties are being absorbed in the office and retail class. The asset class is struggling the most in the county and everywhere in Port St. Lucie that is industrial. I would agree that there is a strong market, because the properties are being absorbed."

Secretary Blazak stated, "I think this is exciting, and it is in the early stages of form based codes where you can actually take the architecture and put all of the different uses in it. We are so used to when you say commercial, everyone is expecting to see a concrete wall. We need to mix and blend them, as it has been successful in California and Pennsylvania. I think it is something the City should look at and maybe have zones with form based codes, because it is a way to bring people in." Mr. Hearing advised, "There is a concern regarding the unknown, and it is our obligation to be a good neighbor. We found that people have supported our development in the past with the end product, and I'm convinced that it is the exact same case here. We will commit to you to continue to work with the residents to address their concerns to make them comfortable." Chair Parks said, "This will be a nice addition to Port St. Lucie if the Board approves it. The architecture is exemplary and world class, and the individuality of it is exciting. I hope the residents embrace it, because the opportunities for something unusual will make St. Lucie West very special. There is a seed there and now we need to get it to grow." Mr. Hearing said, "There are so many good things happening in the county, and nowhere else has the assets that the City of Port St. Lucie has between St. Lucie West and Southern Grove and the Tradition Development Regional Impact. The opportunities for the future are endless. Nobody else has those opportunities. They don't exist in Palm Beach County and they will never happen in Martin County, so we need to get the word out." Chair Parks remarked, "It will be a nice gateway to the City."

Secretary Blazak **moved** to recommend approval of P11-141, Fountainview Plaza PUD, Site Plan. Mr. Martin **seconded** the

→ motion, which **passed** by roll call vote with Mr. Battle, Mr. Martin, Secretary Blazak, Chair Parks, and Vice Chair Rooksberry voting in favor, and Mr. Gardner and Mr. Ojito voting against. ←

A recess was called at 3:15 p.m., and the meeting resumed at 3:30 p.m.

**E. P11-163 CITY OF PORT ST. LUCIE - CHAPTER 158 - ZONING TEXT AMENDMENT**

Ms. Cox said, "This is a City initiated amendment to the City's Zoning Code. The proposal is to amend the Code to add two new sections, which would allow for certain exceptions to the Site Plan approval and revision process. The main purpose of the proposed Zoning Text Amendment is to establish an administrator process whereby property owners can add minor structures and make changes to their sites without having to amend their Site Plan. This proposed change would expedite the approval process, thus saving time and money. The following items are proposed to be exempt from the Site Plan revision on previously approved developments:

1. Development activity to comply with the Florida Statute requirements for accessibility by handicapped persons.
2. Changes of use within a lawfully established building.
3. The construction of emergency electric power generators or solar facilities.
4. The construction of uninhabitable accessory structures less than 200 square feet in size.
5. The construction of fences with certain restrictions.

Staff would review the location and the size of these structures through the building permit review process. Staff thought it was a good idea to clarify what projects do not go through the Site Plan Review process, because these items are not spelled out in the Code. They are:

1. Single-family homes and their accessory uses.
2. Public Works projects.
3. Public Works stormwater projects.
4. City capital improvement projects, excluding public access buildings.

The Planning and Zoning Department staff recommends approval of the proposed text amendment to the Zoning Code."

Chair Parks opened the Public Hearing.



# City of Port St. Lucie

## Planning and Zoning Department Memorandum

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**TO:** CITY COUNCIL – MEETING OF MARCH 26, 2012

**FROM:** KATHERINE H. HUNTRESS, PLANNER *KHH*

**RE:** SITE PLAN APPLICATION  
PROJECT NO. P11-141  
FOUNTAINVIEW PLAZA

**DATE:** MARCH 14, 2012

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**APPLICANT:** Cotleur and Hearing; the authorization letter is attached to the staff report.

**OWNER:** HL St. Lucie, LLC.

**LOCATION:** The subject property is located on the south and east side of SW Fountainview Boulevard, south of St. Lucie West Boulevard, north and west of The Belmont multi-family development, and east of I-95.

**LEGAL DESCRIPTION:** The property is legally described as Lot 6, St. Lucie West Plat No. 164, 2<sup>nd</sup> Replat.

**SIZE:** 15.64 acres (681,278 square feet).

**EXISTING ZONING:** Fountainview Plaza PUD (Planned Unit Development).

**EXISTING USE:** Cleared vacant land with partial pavement.

**SURROUNDING USES:** North = CG (General Commercial) and CH (Highway Commercial) zoning, existing commercial buildings and service station. South = RM-15 (Multiple-Family Residential) zoning, existing Belmont multi-family development. East = RM-15 (Multiple-Family Residential) and CH (Highway Commercial) zoning, existing Belmont multi-family development and a commercial building. West = CG (General Commercial) zoning, existing commercial buildings and cleared vacant land.

**FUTURE LAND USE:** CH/CG (Commercial Highway/Commercial General) and CH/CG/RH/I (Commercial Highway/Commercial General/Residential High Density/Institutional).

**PROPOSED PROJECT:** The proposed project consists of ten buildings for a total of 402,500 gross square feet. The buildings consist of two 97,000 square foot, 4 story residential buildings with 80 dwelling units each; one 65,000 square foot, 4 story residential building with 55 dwelling units; one 45,000 square foot, 4 story office building; one 56,000 square foot, 4 story office building; one 21,500 square foot, 3 story office building; one 5,800 square foot, 1 story retail building; one 5,200 square foot, 1 story retail building; one 5,000 square foot, 1 story restaurant; and one 5,000 square foot, 1 story daycare building.

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**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:** The St. Lucie West Services District is the service provider.

**Transportation:** The proposed site plan is projected to generate a total of 4,522 daily trips and 392 p.m. peak hour net external trips. The transportation conditions of the St. Lucie West DRI Development Order have been satisfied. The applicant has provided a traffic analysis which indicates that the proposed change will not negatively impact the transportation network.

The existing PUD document allows shared parking between the adjacent properties within the PUD. The proposed amendment (P11-140 Fountainview Plaza PUD Amendment No. 3) to the existing PUD will allow shared parking between the different uses on each site because the individual uses will have opposing parking demand during different times of the day. This is achieved by utilizing a shared parking study derived from the Urban Land Institute methodology for shared parking. The shared parking study is attached to the staff report and also included on the site plan.

**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 parklands available to meet the required level of service.

**Schools:** Per Policy 2.4.2 (8): Exemptions of the City of Port St. Lucie Comprehensive Plan, developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005 or had filed application for development approval prior to May 1, 2005 are exempt from school concurrency. As this DRI received development orders prior to July 1, 2005, it is exempt from school concurrency.

**Stormwater:** The site plan 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 nine dumpster (12' x 24') enclosures 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:** The site has previously been cleared.

**Architectural Design Standards:** This is not applicable as the Citywide Design Standards do not apply to St. Lucie West.

**Art in Public Places:** On November 8, 2011 the City of Port St. Lucie Public Art Advisory Board approved the proposed enhanced architectural elements for the subject project to satisfy the public art requirement.

**RELATED PROJECTS:** The following projects are scheduled concurrently with this project:

**P11-139 St. Lucie West DRI/NOPC**

The Notice of Proposed Change (NOPC) to the approved DRI is requesting changes to include a simultaneous decrease of 162,700 square feet of office use and an increase of 240 residential units. No changes to the Master Development Plan are proposed.

**P11-140 Fountainview Plaza PUD Amendment No. 3**

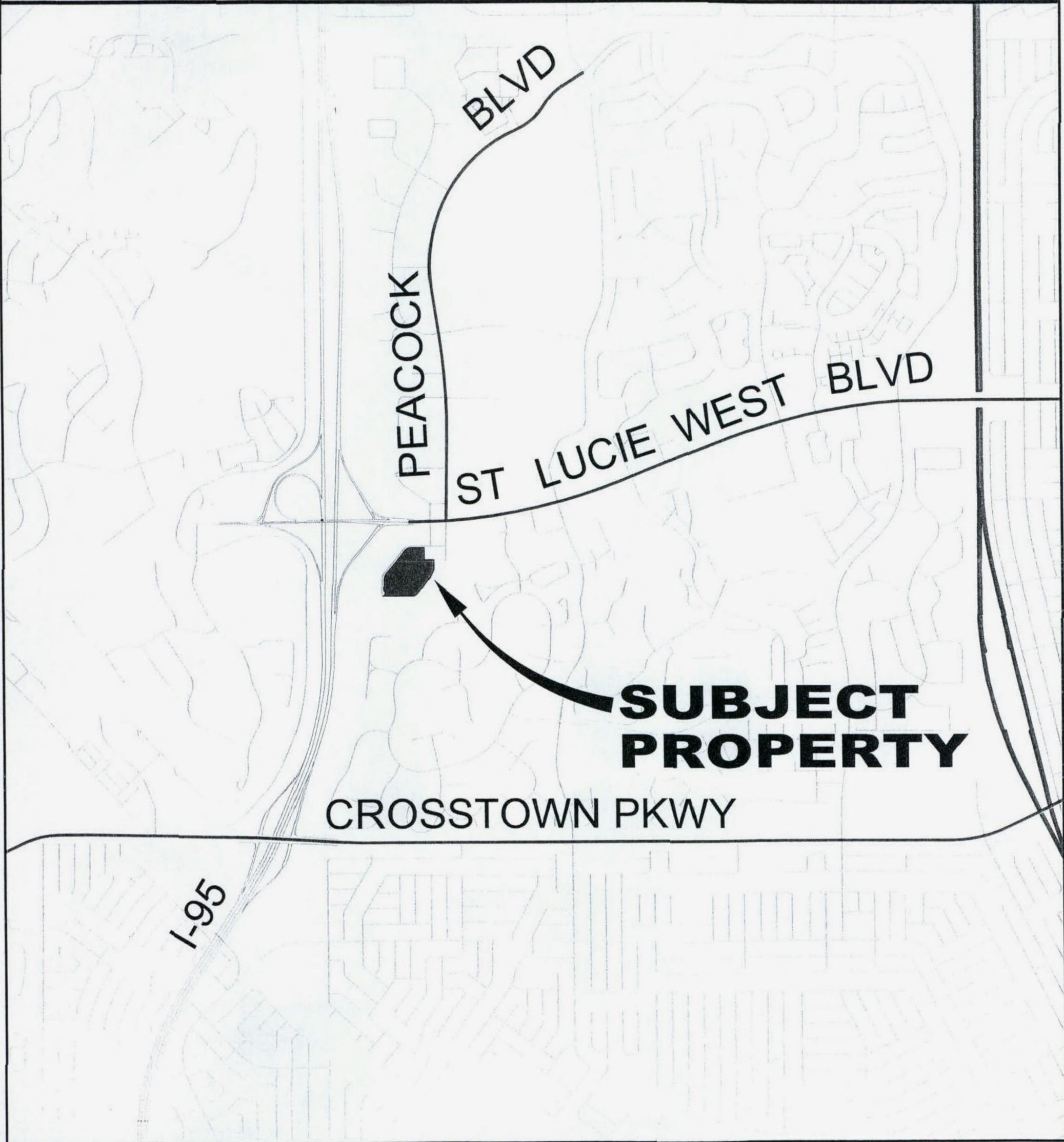
The amendments to the PUD include the following:

1. Provide for a multi-family residential use.
2. Addition of shared parking regulation.
3. Reduce the requirement for native landscaping from 75% to 50%.
4. Update the conceptual plan.

**STAFF RECOMMENDATION:**

The Site Plan Review Committee reviewed the request at their meeting on December 28, 2011, and unanimously recommended approval. 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 Planning and Zoning Board reviewed the request on February 7, 2012 and recommended approval with a vote of 5 to 2.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW

LOT 6

SLW PLAT NO. 164 2ND REPLAT

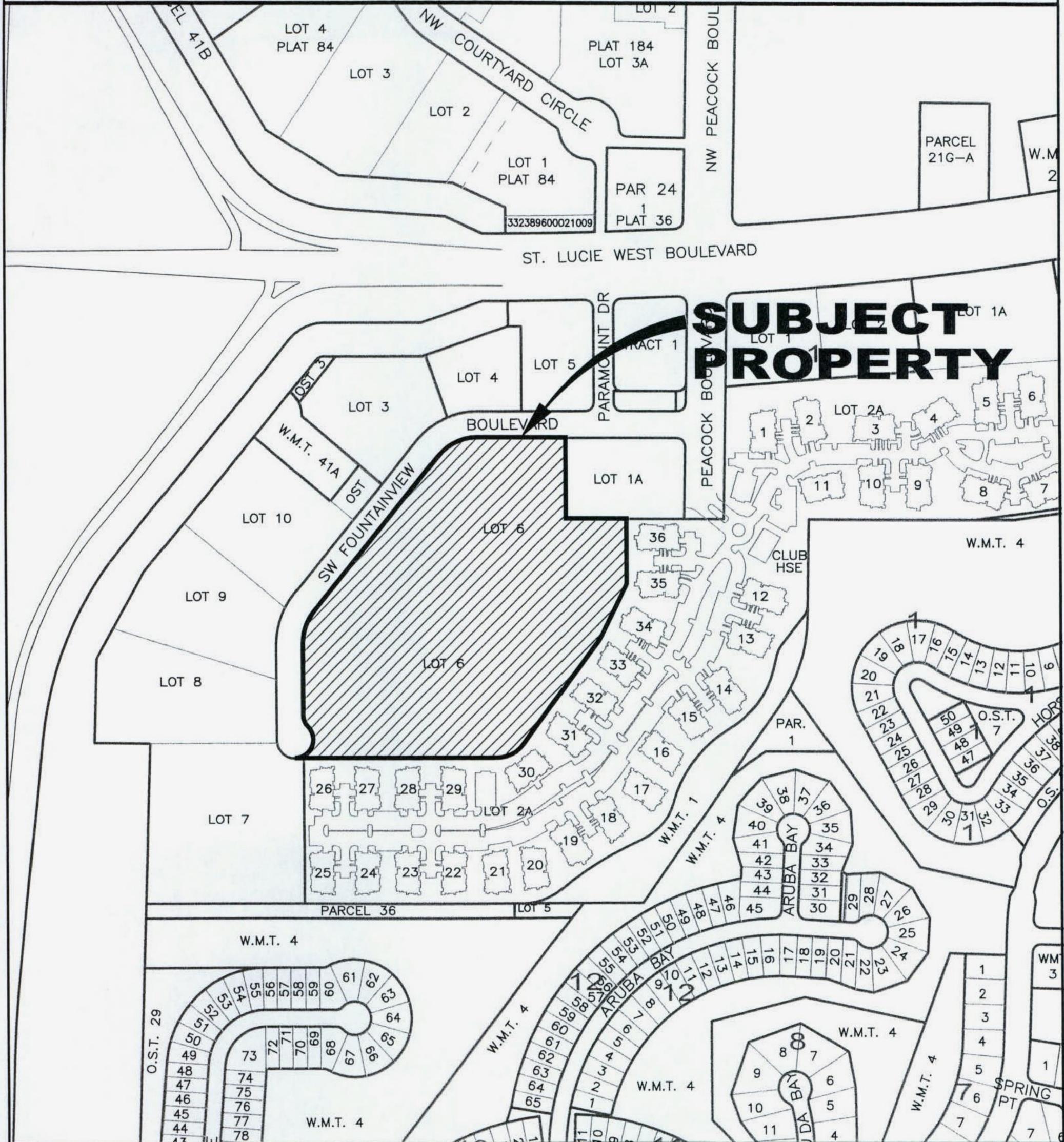
DATE: 10/25/2011

APPLICATION NUMBER:  
P11-141

CADD FILE NAME:  
P11-141A

SCALE: 1" = .5 MI

# SITE LOCATION



**SUBJECT PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT PZ2011.DWG

SITE PLAN REVIEW  
LOT 6  
SLW PLAT NO. 164 2ND REPLAT

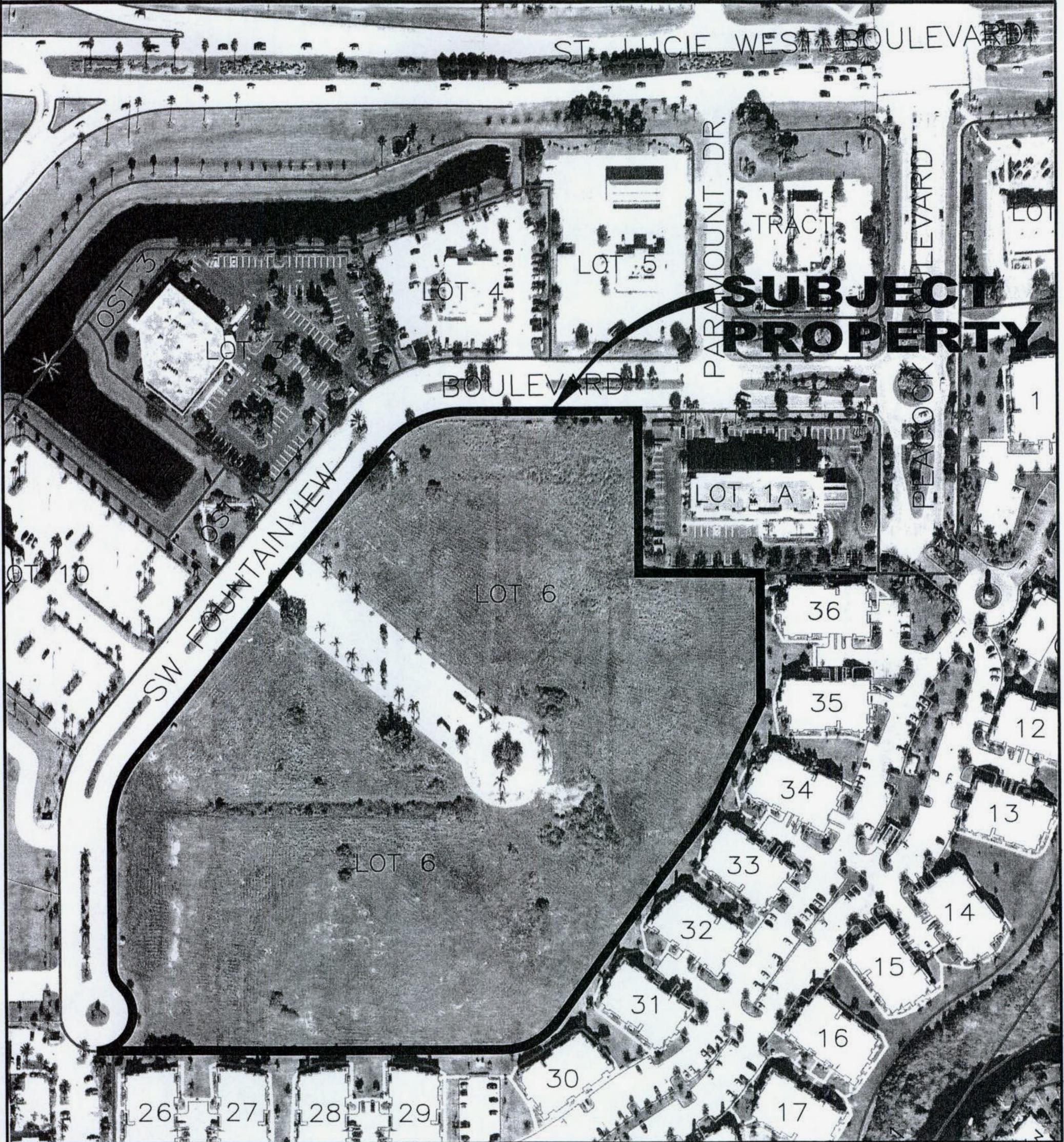
DATE: 10/25/2011

APPLICATION NUMBER:  
P11-141

CADD FILE NAME:  
P11-141M

SCALE: 1" = 400'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW

LOT 6

SLW PLAT NO. 164 2ND REPLAT

AERIAL DEC 2010

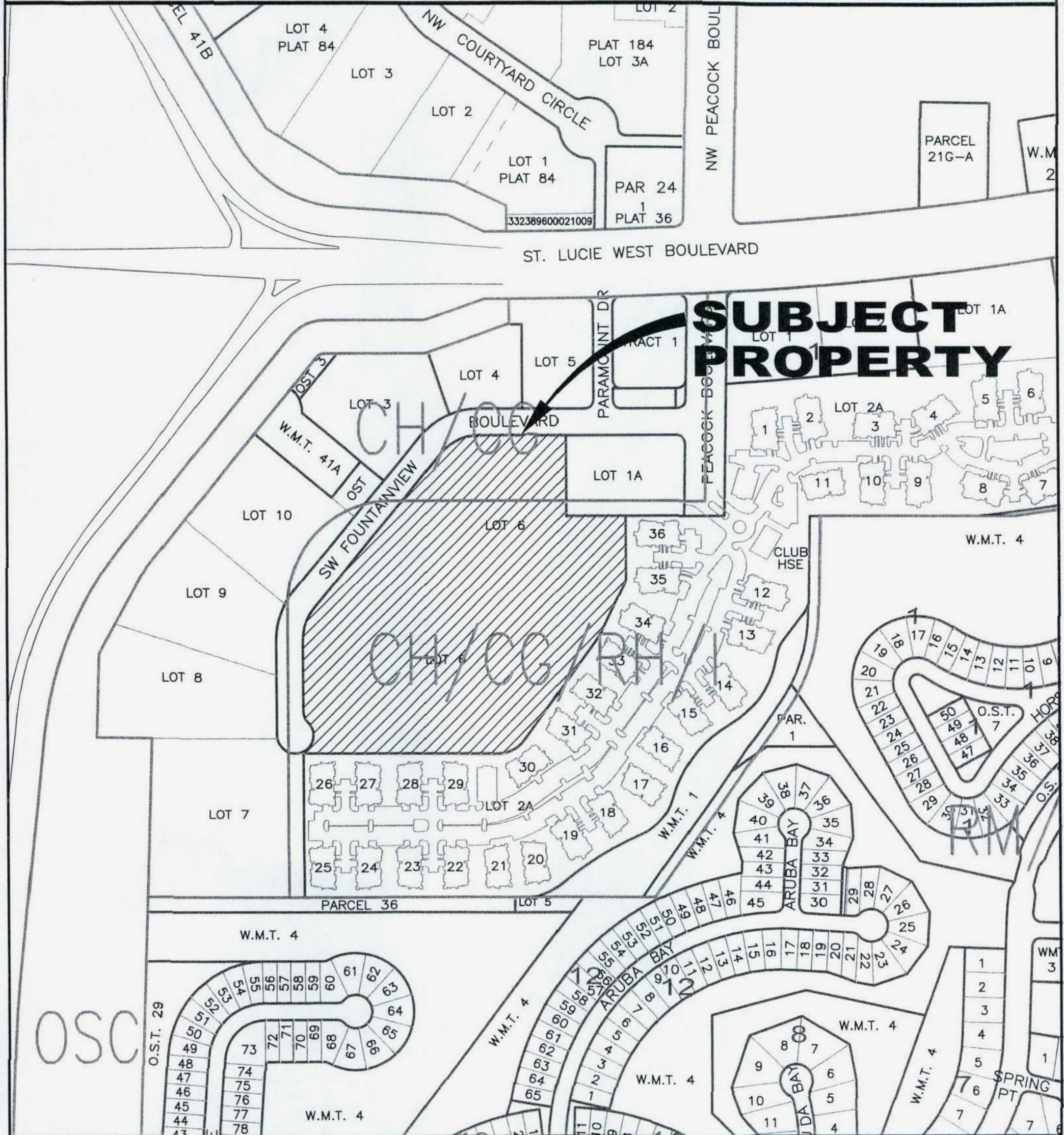
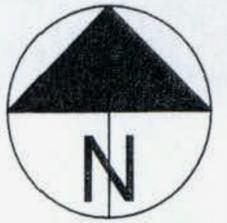
DATE: 10/25/2011

APPLICATION NUMBER:  
P11-141

CADD FILE NAME:  
P11-141A

SCALE: 1"=200'

# FUTURE LAND USE

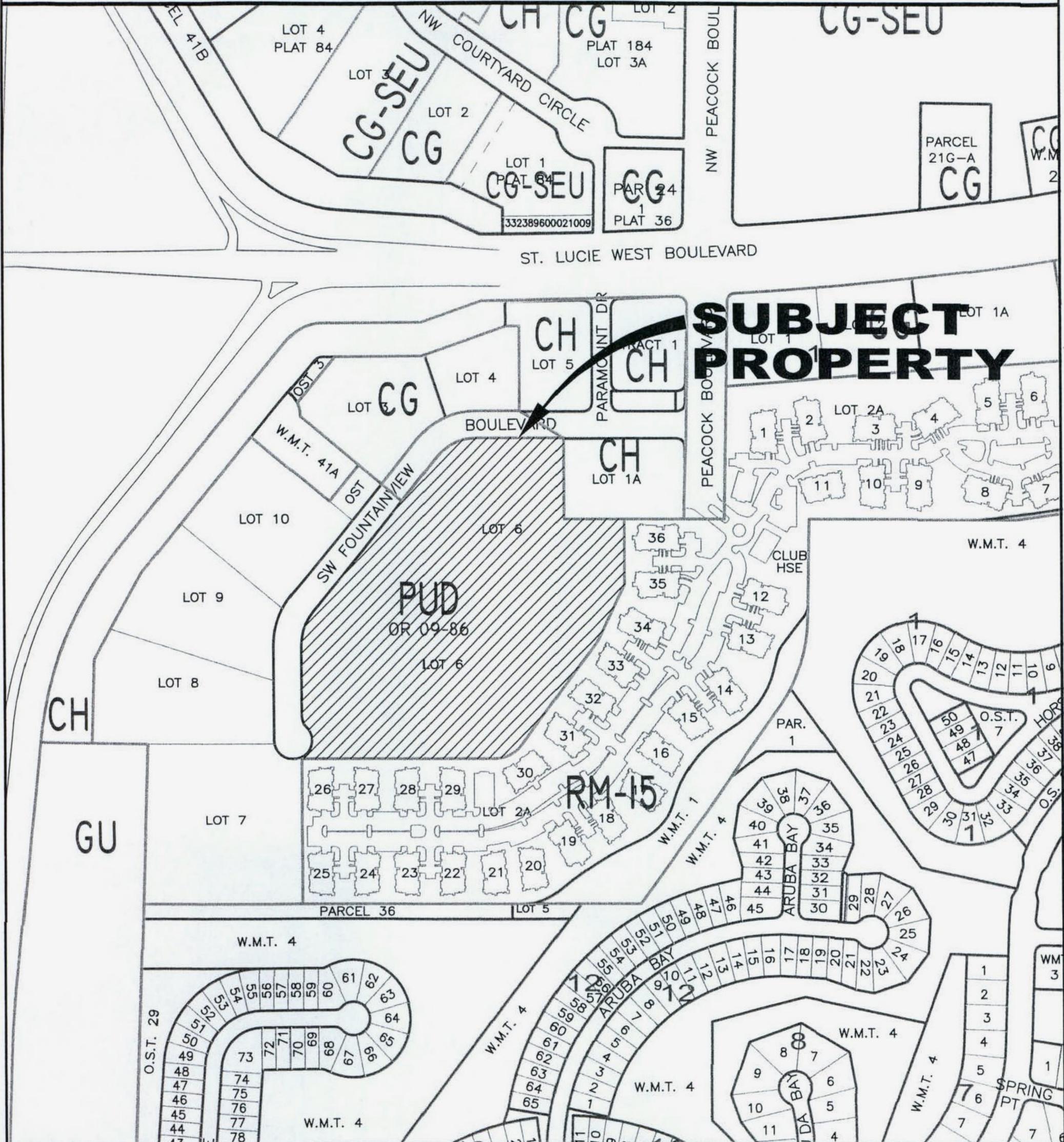


CITY OF PORT ST. LUCIE  
 PLANNING & ZONING DEPT.  
 Prepared by:  
 M.I.S. DEPARTMENT  
 PZ2011.DWG

SITE PLAN REVIEW  
 LOT 6  
 SLW PLAT NO. 164 2ND REPLAT

DATE: 1/24/2012  
 APPLICATION NUMBER:  
 P11-141  
 CADD FILE NAME:  
 P11-141M  
 SCALE: 1"=400'

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT PZ2011.DWG

SITE PLAN REVIEW  
LOT 6  
SLW PLAT NO. 164 2ND REPLAT

|                     |            |
|---------------------|------------|
| DATE:               | 10/25/2011 |
| APPLICATION NUMBER: | P11-141    |
| CADD FILE NAME:     | P11-141M   |
| SCALE:              | 1"=400'    |



# Cotleur & Hearing

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

October 19, 2011

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

**RE: Site plan Amendment  
Fountainview Plaza**

RECEIVED

OCT 19 2011

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

Dear Ms. Cox,

On behalf of property owner of Fountainview Plaza and contract purchaser, I am pleased to provide you with site plan review request.

The previous site plan on the subject property has since expired. This current request is provided on behalf of the applicant/ contract purchaser of the property, James Nuckel of CenterStar Property Group. His desire is to provide mix of uses on the site including retail, office, restaurant, daycare and multifamily.

This site plan application is contingent upon two other applications submitted concurrently to the City of Port St. Lucie. 1) A NOPC to the St. Lucie West DRI to simultaneously increase the number of residential units and decrease the number of hotel rooms. Currently there are only 26 residential units available within the DRI. Approval of this NOPC will allow Lot 6 to build the desired multi-family residential units. 2) The 3<sup>rd</sup> PUD amendment is to provide a multifamily residential use within the PUD by regulating the maximum building height, setback and minimum parking requirements. In addition, shared parking regulations have been provided utilizing the Urban Land Institute mythology for shared parking exclusively for Lot 6. This 3<sup>rd</sup> Amendment will also reduce the native requirement for landscape material from 75% to 50%.

Information included within the PUD amendment is included below for informational purposes:

### *Multifamily Residential*

Multifamily residential was not originally proposed within this PUD. However, with the change in market demand the developer of Lot 6 is catering to current single family property owners looking to downsize to multifamily apartments. The future land use for Lot 6 is CH/CG/RH/I and CH/CG on Lots 7-10; therefor the multifamily use is only applicable to Lot 6.

*Maximum Residential Building Height*

The maximum residential building height is currently regulated at 35feet. The proposed PUD amendment will increase the maximum allowable height to 65 feet.

*Minimum Parking Regulations*

The existing PUD documents allow shared parking between the adjacent properties within the PUD. The proposed amendment will allow shared parking between the uses on the same site because the individual uses will have opposing parking demand during different times of the day. This is achieved by utilizing a shared parking study derived the Urban Land Institute methodology for shared parking. The shared parking study is included at the end of this correspondence.

*Native Landscape Material*

Currently the requirement for native plant material is 75%. In order provide flexibility in design to choose the appropriate landscape material, which is aesthetically pleasing, sustainable and hearty, the proposed amendment reduces this requirement to 50%.

Enclosed please find the following attachments:

1. Site plan amendment application
2. Sufficiency Check List
3. Consent Letter
4. Filing fee in the amount of \$25,532.50 based on 240 units and 143,500 SF commercial
5. Warranty Deed
6. Site Plan
7. Landscape Plan
8. Drainage Statement
9. Traffic Analysis
10. Survey
11. Architectural Building Elevations and Floor Plans

Please feel free to contact me if any additional information is required at this time.

Sincerely,

Donaldson Hearing, Cotleur & Hearing, Inc.

RECEIVED

JAN 31 2012

APPLICATION FOR SITE PLAN REVIEW

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

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. P11-141  
Fees (Nonrefundable) \$ 25,532.50 Arch.: \$ \_\_\_\_\_  
Receipt #s: 11873

PRIMARY CONTACT EMAIL ADDRESS: DHEARING@COTLEUR-HEARING.COM

PROJECT NAME: FOUNTAINVIEW PLAZA PUD

LEGAL DESCRIPTION: ST. LUCIE WEST PLAT NO. 164, 2ND REPLAT FOUNTAINS (PB 43-9), LOT 6

LOCATION OF PROJECT SITE: SW FOUNTIANVIEW BLVD, EAST OF I-95, SOUTH OF S.L.W. BLVD

PROPERTY TAX I.D. NUMBER: 3326-702-0003-000-6, 3326-702-0003-020-2, 3326-702-0003-010-9

STATEMENT DESCRIBING IN DETAIL RETAIL, OFFICE, RESTAURANT, DAYCARE, MULTIFAMILY

THE CHARACTER AND INTENDED USE SEE JUSTIFICATION STATEMENT  
OF THE DEVELOPMENT:

GROSS SQ. FT. OF STRUCTURE (S): 402,500 SF  
NUMBER OF DWELLING UNITS & DENSITY  
FOR MULTI-FAMILY PROJECTS: 215 APARTMENT UNITS

UTILITIES & SUPPLIER: ST. LUCIE WEST UTILITIES

GROSS ACREAGE & SQ. FT. OF SITE: 15.64 AC / 681,278 SF \*\*ESTIMATED NO. EMPLOYEES: \_\_\_\_\_

FUTURE LAND USE DESIGNATION: CH/CG/RH/I ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: Cary Luskin, HL St. Lucie, LLC  
Name, Address, Telephone & Fax No.: 646 Hermitage Circle  
Palm Beach Gardens, FL 33410

APPLICANT OR AGENT OF OWNER: James Nuckel, Centerstar Don Hearing, Cotleur & Hearing (Agent)  
Name, Address, Telephone & Fax No.: 27 Horseneck Road 1934 Commerce Lane Suite 1 Jupiter, FL  
Fairfield, NJ 07004 (T) 561.747.6336 (F) 561.747.1377

PROJECT ARCHITECT/ENGINEER: AA Architectural, Inc. Engineering Design & Construction, Inc.  
(Firm, Engineer Of Record, 1019 Bloomfield Ave, Suite 2A 1934 Tucker Court  
Florida Registration No., Contact West Caldwell, NJ 07006 Ft. Pierce, FL 34950  
Person, Address, Phone & Fax No.) (T) 973.808.1977 (T) 772.462.2455

- 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.

Cary Luskin OWNER'S SIGNATURE  
CARY LUSKIN HAND PRINT NAME  
Don Hearing TITLE  
10/17/11 DATE

PREPARED BY/RETURN TO:  
Rosalie Candelario, Esquire  
Nason, Yeager, Gerson, White & Lioce, P.A.  
1645 Palm Beach Lakes Boulevard  
Suite 1200  
West Palm Beach, Florida 33401

COPY

GENERAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of August, 2005, between PSL VENTURES, LLC, a Florida limited liability company, whose address is 2442 Metrocentre Boulevard, West Palm Beach, Florida 33407, hereinafter referred to as "Grantor", and HL ST. LUCIE, LLC, whose address is 658 West Indiantown Road, Suite 204, Jupiter, Florida 33458, hereinafter referred to as "Grantee".

COPY

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100'S (\$10.00) DOLLARS and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in the County of St. Lucie, State of Florida, described as follows:

See Attached Exhibit "A".

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances thereto, unto said Grantee for Grantee's own proper use, benefit and behoof forever, SUBJECT TO:

COPY

1. Conditions, restrictions, limitations, easements, reservations, zoning ordinances and other matters of record, if any, none of which are hereby reimposed; and
2. Real estate taxes for the year 2005 and subsequent years.

AND Grantor does hereby fully warrant the title to said land, and will defend same against

the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Large "COPY" watermark]*  
Print Name: Sally Harris  
Print Name: Sally Harris

GRANTOR: PSL VENTURES, LLC,  
a Florida limited liability company

By: [Signature] Asset Specialists, Inc., a  
Florida corporation, its Manager  
By: [Signature]  
Thomas R. Gibson, President  
(SEAL)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SWORN TO AND SUBSCRIBED before me this 3<sup>rd</sup> day of August, 2005, by Thomas R. Gibson, the President of Asset Specialists, Inc., the Manager of PSL Ventures, LLC, a Florida limited liability company, on behalf of the corporation and company, ( ) who is personally known to me OR who () produced Driver's License as identification.



*[Large "COPY" watermark]*  
[Signature]  
Notary Signature

Print Notary Name

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires:

*[Large "COPY" watermark]*  
H:\7440\17651\DGGeneralWarrantyDeedRC\rxc

EXHIBIT "A"

PARCEL 1:

A parcel of land being a portion of Lot 6 as shown on the PLAT OF ST. LUCIE WEST PLAT NO. 164 2ND REPLAT IN THE FOUNTAINS, recorded in Plat Book 43, Page 9, in the public records of St. Lucie County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Lot 2A (a parcel of land as shown on the plat of St. Lucie West Plat No. 132 1ST Replat In The Fountains, recorded in Plat Book 39, Page 9 and 9a, in the public records of St. Lucie County, Florida); thence North 90°00'00" East along the South line of said Lot 2A a distance of 305.65 feet to the Point of Beginning; thence North 00°00'00" West departing said South line, a distance of 234.00 feet; thence North 90°00'00" East, a distance of 130.72 feet; thence North 39°33'09" East, a distance of 622.10 feet to a point of intersection with the boundary of said Lot 2A; thence traversing the boundary of said Lot 2A by the following seven (7) courses:

1. North 90°00'00" East, a distance of 151.35 feet;
2. South 00°00'00" West, a distance of 195.58 feet;
3. South 26°03'58" West, a distance of 173.81 feet to a point of curvature with a curve concave to the Northwest and having a radius of 100.00 feet;
4. Southwesterly along the arc of said curve, thru a central angle of 10°26'40"; an arc distance of 18.23 feet to a point of tangency with a line;
5. South 36°30'38" West along said line, a distance of 380.59 feet to a point of curvature with a curve concave to the Northwest and having a radius of 100.00 feet;
6. Southwesterly along the arc of said curve, thru a central angle of 53°29'22" an arc distance of 93.36 feet to a point of tangency with a line;
7. South 90°00'00" West along said line, a distance of 285.58 feet to the Point of Beginning.

COPY

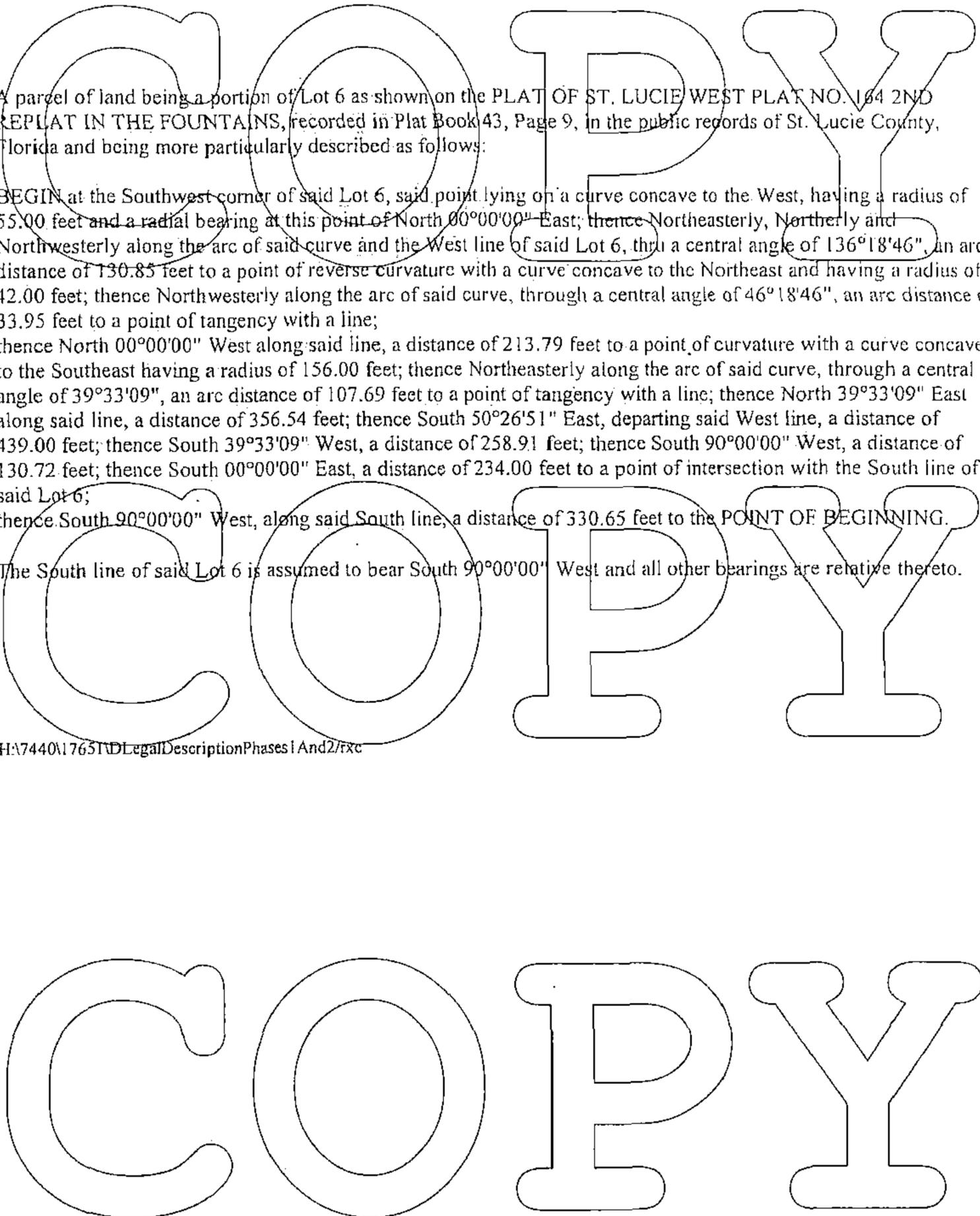
PARCEL 2: (PHASE II)

A parcel of land being a portion of Lot 6 as shown on the PLAT OF ST. LUCIE WEST PLAT NO. 164 2ND REPLAT IN THE FOUNTAINS, recorded in Plat Book 43, Page 9, in the public records of St. Lucie County, Florida and being more particularly described as follows:

BEGIN at the Southwest corner of said Lot 6, said point lying on a curve concave to the West, having a radius of 55.00 feet and a radial bearing at this point of North 00°00'00" East; thence Northeasterly, Northerly and Northwesterly along the arc of said curve and the West line of said Lot 6, thru a central angle of 136°18'46", an arc distance of 130.85 feet to a point of reverse curvature with a curve concave to the Northeast and having a radius of 42.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 46°18'46", an arc distance of 33.95 feet to a point of tangency with a line; thence North 00°00'00" West along said line, a distance of 213.79 feet to a point of curvature with a curve concave to the Southeast having a radius of 156.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 39°33'09", an arc distance of 107.69 feet to a point of tangency with a line; thence North 39°33'09" East along said line, a distance of 356.54 feet; thence South 50°26'51" East, departing said West line, a distance of 439.00 feet; thence South 39°33'09" West, a distance of 258.91 feet; thence South 90°00'00" West, a distance of 130.72 feet; thence South 00°00'00" East, a distance of 234.00 feet to a point of intersection with the South line of said Lot 6; thence South 90°00'00" West, along said South line, a distance of 330.65 feet to the POINT OF BEGINNING.

The South line of said Lot 6 is assumed to bear South 90°00'00" West and all other bearings are relative thereto.

HA7440\17651\DLegalDescriptionPhases I And 2\Fxc



October 12, 2011

Roger G. Orr, City Attorney  
City of Port St. Lucie  
121 S.W. Port St. Lucie Blvd  
Port St. Lucie, FL 34984

RE: Fountainview Plaza PUD  
Owner Authorization and Designation of Agent

Mr. Orr,

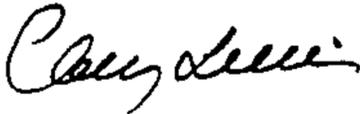
I hereby give authorization to Coteleur & Hearing, Inc., the designated agent, to submit an application for Site Plan review to the City of Port St. Lucie for approval. I have full knowledge of the subject property which I have an ownership interest in, commonly known as Fountainview Plaza.

I hereby give authorization to Coteleur & Hearing, Inc. to agree to all terms and conditions which may arise as part of the approval of this application.

Furthermore, I acknowledge James Nuckel of CenterStar Property Group, as the applicant and contract purchaser of the subject property.

Thank you for your time and consideration,

Sincerely,



Cary Luskin  
HL St. Lucie LLC



# Cotleur & Hearing

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

February 24, 2012

Evelyn Sapriza  
The Belmont at St. Lucie West  
103 SW Peacock Boulevard  
Port St. Lucie, FL 34986

**Re: Fountainview Plaza PUD  
CH Project # 11-0611**

RECEIVED

MAR 12 2012

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

Thank you for taking the opportunity to meet with me earlier today in connection with the above referenced project. As discussed, I am forwarding this correspondence to confirm the various points of discussion reached during our meeting today. We have enjoyed getting to know the Belmont Community and look forward to a long term relationship as adjoining property owners.

1. As requested, find attached a photograph of the post and panel concrete wall system that would be constructed along the property boundaries. This is a very common construction system, which consists of 6' x 16" column posts, spaced 20' on center with 6' x 4" solid concrete panels that are placed between the columns. The panels are typically painted in a two-tone color system, similar to the photograph that is attached with this correspondence. As required by the existing Conditions of Approval, the landscape buffer along the residential property boundary, including the wall would be constructed with the first phase of development. The landscaping immediately adjacent to the wall, on the Fountainview property will consist of shade trees and Southern Red Cedars, approximately 20' on-center, together with clusters of 3 to 5 Sabal palms, spaced at approximately 60' on center.

Belmont will be responsible for removing the chain link fence on the Belmont side of the wall after the completion of the construction. The Fountainview Property Owner's Association, it's succor and assigns will be responsible for the long term maintenance of both sides of the wall.

2. The gate to be installed for the benefit of the Belmont Homeowners will be fabricated out of structural aluminum and will contain a solid panel so that it is visually opaque. We would anticipate that the height of the fence to be around 5'. This provides the ability to have some visibility over the gate for security purposes. This gate will remain locked and only for the use of the Belmont residents. At some point in the future, we will need to coordinate with the type of security system/key pad or other key locking system.
3. The trash management for the multi-family residents will be provided by valet service. We understand that Belmont utilizes a very similar system. Once a day, the concierge will collect the trash and take it to the trash compactors. It is also important to note that the residential

trash compactor and recycling area will be for the sole use of the residents and not be used by the restaurants or commercial space.

4. Residential amenities are anticipated to be provided internal to one of the buildings. A fitness center, business and management offices will be provided. The management and leasing office will be open on a daily basis.
5. During our meeting it was discussed that cars and school busses often utilize the round-a-bout, in front of Fountainview as a means to avoid making a left turn from St. Lucie West Boulevard, onto Peacock. It is our understanding that at peak times, busses, as well as other vehicles will take a right turn to go around the round-a-bout to head north, back through the traffic light to gain access to Peacock. Bus traffic, because of the large size of the vehicles, aggravates the traffic at this entrance, which serves the Fountainview property, as well as the Belmont Community. As adjoining property owners with mutual interest, the developer of Fountainview is glad to assist the Belmont Community, as well as other property owners within the area to approach the St. Lucie County School Board to discuss a traffic management plan that would bring the busses by another route. The busses in question are not the busses that are serving the Belmont Community, but busses that are serving the Greater St. Lucie County that are staged out of the School Board Compound, north on Peacock.

Again, on behalf of CenterStar Development and Mr. James Nuckel, we would like to thank you for taking the time to meet with us and we look forward to a long and mutually beneficial relationship as adjacent property owners. We advocate an open line of communication and are more than happy to meet with you at any time.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely yours,  
Cotleur & Hearing, Inc.



/mlb  
Donaldson E. Hearing, ASLA, LEED® AP  
Principal

DEH/mlb

CC: Daniel Holbrook – City of Port St. Lucie  
James Nuckel – CenterStar Property Group  
Mark Armeno – CenterStar Property Group  
Rodrick Kennedy - Engineering Design & Construction, Inc.



Photograph of the post and panel concrete wall system that would be constructed along the property boundaries



103 S.W. Peacock Blvd., Port St. Lucie, FL 34986 • Phone: (772) 879-4440 • Fax: (772) 879-4799 • CAM@TheBelmontSLW.com

---

February 29, 2012

Donaldson E. Hearing  
Cotleur & Hearing, Inc.  
1934 Commerce Lane, Suite 1  
Jupiter, Florida, 33458

**Re: Fountainview Plaza PUD  
CH Project # 11-0611**

We are in receipt of your letter of February 24, 2012 and would like to clarify some points in reference to the above mentioned project.

Point 1- It was agreed that the concrete wall will be constructed and landscaping material (Palms and other trees) will be installed, according to Option A of your letter January 27, 2012. An irrigation system will also be installed and properly maintained to keep the plantings healthy. All these items should be constructed and/or installed during Phase I of this project.

Point 2- The developer, its successors and assigns will be responsible for the long term maintenance of the concrete wall and gate.

Point 3- At the meeting after the Public Hearing on February 27<sup>th</sup>, the developer agreed to install gates within the project to limit access to the residential portion of the development to residents.

Point 4- You have agreed with the fact that the services of a Management Company will be retained to manage the residential property and security personnel will monitor the pool and other areas of the residential portion of the development 24/7.

We appreciate your cooperation throughout this process and welcome you and CenterStar Development to St. Lucie West.

Should we be of any assistance, please do not hesitate to contact us.

Sincerely,

Evelyn Sapriza, CMCA, CAM  
On behalf of the Board of Directors

**Fountainview Plaza  
Shared Parking**

| Weekday | Land Use                    | Intensity      | Parking Rate | Parking Code Requirement |
|---------|-----------------------------|----------------|--------------|--------------------------|
|         | Retail                      | 11,000         | 1 per 300sf  | 37                       |
|         | Office                      | 122,500        | 1 per 300sf  | 408                      |
|         | Daycare                     | 5,000          | 1 per 300sf  | 17                       |
|         | Residential (<1 bedroom)    | 64             | 1.5 per unit | 96                       |
|         | Residential (>= 2 bedrooms) | 151            | 2 per unit   | 302                      |
|         | Residential (Guest)         | 215            | 0.2 per unit | 43                       |
|         | Residential (Recreation)    | 4,915          | 1 per 600sf  | 8                        |
|         | Restaurant                  | 5,000          | 1 per 75sf   | 67                       |
|         | <b>TOTAL</b>                | <b>402,500</b> |              | <b>978</b>               |

Residential (<1 bedroom) 64  
 Residential (>= 2 bedrooms) 151  
**215 UNITS**

| Land Use    | Parking Code Requirement | 12 Noon                      |            |         | 1:00 PM    |         |            | 2:00 PM |  |  |
|-------------|--------------------------|------------------------------|------------|---------|------------|---------|------------|---------|--|--|
|             |                          | Percent                      | Spaces     | Percent | Spaces     | Percent | Spaces     |         |  |  |
| Retail      | 37                       | 0.95                         | 35         | 1.00    | 37         | 0.95    | 35         |         |  |  |
| Office      | 408                      | 0.90                         | 368        | 0.90    | 368        | 1.00    | 408        |         |  |  |
| Daycare     | 17                       | 0.50                         | 8          | 0.10    | 2          | 0.10    | 2          |         |  |  |
| Residential | 449                      | 0.65                         | 292        | 0.70    | 314        | 0.70    | 314        |         |  |  |
| Restaurant  | 67                       | 1.00                         | 67         | 0.90    | 60         | 0.50    | 33         |         |  |  |
|             |                          |                              | <b>769</b> |         | <b>780</b> |         | <b>793</b> |         |  |  |
|             |                          | <b>Total Mid-day Demand</b>  |            |         | <b>793</b> |         |            |         |  |  |
|             |                          | <b>Total Spaces Provided</b> |            |         | <b>793</b> |         |            |         |  |  |
|             |                          | <b>Surplus Spaces</b>        |            |         | <b>0</b>   |         |            |         |  |  |

| Land Use    | Parking Code Requirement | 6:00 PM                      |            |         | 7:00 PM    |         |            | 8:00 PM |  |  |
|-------------|--------------------------|------------------------------|------------|---------|------------|---------|------------|---------|--|--|
|             |                          | Percent                      | Spaces     | Percent | Spaces     | Percent | Spaces     |         |  |  |
| Retail      | 37                       | 0.95                         | 35         | 0.95    | 35         | 0.80    | 29         |         |  |  |
| Office      | 408                      | 0.25                         | 102        | 0.10    | 41         | 0.07    | 29         |         |  |  |
| Daycare     | 17                       | 1.00                         | 17         | 0.50    | 8          | 0.00    | 0          |         |  |  |
| Residential | 449                      | 0.90                         | 404        | 0.97    | 436        | 0.98    | 440        |         |  |  |
| Restaurant  | 67                       | 0.80                         | 53         | 0.80    | 53         | 0.80    | 53         |         |  |  |
|             |                          |                              | <b>611</b> |         | <b>573</b> |         | <b>551</b> |         |  |  |
|             |                          | <b>Total PM Demand</b>       |            |         | <b>611</b> |         |            |         |  |  |
|             |                          | <b>Total Spaces Provided</b> |            |         | <b>793</b> |         |            |         |  |  |
|             |                          | <b>Surplus Spaces</b>        |            |         | <b>182</b> |         |            |         |  |  |

Source: Urban Land Institute's report, Shared Parking (Second Edition), published in 2006.



Landscape Architects  
 Land Planners  
 Environmental Consultants  
 www.cotleurhearing.com  
 561.747.6336

**Fountainview Plaza  
Shared Parking**

**Weekends**

| Land Use                   | Intensity      | Parking Rate | Parking Code Requirement |
|----------------------------|----------------|--------------|--------------------------|
| Retail                     | 11,000         | 1 per 300sf  | 37                       |
| Office                     | 122,500        | 1 per 300sf  | 408                      |
| Daycare                    | 5,000          | 1 per 300sf  | 17                       |
| Residential (≤ 1 bedroom)  | 64             | 1.5 per unit | 96                       |
| Residential (≥ 2 bedrooms) | 151            | 2 per unit   | 302                      |
| Residential (Guest)        | 215            | 0.2 per unit | 43                       |
| Residential (Recreation)   | 4,915          | 1 per 600sf  | 8                        |
| Restaurant                 | 5,000          | 1 per 75sf   | 67                       |
| <b>TOTAL</b>               | <b>402,500</b> |              | <b>978</b>               |

Residential (≤ 1 bedroom) 64  
Residential (≥ 2 bedrooms) 151  
**215 UNITS**

**Mid-Day Hourly Demand**

| Land Use                    | Parking Code Requirement | 12 Noon |            | 1:00 PM                      |            | 2:00 PM |            |
|-----------------------------|--------------------------|---------|------------|------------------------------|------------|---------|------------|
|                             |                          | Percent | Spaces     | Percent                      | Spaces     | Percent | Spaces     |
| Retail                      | 37                       | 0.80    | 29         | 0.90                         | 33         | 1.00    | 37         |
| Office                      | 408                      | 0.90    | 368        | 0.80                         | 327        | 0.60    | 245        |
| Daycare                     | 17                       | 0.10    | 2          | 0.10                         | 2          | 0.10    | 2          |
| Residential                 | 449                      | 0.65    | 292        | 0.70                         | 314        | 0.70    | 314        |
| Restaurant                  | 67                       | 1.00    | 67         | 0.85                         | 57         | 0.65    | 43         |
|                             |                          |         | <b>757</b> |                              | <b>732</b> |         | <b>641</b> |
| <b>Total Mid-day Demand</b> |                          |         | <b>757</b> | <b>Total Spaces Provided</b> |            |         | <b>793</b> |
|                             |                          |         |            | <b>Surplus Spaces</b>        |            |         | <b>36</b>  |

**Evening Hourly Demand**

| Land Use               | Parking Code Requirement | 6:00 PM |            | 7:00 PM                      |            | 8:00 PM |            |
|------------------------|--------------------------|---------|------------|------------------------------|------------|---------|------------|
|                        |                          | Percent | Spaces     | Percent                      | Spaces     | Percent | Spaces     |
| Retail                 | 37                       | 0.80    | 29         | 0.75                         | 28         | 0.65    | 24         |
| Office                 | 408                      | 0.50    | 204        | 0.00                         | 0          | 0.00    | 0          |
| Daycare                | 17                       | 0.00    | 0          | 0.00                         | 0          | 0.00    | 0          |
| Residential            | 449                      | 0.90    | 404        | 0.97                         | 436        | 0.98    | 440        |
| Restaurant             | 67                       | 0.70    | 47         | 0.70                         | 47         | 0.65    | 43         |
|                        |                          |         | <b>684</b> |                              | <b>510</b> |         | <b>507</b> |
| <b>Total PM Demand</b> |                          |         | <b>684</b> | <b>Total Spaces Provided</b> |            |         | <b>793</b> |
|                        |                          |         |            | <b>Surplus Spaces</b>        |            |         | <b>109</b> |

Source: Urban Land Institute's report, Shared Parking (Second Edition), published in 2006.



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# Fountainview Plaza

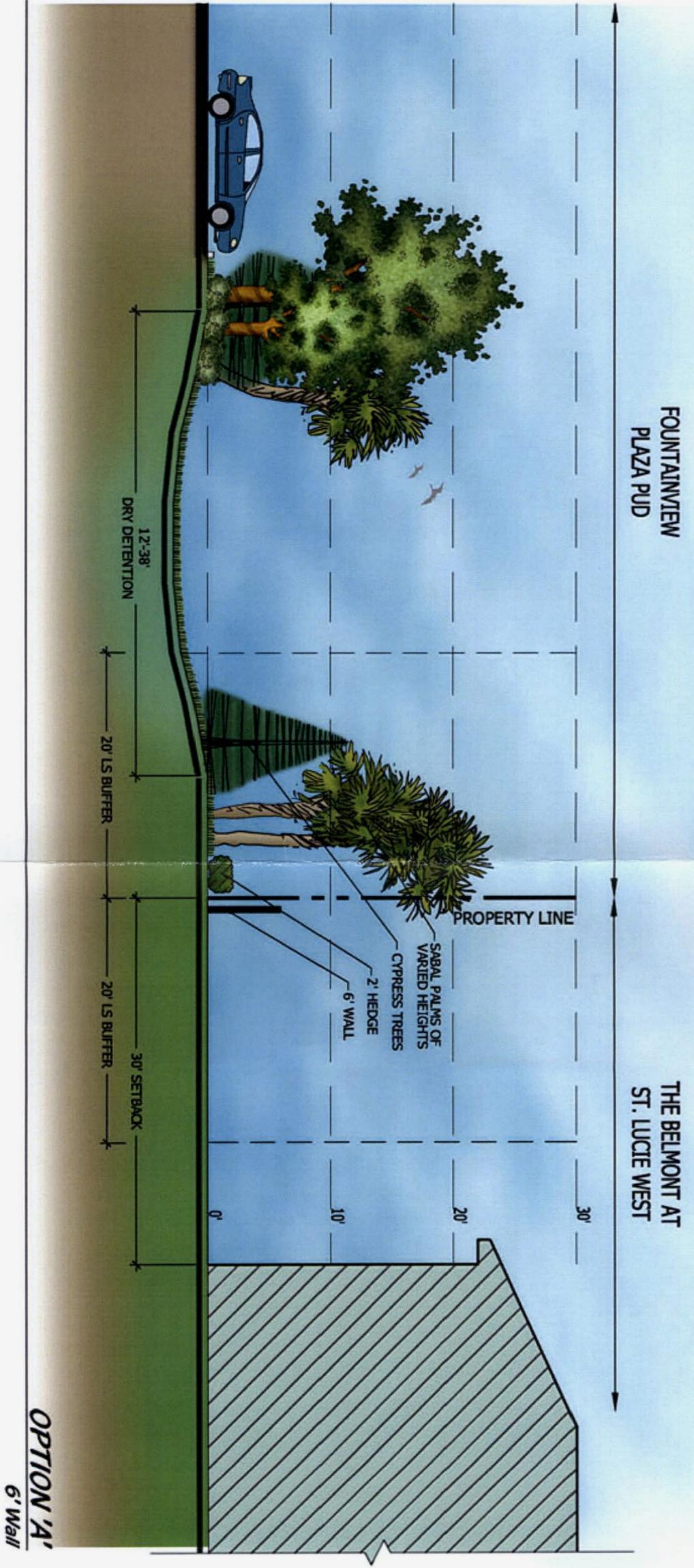
Port Saint Lucie, Florida

1" = 10'

|            |          |
|------------|----------|
| DESIGNED   | HK       |
| DRAWN      | HK       |
| APPROVED   | DK       |
| DATE       | 11-06-11 |
| JOB NUMBER | 6132113  |
| DATE       | 6/13/12  |
| REVISIONS  |          |
|            |          |
|            |          |
|            |          |
|            |          |

August 23, 2012 12:00:33 PM  
Drawing: 11-0611-Fountainview Plaza

SHEET 1 of 2  
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Landscape Architecture & Planning  
1100 Highway 1 South, Palm Bay, Florida 32909  
Tel: 888-333-3333



## Buffer Cross-Sections



# Fountainview Plaza PUD

Port Saint Lucie, Florida



**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33456  
 561.747.6336 · Fax 747.1317  
 www.cotleurhearing.com  
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# Fountainview Plaza PUD

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**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
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**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
[www.cotleurhearing.com](http://www.cotleurhearing.com)  
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 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
[www.cotteurhearing.com](http://www.cotteurhearing.com)  
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