

**RESOLUTION NO. 12-R76**

**A RESOLUTION OF THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, MAKING FINDINGS OF FACT AND DETERMINING CONCLUSIONS OF LAW PERTAINING TO THE ST. LUCIE WEST APPLICATION FOR DEVELOPMENT APPROVAL, A DEVELOPMENT OF REGIONAL IMPACT, AND CONSTITUTING THIS RESOLUTION AS A DEVELOPMENT ORDER BY THE CITY OF PORT ST. LUCIE IN COMPLIANCE WITH LAW INCLUDING MODIFICATIONS TO CERTAIN CONDITIONS OF SAID DEVELOPMENT ORDER; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, an Application for Development Approval for the St. Lucie West Development of Regional Impact was originally submitted October 15, 1985, and was supplemented with additional information submitted April 1, 1986, May 23, 1986, July 18, 1986, August 4, 1986, August 12, 1986, August 15, 1986, August 20, 1986, August 27, 1986, August 28, 1986, September 5, 1986 and October 20, 1986, in accordance with Section 380.06, Florida Statutes; and

**WHEREAS**, the applicant, the Thos. J. White Development Corporation, proposes to develop 4,614 acres, constituting a Development of Regional Impact on the property fully described in Exhibit A attached hereto and located in the City of Port St. Lucie, Florida; and

**WHEREAS**, the applicant entered into a Preliminary Development Agreement with the Department of Community Affairs on November 10, 1985 (recorded in St. Lucie County O.R. Book 483, Page 885), subsequently amended on June 10, 1986 (recorded in St. Lucie County O.R. Book 503, Page 676), authorizing construction of a 5,000 seat baseball stadium and ancillary facilities, an 81 room hotel, Prima Vista Boulevard as a rural two-lane section with a bridge over the turnpike to its intersection with I-95, Arterial A from its intersection with Prima Vista Boulevard north to the facilities, the I-95 interchange at Prima Vista Boulevard, and the infrastructure necessary to serve the facilities; and

**WHEREAS**, the City Council, as the governing body of the local government having jurisdiction, pursuant to Sections 380.031 and 380.06, Florida Statutes, is hereby authorized and empowered to consider applications for development approval for developments of regional impact; and

**WHEREAS**, the public notice requirements of the City of Port St. Lucie Code and Section 380.06(11), Florida Statutes, have been satisfied and notice has been given to the Department of Community Affairs, Treasure Coast Regional Planning Council, Florida Department of Environmental Protection, South Florida Water Management District; and

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**WHEREAS**, City Council has, on January 12, 1987 and January 26, 1987, held duly noticed public hearings on the Development of Regional Impact application for development approval, and has heard and considered the testimony taken thereat; and

**WHEREAS**, the City Council has received and considered the report and recommendations of the Treasure Coast Regional Planning Council; and

**WHEREAS**, the City Council adopted Resolution 87-R15, the St. Lucie West Development Order, on February 9, 1987; and

**WHEREAS**, the City Council adopted Resolution 88-R12, modifying the St. Lucie West Development Order, on March 28, 1988, with regard to Conditions 14, 15, 16, 16-c, 16-d, 17, 18, 40, and 56 of said Development Order; and

**WHEREAS**, the City Council adopted Resolution 89-R7, modifying the St. Lucie West Development Order, on February 27, 1989, with regard to Conditions 15, 16, 17, 18, 40, 41, 43, 44, 48, 49, 50, 52, 53, 54-a, 54-b, 59-a, and 61 of said Development Order; and

**WHEREAS**, the City Council adopted Resolution 89-R18, modifying the St. Lucie West Development Order, on April 10, 1989, with regard to Conditions 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62 of said Development Order; and

**WHEREAS**, the City Council adopted Resolution 90-R32, modifying the St. Lucie West Development Order, on July 9, 1990, with regard to Conditions 41 and 46 of said Development Order; and

**WHEREAS**, the City Council adopted Resolution 93-R24, modifying the St. Lucie West Development Order, on April 26, 1993, with regard to FINDINGS OF FACT, paragraphs "D", and "E" and Conditions 1, 2, 3, 15, 20, 22, 25, 36, 37, 38, 40, 41, 42, 43, 45, 46, Section 2, Section 6, and Section 1 by adding new Conditions 75, 76, and 77 (and renumbering existing Conditions 75, 76, 77, and 78 accordingly) of said Development Order; and

**WHEREAS**, the City Council adopted Resolution 97-R31, modifying the St. Lucie West Development Order, on July 2, 1997, with regard to Conditions 1, 3.a, 3.b, 4, 5, 6, 7, 8, 9, 11, 12, 13, 16, 24, 25, 26, 27, 32, 33, 39, 40, 41, 48, 49, 50, 52, 56, 75, adding new Conditions 75 and 76 (and renumbering existing Conditions 75-81 accordingly), Section 1, Section 2, Section 5, and Section 7 of said Development Order; and

**WHEREAS**, the City Council adopted Resolution 98-R69, to incorporate an approved DRI Development Plan as Exhibit "E"; and

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**WHEREAS**, the City Council adopted Resolution 98-R89, to relocate a school site, to relocate some commercial parcels, to correct an error in Resolution 98-R69 arising out of the transposition of some square footage numbers, to increase the commercial/retail square footage and to decrease the number of dwelling units; and

**WHEREAS**, the City Council adopted Resolution 01-R64, to reflect the additional conditions which have been fully satisfied and to correct scrivener's errors in Resolution 98-R89; and

**WHEREAS**, the City Council adopted Resolution 02-R34, to modify the approved uses shown on Exhibit "D", the approved DRI Development Plan, for 108.881 acres; and

**WHEREAS**, the City Council adopted Resolution 05-R88 to modify the approved uses shown on Exhibit "E", the approved DRI Development Plan, to identify the transportation conditions which have been completed, to delete the required buffer zones around deep water habitats, to modify the reporting requirements, to delete transportation conditions triggered by trips in excess of 171,997 average daily trips that have not been constructed, and to extend the build out date; and

**WHEREAS**, the City Council adopted Resolution 07-R40 to increased the number of hotel rooms and to reduce the residential use; and

**WHEREAS**, the City Council adopted Resolution 08-R80 to modify the approved plan of development to reflect the existing development, the development with site plan approval, and the potential development on the existing vacant land; to delete condition 59(g) which was inadvertently not deleted by Resolution No. 05-R88; and to modify the reporting requirement to require biennial rather than annual reports; and

**WHEREAS**, the City Council adopted Resolution 10-R47 to amend the St. Lucie West DRI Map "H", pursuant to Section 380.06 (19) (e) (2), Florida Statutes. This amendment to Map "H" was to reflect the change to the future land use of two parcels from LI/OSR/I to LI/CS; and

**WHEREAS**, the City Council adopted Resolution 12-R19 to amend the St. Lucie West DRI pursuant to Section 380.06 (19) (e) (2), Florida Statutes to simultaneously decrease 162,700 square feet of office use and increase 240 residential units; and

**WHEREAS**, on April 30, 2012 Redd and Associates, P.A. on behalf of CREG-Lake Whitney, LLC filed an application to amend the St. Lucie West DRI, pursuant to Section 380.06 (19) (e) (2), Florida Statutes. This amendment to the DRI proposes a simultaneous decrease of 107,111 square feet of office use and an increase of 158 residential units. No changes to the Master Development Plan are proposed; and

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**WHEREAS**, the City Council believes that the proposed amendments do not constitute a substantial deviation; and

**WHEREAS**, the City Council has decided to modify the Development Order Resolution as requested by St. Lucie West Development, LLC, and Lake Charles Development, LLC; and

**WHEREAS**, the City Council determines it is appropriate to incorporate the revised Master Development Plan as Exhibit "D" of the Development Order Resolution; and

**WHEREAS**, the City Council determines it is appropriate to incorporate an approved DRI Development Plan as Exhibit "E" of the Development Order Resolution; and

**WHEREAS**, the City Council determines it is appropriate to incorporate said modified Conditions within the Development Order resolution rather than adopt said modified Conditions as a resolution separate from the Development Order resolution; and

**WHEREAS**, the City Council has made the following FINDINGS OF FACT and CONCLUSIONS OF LAW with regard to the application for development approval and has entered the following ORDER:

FINDINGS OF FACT

A. The proposed development is not in an Area of Critical State Concern designated pursuant to the provisions of Section 380.05, Florida Statutes.

B. The proposed development does not unreasonably interfere with the achievement of the objectives of the adopted state land development plan applicable to the area.

C. The proposed development is consistent with the report and recommendations of the Treasure Coast Regional Planning Council submitted pursuant to Section 380.06(12), Florida Statutes.

D. The development is consistent with the local comprehensive plan and local land development regulations.

CONCLUSIONS OF LAW

A. Based upon the application for development approval, the Treasure Coast Regional Planning Council Report and Recommendations, and the information presented

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at the public hearings, the City concludes that the St. Lucie West Development of Regional Impact meets the criteria which must be considered pursuant to Section 380.06(14), Florida Statutes, as long as the developer complies with the conditions of approval contained in this development order.

B. Based on the findings of fact and the conditions imposed through this development order, it is hereby concluded that the development should be approved subject to conditions.

ORDER

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, as follows:

Section 1. The Development of Regional Impact and application for development approval submitted by the Thomas. J. White Development Corporation, as subsequently amended by St. Lucie West Development Corporation is hereby ordered Approved, subject to the following conditions, restrictions and limitations:

APPLICATION FOR DEVELOPMENT APPROVAL

1. The St. Lucie West Application for Development Approval as subsequently amended is incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial compliance with the representations contained in the Application for Development Approval as subsequently amended is a condition for approval.

For the purpose of this condition, the Application for Development Approval as subsequently amended shall include the following items:

- a. Application for Development Approval and Appendices dated October, 1985;
- b. Supplemental information dated March, 1986;
- c. Supplemental information (Traffic) submitted April 1, 1986;
- d. Wetland Assessment and Proposed Wetland Preservation and Mitigation Plan and Wetland Inventory Map dated April, 1986;
- e. Wetland Assessment and Proposed Wetland Preservation and Mitigation Plan (Revised) and Wetland Location Map dated May, 1986;

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- f. Supplemental information (Determination of Sufficiency Response) dated May, 1986;
- g. Supplemental information (Responses to Review Comments by South Florida Water Management District) dated July 15, 1986;
- h. Supplemental information (Responses to Review Comments by Treasure Coast Regional Planning Council) dated July 16, 1986;
- i. Supplemental information (Summary of Wetland Characteristics) dated August 4, 1986;
- j. Supplemental information (Traffic-Revised, dated August 11, 1986; Question 22 Response, dated August 8, 1986);
- k. Supplemental information (Wetlands Location Map; Conceptual Surface Water Management Plan Map; Map of Exempt and Non-exempt Wetlands; Question 16) submitted August 15, 1986;
- l. Supplemental information (Sandhill Cranes and Gopher Tortoises) submitted August 20, 1986;
- m. Letter to Teresa Cantrell from Yvonne Ziel dated August 27, 1986;
- n. Letter to Sally Lockhart from Howard L. Searcy dated August 28, 1986;
- o. Letter to Steven Godfrey from Yvonne Ziel dated September 5, 1986;
- p. Letter to Sally Lockhart from Howard L. Searcy dated October 20, 1986;
- q. Color aerial photos of all wetlands on property;
- r. Revised Table 12A-1 submitted November 12, 1986; and
- s. Memo to Teresa Cantrell from Steve Godfrey dated January 12, 1987.

The St. Lucie West Substantial Deviation Application for Development Approval dated October 24, 1988 is incorporated herein by reference, and is relied upon, but not to the exclusion of other available information, by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial compliance with the representations contained in the Substantial Deviation Application for Development Approval, as modified by Development Order amendment conditions, is a condition for approval.

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For the purpose of this condition, the Substantial Deviation Application for Development Approval shall include the following items:

- a. Substantial Deviation Application for Development Approval dated October 24, 1988; and
- b. Supplemental information dated December 15, 1988.
- c. Supplemental information dated March 22, 1989.

The City of Port St. Lucie Planning Area 8 "FUTURE LAND USE MAP" and the "FUTURE TRANSPORTATION SYSTEM MAP" contained in the Substantial Deviation Application for Development Approval dated October 24, 1988 and labeled "Current Land Uses, 10-21-88" is hereby amended to be the same as the City of Port St. Lucie Planning Area 8 "FUTURE LAND USE MAP" contained in Ordinance 92-6, approved by the City of Port St. Lucie, Florida, on January 27, 1992.

The St. Lucie West Substantial Deviation Application for Development Approval dated April 26, 1996, as subsequently amended is incorporated herein by reference, and is relied upon, but not to the exclusion of other available information, by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial compliance with the representations contained in the Substantial Deviation Application for Development Approval, as modified by Development Order amendment conditions, is a condition for approval.

For the purpose of this condition, the Substantial Deviation Application for Development Approval as subsequently amended shall include the following items:

- a. The St. Lucie West Substantial Deviation Application for Development Approval dated April 26, 1996.
- b. Supplemental information dated September 6, 1996;
- c. Supplemental information dated December 20, 1996;
- d. Supplemental information dated April 7, 1997;

COMMENCEMENT OF DEVELOPMENT

2. In the event the developer fails to commence significant physical development within three years from the effective date of the Development, development approval shall terminate and the development shall be subject to further consideration pursuant to Section

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380.06, Florida Statutes. Significant physical development shall mean site preparation work for any portion of the project.

NOTE: Significant physical development has commenced, fully satisfying this condition.

BUILDOUT DATE

3. The buildout date for this development was December 30, 2013. On December 28, 2011 the buildout date for this development was extended to December 30, 2017, per House Bill 7207.

PLAN REVIEWS AND APPROVAL

4. a. With regard to any reviews or approvals by the Treasure Coast Regional Planning Council which are required by the conditions of this Development Order subsequent to the entry of the Order, the Council's approval or denial of approval shall be issued within 30 days of receipt by the Council of the specified plans or documents which are subject to the Council's review and approval. If within 15 days of receipt of the documents or plans Council requests in writing additional information, then the 30-day period shall not commence to run until the additional information has been received by Council or the developer informs Council in writing that the requested information will not be supplied. Unless precluded by law, said Council reviews or approvals contemplated by this condition shall be conducted by administrative staff review. As to those items to be reviewed only by administrative staff, failure to comment, approve or deny within the 30-day period shall constitute approval.

b. DELETED

AIR

5. Clearing of specific building sites shall not commence until the owner is ready to build the building or buildings to be located on that site unless seeding and mulching of disturbed areas are undertaken within 30 days of completion of clearing work.

6. During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfined emissions, including seeding and mulching of disturbed areas, shall be undertaken and implemented by the owner to the satisfaction of the City of Port St. Lucie and the Department of Environmental Protection.

7. Prior to application for any building permits (except for those involving development authorized by the Preliminary Development Agreement) for each phase of the St. Lucie West DRI, the developer shall provide a plan for pedestrian and bicycle systems which at a minimum includes:

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- a. Paved pathways connecting all residential areas with all recreational facilities, schools, employment centers and commercial areas within the project boundaries;
- b. Sufficient landscaping to shade 50 percent of the walkway or bicycle paths at build out of the phase;
- c. Adequate separation and buffering from roadways to prevent accident and splash hazards;
- d. Lighting of principal walkways and bicycle paths;
- e. Periodic shelter from rainstorms along principal walkways and bicycle paths; and
- f. Adequate provision for secure bicycle parking at all public destination points to meet demand.

The intent of this condition is to encourage pedestrian and bicycle use as an alternative to vehicle use within the project. As portions of the development are constructed, the related portions of the pedestrian and bicycle systems shall be constructed concurrently. Said systems shall be reflected on all applicable plats. Consistency of proposed pedestrian and bicycle system plans with this intent must be determined by the City of Port St. Lucie and the Treasure Coast Regional Planning Council prior to issuance of building permits for each phase of this project. The costs of plan review and consistency determination to Treasure Coast Regional Planning Council shall be paid by the developer within 30 days of submission to the developer by Treasure Coast Regional Planning Council of a statement supporting the costs of review. (This condition also addresses regional issues related to TRANSPORTATION and ENERGY.)

NOTE: Plan has been approved and is being implemented pursuant to the City of Port St. Lucie permitting processes. No further review by the Treasure Coast Regional Planning Council is required.

8. Prior to application for any building permits for residential units in any phase of the St. Lucie West DRI, the developer shall provide an estimate of the number of permanent jobs that will be created within the project boundaries at build out and occupancy of the project phase under review. This estimate of total permanent employment generated shall be broken down by salary range and compared with the affordability of residential types which have or will be constructed prior to build out of the phase or previous phases under review. The developer may create more permanent employment than housing opportunities for employees, but shall not construct any housing which is not affordable to employees of the businesses within the project boundaries until such time as affordable housing opportunities are available for all created employment

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within reasonable proximity to places of employment. The intent of this condition is to assure that housing opportunities are provided close to places of employment. Consistency of development plans with this intent shall be determined by the City of Port St. Lucie and the Treasure Coast Regional Planning Council prior to receipt of building permits for residential units in any phase of this project. The costs of plan review and consistency shall be paid by the developer within 30 days of submission to the developer by Treasure Coast Regional Planning Council of a statement supporting the costs of the review. (This condition also addresses issues related to HOUSING, TRANSPORTATION and ENERGY.)

NOTE: This Condition has been fully satisfied.

9. A Conceptual Area Plan for each industrial, office and commercial area within the project shall be designed to achieve, to the maximum extent practical and with consideration for aesthetics, clustering of buildings and related uses, inter-building connection via protected walkways or covered areas and common parking areas. The primary intent of this condition is to concentrate probable trip destination points in proximity to common parking areas, and thereby reduce the number and length of vehicle trips. Consistency of a Conceptual Area Plan with this intent must be determined by the City of Port St. Lucie and the Treasure Coast Regional Planning Council prior to application for any site plan review by the City of Port St. Lucie within the area covered by the Plan. The costs of plan review and consistency determination to Treasure Coast Regional Planning Council shall be paid by the developer within 30 days of submission to the developer by Treasure Coast Regional Planning Council of a statement supporting the costs of review. (This condition also addresses issues related to TRANSPORTATION and ENERGY).

NOTE: This Condition has been fully satisfied.

HISTORIC AND ARCHAEOLOGICAL SITES

10. In the event of discovery of any archaeological artifacts during project construction, the builder shall stop construction in that area and immediately notify the Division of Archives, History and Records Management in the Florida Department of State. Proper protection, to the satisfaction of the Division, shall be provided by the builder.

HABITAT, WETLANDS, VEGETATION AND WILDLIFE

11. During construction, all Melaleuca, Brazilian pepper and Australian pine which occur on-site shall be removed. Removal shall be in such a manner that avoids seed dispersal by any of these species. There shall be no planting of these species on-site.

12. The developer shall preserve no less than 706 acres of Pine flatwoods habitat on-site, including canopy, under story and ground cover. This habitat preservation may be satisfied by complying with Chapters 157.36 through 157.42 of the City of Port St. Lucie,

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Florida code of ordinances. Pine flatwoods habitat preserved pursuant to wetland buffer zone requirements may be counted toward meeting this minimum requirement. Preserved area may be the result of micro siting or selective clearing of developed areas. However, as a minimum, preserve area should be of appropriate size, quality and arrangement to maintain existing populations of species of special regional concern on the property. The biennial report required by Section 380.06, Florida Statutes, shall identify the cumulative amount of the areas preserved pursuant to this condition and indicate by map the location and the acreage. In the event that the DRI reaches buildout and the entire 706 acres of pine flatwoods habitat has not been preserved, St. Lucie West Development Corporation or its successor shall either purchase the required land off-site or make a monetary contribution to the City's Conservation Trust Fund pursuant to Chapter 157 of the City Code.

13. In the event that it is determined that any additional representative of a plant or animal species of special regional concern (as defined in the Treasure Coast Regional Planning Council Assessment Report for St. Lucie West) is resident on, or otherwise is significantly dependent upon the St. Lucie West property, the owner shall cease all activities which might negatively affect that individual population and immediately notify both the Florida Game and Fresh Water Fish Commission and the U.S. Fish and Wildlife Service. Proper protection, to the satisfaction of both agencies, shall be provided by the owner.

14. Prior to the commencement of any clearing activities on any development parcel, the owner shall survey the parcel to determine the numbers and distributions of Gopher Tortoise burrows and shall prepare a map showing their locations. If Gopher Tortoise burrows are found, the owner shall also survey the parcel for other species that exhibit similar habitat requirements including the Eastern Indigo Snake, Gopher Frog and Florida Mouse. The owner shall then prepare a preservation plan for the species that have been found which:

- a. Identifies and delineates the boundaries of the habitat areas to be preserved;
- b. Provides for the effective relocation into preserve area(s) of any representatives of the species of concern cited above which occur outside of the preserve area(s); and
- c. Provides a management program for the preserve area(s) which will provide and maintain suitable habitat for the species of concern which exist or are relocated into the area(s).

The results of the surveys and the preservation plan shall be submitted to the City of Port St. Lucie, Florida Game and Fresh Water Fish Commission, and U.S. Fish and Wildlife Service, and the Treasure Coast Regional Planning Council for review. No development

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on the parcel shall occur until the plan has been approved by all of these agencies and the animals are relocated in accordance with the approved plan. The cost of plan review to the

Treasure Coast Regional Planning Council shall be paid by the owner within 30 days of submission to the owner by Treasure Coast Regional Planning Council of a statement supporting the costs of review.

15. There shall be a survey for active Sandhill Crane nests during the period beginning March 1 and concluding March 30 of each year on the wetlands contained in any parcel for which an application for subdivision plat approval or site plan approval will be filed with the City of Port St. Lucie prior to March 1 of the following year. In the event that any active nest is found, clearing activity or heavy construction shall not occur during nesting periods or until 90 days after the young leave the nest to assure reproductive success.

16. The 192.8876 acres of wetland habitat identified in Revised Exhibit HW-1, dated January 7, 1988, with latest revision date of October 13, 1988, as submitted to the City of Port St. Lucie, and the functions and values that these wetlands provide shall be preserved and maintained in viable condition. Any significant reduction in the function of any of these wetlands through build out of the project shall constitute a substantial deviation, and any further development shall be subject to further consideration pursuant to Section 380.06, Florida Statutes.

NOTE: The required 192.8876 acres of wetland habitat have been dedicated and preserved through various plats.

The 92.1124 acres of exempted wetland habitat identified in Revised Exhibit HW-1 may be destroyed, but only after:

- a. Approval by both the South Florida Water Management District and the Treasure Coast Regional Planning Council of a mitigation plan for replacement of the functions and values these wetlands provided; and
- b. Provision of reasonable assurance of financial and institutional ability to carry out the commitments included in the approved mitigation plan.

NOTE: A Master Mitigation Plan has been approved by the South Florida Water Management District and the Treasure Coast Regional Planning Council and reasonable assurance of financial and institutional ability has been provided.

Mitigation plans must be submitted as part of a detailed plan for phase development prior to approval of any construction for that phase. As a minimum, such plans shall:

- a. Identify all exempted wetlands proposed to be destroyed during

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development of the phase;

- b. Provide for mitigation of all wetland functions and values prior to or concurrent with destruction of exempted habitat;
- c. Identify the location of all proposed mitigation relative to preserved wetland and upland systems, the surface water management system, and development;
- d. Provide all relevant details regarding the construction and proposed maintenance of mitigated wetland habitat;
- e. Provide for a mitigation, monitoring and maintenance program; and
- f. Include justified estimate of total cost of implementing the proposed mitigation and monitoring program.

To be approved, mitigation plans must be found to fully replace the functions and values provided by exempted wetlands to be destroyed. Reasonable assurance of financial and institutional ability to carry out the commitments included in the approved mitigation plan may be provided by any one or combination of the following:

- a. A surety bond in the amount of 125 percent of the cost estimate for implementing the approved mitigation and monitoring plan;
- b. Performance guarantee to the City of Port St. Lucie as a part of a project construction guarantee, provided the guarantee adequately covers costs;
- c. Cash bond or letter of credit from a financial institution;
- d. Escrow agreements which include money, land and improvements; and
- e. Performance prior to wetland loss.

The specific form and adequacy of the guarantee shall be subject to approval by the City of Port St. Lucie and Treasure Coast Regional Planning Council. Financial guarantees shall not be released for any portion of the project until work is completed, inspected and approved in writing by both South Florida Water Management District and Treasure Coast Regional Planning Council. The costs of plan review to Treasure Coast Regional Planning Council shall be paid by developer within 30 days of submission to the developer by Treasure Coast Regional Planning Council of a statement supporting the costs of review.

- 17. Buffer zones of preserved native upland habitat, including canopy, under story

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and ground cover shall be preserved around all of the 192.8876 acres of preserved wetland habitat. A buffer zone shall be preserved or established around all wetland habitat created as mitigation for destruction of the 92.1124 acres of exempted wetland habitat. Actual delineation of the buffer zone may vary according to site specific conditions, provided that such habitat:

a. Extends at least 15 feet landward from the landward edge of the wetland perimeter in all places; and

b. Averages 50 feet from the landward edge of all wetland perimeters; and

c. Extends at least 100 feet landward from the landward edge of the wetland perimeter around Wetlands Number 90 and 93; and extends at least 50 feet landward from the landward edge of the wetland perimeter around Wetland Number 43; and

d. The buffer zone around Wetland number 43 shall contain an area of at least 8.6655 acres, and an area of 18.2666 acres including the wetland area, and shall be west of the utility easement on the west side of NW. California Boulevard. The buffer zone around Wetland numbers 90, 91 and 93 shall contain an area of at least 44.8337 acres including the wetland areas, and shall be east of the utility easement on the east side of NW. California Boulevard. The buffer zone around Wetland numbers 90, 91 and 93 shall be configured to create a corridor connecting these three wetlands and shall also extend westward to the east margin of NW California Blvd. in order to create a corridor connecting to the buffer zone around Wetland Number 43 (except for the right-of-way of NW California). Exhibit SHC-1 attached depicts a possible configuration for these buffer zones. Both of these wetland buffer zones shall be counted toward meeting the requirement of Condition Number 11.

e. Changes to the configuration for these buffer zones as shown on Exhibit SHC-1 will be considered upon review of the final site plans for the area adjacent to the buffer zones and corridors. These changes shall be submitted to Florida Game and Fresh Water Fish Commission for approval in consultation with the Treasure Coast Regional Planning Council. Changes that are approved by the Florida Game and Fresh Water Fish Commission in consultation with the Treasure Coast Regional Planning Council will not require substantial deviation review.

NOTE: The required buffer zones of preserved native upland habitat around all of the 192.8876 acres of wetland habitat have been dedicated through various plats.

18. The minimum separation distance between the 192.8876 acres of protected

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wetlands and any canal or lake excavation shall be 200 feet, unless an exemption from this condition is granted by South Florida Water Management District on the basis of soil or other data showing that water table elevations within preserved wetlands would not be adversely affected.

19. To help assure that maintenance or improvement of predevelopment hydro periods occurs within the 192.8876 acres of preserved wetlands, and within any wetland mitigation areas, final drainage plans shall provide for routing of sufficient volumes of runoff from acceptable sources to wetlands, prior to routing of any excess runoff to lake systems. Control elevations shall be established consistent with the intent to maintain or improve predevelopment hydro periods within all wetland areas. The South Florida Water Management District must approve the routing of runoff and control elevations as shown on the final drainage plans to achieve the intent indicated above.

DRAINAGE

20. The developer shall design and construct the storm water management system to retain the maximum volumes of water consistent with providing flood protection. At a minimum, the first one-inch of runoff or the runoff from a one-hour, three-year storm event shall be retained, whichever is greater. Required retention volumes may be accommodated in a combination of exfiltration trenches, vegetated swales, dry retention areas, lakes with vegetated littoral zones, or other suitable retention structures. All discharge from the surface water management lakes shall meet the water quality standards of Florida Administrative Code Rule 17-3.

21. The developer shall design and construct the surface water management system such that maintenance of normal hydro periods within preserved and created wetlands can be guaranteed against the negative impacts of activities within the project boundaries, and that the functions and values provided by these habitats will be maintained. Under no circumstances shall unfiltered runoff from impervious surfaces and parking areas be diverted directly into wetlands on site. Final drainage plans shall be submitted to South Florida Management District and the City of Port St. Lucie. At a minimum, such plans shall depict how preserved and created wetland areas will be incorporated into the development site plans for each individual development area or drainage basin with appropriate supporting information to demonstrate how sufficient quantities of surface runoff from portions of the developed areas will be conveyed to wetland areas in order to maintain or improve their existing hydro period. Clearing of the land in a development area or drainage basin shall not begin until plans are approved by the appropriate agencies for the development area or drainage basin. Review and approval by the Treasure Coast Regional Planning Council shall be required only with regard to changes in the plans which would result in a net decrease in the total of created wetlands acreage specified in the Master Mitigation Plan approved pursuant to Condition

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15 or which would provide for the elimination of any portion of the wetlands required for preservation by Condition 15 pursuant to Revised Exhibit HVW-1 (dated January 7, 1988 and further revised October 13, 1988) and as it may be further revised at subsequent times.

22. The developer shall berm and swale or otherwise design and construct the golf course storm water management system to retain the first one-half inch of runoff from a one-hour, three-year storm event, prior to discharge of excess water to wetland habitats and the surface water management lake system.

NOTE: This Condition has been fully satisfied as to the PGA Country Club golf course formerly known as the St. Lucie West Country Club golf course.

23. The developer shall establish a vegetated and functional littoral zone as part of the surface water management system of lakes and the existing borrow pit. Prior to construction of the system for each development area or drainage basin of the project, the developer shall prepare a design and management plan for the wetland/littoral zone that will be developed as part of that system. The plan shall: 1) include plan view and site location; 2) include typical cross sections of the surface water management system showing the average water elevation after taking into account the effects of well field pumping and irrigation withdrawals on the lake system and the -3 foot contour (i.e., below average elevation); 3) specify how vegetation is to be established within this zone, including the extent, method, type and timing of any planting or mulching to be provided; and 4) provide a description of any management, monitoring, and maintenance procedures to be followed in order to assure the continued viability and health of the littoral zone. The littoral zone as established shall consist entirely of native vegetation and shall be maintained permanently as part of the water management system. As a minimum, 10 square feet of vegetated littoral zone per linear foot of lake shoreline shall be established. The plan shall be subject to approval by the City of Port St. Lucie and the South Florida Water Management District, prior to beginning any excavation activity. Littoral zones shall be constructed concurrent with lake excavation and final grading. Operational permits for the surface water management system shall not be issued until such time as littoral zones have been constructed and inspected.

24. Maintenance and management efforts required to assure the continued viability of preserved and created wetland littoral zone and upland habitats and the proper operation of all components of the surface water management system shall be the financial and physical responsibility of the St. Lucie West Community Development District.

#### WATER SUPPLY

25. The primary source of irrigation water shall be treated wastewater effluent. The secondary source may be derived from the surface water management system of lakes consistent with the maintenance of created littoral zone habitats. In no case shall reverse osmosis reject water be utilized for irrigation purposes unless the applicable Department of

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Environmental Protection groundwater quality standards can be met. Supplemental irrigation water may be derived from the surficial aquifer until such time as sufficient quantities of wastewater effluent and water management lake water can be allocated to meet project irrigation demand. Use of the surficial aquifer to supplement irrigation demand beyond 1992 shall constitute a substantial deviation pursuant to Section 380.06, Florida Statutes, and shall require further review unless the Treasure Coast Regional Planning Council approves an extension based upon data which demonstrates that insufficient water is available from the storm water lake system and treated wastewater effluent to meet irrigation demands and, further, that continued surficial aquifer withdrawals would not adversely affect regional potable water supplies or the environment. Under no circumstances shall private irrigation wells into the surficial aquifer be allowed.

NOTE: This Condition has been fully satisfied.

26. To the maximum extent consistent with wetland protection, surficial aquifer well fields serving St. Lucie West shall be located such that principal land uses within the cone of influence of such wells are open space, preserve, or residential area. In no case shall development occur within the cone of influence (i.e., one-foot drawdown area) of a surficial aquifer potable water supply well which would use, handle, store, or produce hazardous or toxic materials, unless such use, handling, storage, or production is consistent with Chapter 53: Wellfield Protection of the City of Port St. Lucie, Florida Code of Ordinances.

27. Disposal of reverse osmosis reject water shall be via deep well injection, unless the applicable Department of Environmental Protection groundwater quality standards can be met for disposal by irrigation.

NOTE: Department of Environmental Protection Permit No. FLA13993-002-DW1P allows 250 gpm or 360,000 gpd of waste brine from the reverse osmosis plant to be treated for off-site reclaimed water use.

28. To reduce demand for water, as a minimum 30 percent of all landscaping material and 50 percent of all planted trees shall be comprised of native plants adapted to topsoil and climatic conditions occurring on-site.

29. Water-saving plumbing devices shall be used to the maximum extent feasible to reduce potable and nonpotable water demand.

30. Rates charged for potable water use shall be structured to encourage water conservation. Any profit in excess of that authorized by the Public Service Commission or other appropriate regulatory agency shall be used to promote water conservation.

31. Prior to commencement of any development (except for that development authorized by the Preliminary Development Agreement) for each phase of the project, the developer shall demonstrate to the satisfaction of the South Florida Water Management

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District that a sufficient source of potable water exists to serve that phase of the project without reducing the potentiometric head of the Floridan Aquifer, if required by the District's regulations, or adversely impacting the ability of existing legal users to meet their permitted potable/nonpotable requirements.

Maintenance and management efforts required to assure the continued proper operation of all components of the central water supply system shall be the financial and physical responsibility of the St. Lucie West Utilities, Inc. until conveyed to St. Lucie West Community Development District or other lawful entity. Any entities subsequently authorized to replace the Utility shall be required, at a minimum, to assume the responsibilities outlined above or delegate such responsibilities to another entity to the satisfaction of the City of Port St. Lucie. The City of Port St. Lucie shall have a right of first refusal to purchase the water supply system at the then fair market value, taking into consideration those factors outlined in Section 180.301, Florida Statutes; provided, however, that Utility shall give written notice to the City of Utility's proposed conveyance to another entity; provided further, if the City Council decides to exercise the City's right of first refusal, then within 30 days of receipt of Utility's notice, the City Council shall deliver to Utility written notice that it elects to purchase the system at a price to be mutually agreed upon by Utility and City; provided further, if the City elects to purchase the system under the terms and conditions specified herein, the City and Utility shall have 6 months from the date upon which Utility received the notice from the City to come to agreement upon the purchase price. If the City and Utility agree on the purchase price within the 6 month period, the conveyance of the system to the City shall occur within 60 days of the date upon which agreement is reached on the purchase price. However, if the City and Utility cannot agree on the purchase price within the 6 month period, then the City's right to purchase the system under this provision shall be deemed terminated.

NOTE: This Condition has been fully satisfied.

WASTEWATER

32. Development shall occur concurrent with the provision of adequate central wastewater treatment service. In no case shall septic systems be allowed to occur on-site. Prior to commencement of construction for any phase, the developer must demonstrate that adequate treatment and disposal facilities will exist on schedule to serve all wastewater generated from completed development in that phase. Evidence of adequate treatment and disposal capability shall be subject to approval by the City of Port St. Lucie in consultation with the Department of Environmental Protection.

33. Any plan by the developer to construct a wastewater treatment and disposal facility shall incorporate irrigation as the primary method of treated wastewater effluent disposal. Backup disposal shall be via deep well injection and on-site storage as approved by the Department of Environmental Protection.

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34. Maintenance and management efforts required to assure the continued proper operation of all components of the central wastewater system shall be the financial and physical responsibility of the St. Lucie West Utilities, Inc. until conveyed to the St. Lucie West Community Development District or any other lawful entity. Any entities subsequently authorized to replace the Utility shall be required, at a minimum, to assume the responsibilities outlined above or delegate such responsibilities to another entity to the satisfaction of the City of Port St. Lucie. The City of Port St. Lucie shall have a right of first refusal to purchase the wastewater system at the then fair market value, taking into consideration those factors outlined in Section 180.301, Florida Statutes; provided, however, that Utility shall give written notice to the City of Utility's proposed conveyance to another entity; provided further, if the City Council decides to exercise the City's right of first refusal, then within 30 days of receipt of Utility's notice, the City Council shall deliver to Utility written notice that it elects to purchase the system at a price to be mutually agreed upon by Utility and City; provided further, if the City elects to purchase the system under the terms and conditions specified herein, the City and Utility shall have 6 months from the date upon which Utility received the notice from the City to come to agreement upon the purchase price. If the City and Utility agree on the purchase price within the 6 month period, the conveyance of the system to the City shall occur within 60 days of the date upon which agreement is reached on the purchase price. However, if the City and Utility cannot agree on the purchase price within the 6 month period, then the City's right to purchase the system under this provision is deemed terminated.

NOTE: This Condition has been fully satisfied.

ENERGY

35. In the final site plans, the developer shall incorporate those energy conservation measures identified on Page 25.1 of the St. Lucie West Application for Development Approval, Page 23 of the March 1986 supplemental information and, to the extent feasible, measures identified in the Treasure Coast Regional Planning Council's Regional Energy Plan dated May, 1979.

SOLID AND HAZARDOUS WASTE

36. Prior to commencing construction of buildings for any commercial or industrial development (other than that authorized by the Preliminary Development Agreement), the developer shall have had a hazardous materials management plan reviewed and approved by the City of Port St. Lucie and Treasure Coast Regional Planning Council in consultation with St. Lucie County, South Florida Water Management District, and the Department of Environmental Protection. The plan shall:

- a. Require disclosure by all nonresidential owners or tenants of property of all hazardous materials proposed to be stored, used, or generated on the premises;

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- b. Require the inspection of all business premises storing, using or generating hazardous materials prior to commencement of operation, and periodically thereafter, to assure that proper facilities and procedures are in place to properly manage hazardous materials projected to occur;
- c. Provide minimum standards and procedures for storage, prevention of spills, containment of spills and transfer and disposal of such materials;
- d. Provide for proper maintenance, operation and monitoring of hazardous materials management systems including spill and hazardous materials containment systems;
- e. Detail actions and procedures to be followed in case of accidental spill; and
- f. Guarantee financial responsibility for spill cleanup.

The cost of plan review to Treasure Coast Regional Planning Council shall be paid by the developer within 30 days of submission to the developer by Treasure Coast Regional Planning Council of a statement supporting the cost of review.

NOTE: This Condition has been fully satisfied.

37. Prior to issuance of certificates of occupancy for any residential or nonresidential development, mandatory solid waste point of origin collection service shall be established to serve all occupied households and businesses. Solid waste collection shall be by licensed haulers only. A description of service levels to be provided must be submitted to and approved by the City of Port St. Lucie and Treasure Coast Regional Planning Council prior to commencement of construction in any phase.

NOTE: This Condition has been fully satisfied.

38. Within one year of the effective date of the Development Order, the developer shall submit a plan for collection of hazardous waste from all residences and business for the review and approval by the Department of Environmental Regulation, City of Port St. Lucie (or the St. Lucie County Solid Waste Authority, if any), and Treasure Coast Regional Planning Council. Said plan shall require mandatory point of origin collection service unless the operation of such a system is shown to be inconsistent with protection of public health, safety or the environment. Hazardous waste collection shall be by licensed haulers only. If said approval is not obtained within two years of the effective date of the Development Order, no further building permits shall be issued for any part of the project until approval is obtained. The cost of plan review to Treasure Coast Regional Planning Council shall be paid by the developer within 30 days of submission to the developer by

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Treasure Coast Regional Planning Council of a statement supporting the cost of review.

NOTE: This Condition has been fully satisfied.

URBAN SERVICES

39. The developer shall convey two elementary school sites, one middle school site, and one high school site to the School Board of St. Lucie County according to the terms and conditions of the agreement entered into by the developer and the St. Lucie County School Board dated July 29, 1996. The developer shall also pay an educational facilities impact fee for each single-family and multi-family dwelling unit according to the terms and conditions of the above agreement.

NOTE: All required school sites have been conveyed to the School Board of St. Lucie County.

40. The recreation needs created by the residential development in the St. Lucie West DRI shall be met by satisfying the level of service standards of The City of Port St. Lucie Comprehensive Plan.

41. DELETED

42. Within two years of the effective date of the Development Order, the developer shall provide a plan for provision of hospital and nursing home facilities to meet demand created as a result of permanent employment and residential development projected to be created within the project during the project. The developer's plan shall include evaluation and estimate of said demand for hospital and nursing home facilities and a program for meeting any projected demand. The plan must be approved by the City of Port St. Lucie, St. Lucie County and Treasure Coast Regional Planning Council in consultation with the District IX Health Council, Inc. If said approval is not obtained within three years of the effective date of the Development Order, no further building permits shall be issued for any part of the project until approval is obtained. Such facilities shall be constructed and available to serve projected demand in accordance with the approved plan. The cost of plan review to Treasure Coast Regional Planning Council shall be paid by the developer within 30 days of submission to the developer by Treasure Coast Regional Planning Council of a statement supporting the costs of review.

NOTE: This Condition has been fully satisfied.

43. Within three years of the effective date of the Development Order, the developer shall provide a plan for provision of police protection to meet demand created as a result of permanent employment and residential development projected within the project. The developer's plan shall include an evaluation and estimate of the number of officers necessary to serve the public and a specific site and acreage appropriate for the provision

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of police protection facilities. Methodology used to determine demand and the standards used to determine adequate protection shall be agreed upon by the developer and approving agencies prior to development. The plan should also consider the necessity of payment of an impact fee or lump sum to build, staff and equip the police station. The plan must be approved by the City of Port St. Lucie and Treasure Coast Regional Planning Council. If said approval is not obtained within four years of the effective date of the Development Order, no further building permits shall be issued for any part of the project until approval is obtained. Such police protection facilities shall be constructed and available to serve projected demand in accordance with the approved plan. The cost of plan review to Treasure Coast Regional Planning shall be paid by the developer within 30 days of submission to the developer by Treasure Coast Regional Planning Council of a statement supporting the costs of review.

NOTE: This Condition has been fully satisfied.

44. The developer shall make available to the St. Lucie County-Fort Pierce Fire District a three-acre site (the "site") for a subcentral fire station in a location mutually agreeable to the Fire District and the developer. Within sixty days of receiving a written request from the Fire District, the developer shall convey to the District by special warranty deed, fee simple title to the site free of all liens, mortgages and encumbrances which would adversely affect the marketability of title; provided, however, in no event shall the developer be required to deliver said deed prior to July 1, 1990. If the Fire District does not construct and occupy the subcentral fire station on the site within three years of the date of execution of the deed, the site shall revert to the developer. Said deed from the developer to the Fire District shall contain a reverter clause setting forth said reversionary condition. Such deed may also reserve utility easements and maintenance easements, provided that they are located within ten feet of the property lines of the site. The developer or other responsible entity shall also pay to the Fire District a total sum of \$974,176 plus seven percent interest amortized over a twenty-year period, said amount payable in twenty annual and equal installments. Said funds shall be used only by the Fire District to construct and equip said subcentral fire station on the site. Said twenty-year period shall commence on the date the time for appeal of the Development Order expires, if no appeal is filed, or upon final disposition of an appeal.

NOTE: The site for a subcentral fire station has been identified and conveyed to the St. Lucie County Fire District.

45. Within one year of the effective date of the Development Order, the developer shall provide a plan for provision of child day-care facilities to meet demand created by development within the project. The plan shall include an evaluation and estimate of demand for child day-care facilities and a program for meeting any projected demand. The plan must be approved by the City of Port St. Lucie and Treasure Coast Regional Planning Council. If said approval is not obtained within two years of the effective date of the Development Order, no further building permits shall be issued for any part of the project

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until approval is obtained. Such facilities shall be constructed and available to serve projected demand, in accordance with the approved plan. The cost of plan review to Treasure Coast Regional Planning Council shall be paid by the developer within 30 days of submission to the developer by Treasure Coast Regional Planning Council of a statement supporting the cost of review.

NOTE: This Condition has been fully satisfied.

46. Within two years of the effective date of the Development Order, the developer shall provide a plan for provision of public library facilities to meet demand created by residential development of the project. The plan must include an evaluation and estimate of demand for public library facilities. Methodology used to project library demand shall be agreed upon by the developer and approving agencies prior to plan initiation and shall be submitted as part of the completed plan. The plan shall also provide a program for meeting any projected demand. The plan must be approved by the City of Port St. Lucie and Treasure Coast Regional Planning Council. If said approval is not obtained within five years of the effective date of the Development Order, no further building permits shall be issued for any part of the project until approval is obtained. Public library facilities shall be constructed and available to serve projected demand in accordance with the approved plan. The cost of plan review to Treasure Coast Regional Planning Council shall be paid by the developer within 30 days of submission to the developer by Treasure Coast Regional Planning Council of a statement supporting the costs of review.

NOTE: This Condition has been fully satisfied.

TRANSPORTATION

47. No individual building permits shall be granted for the development of any parcel of land in St. Lucie West unless and until any right-of-way described in the St. Lucie County Thoroughfare Plan or in a Thoroughfare Right-of-way Protection Plan adopted by the City of Port St. Lucie within the boundaries of the parcel proposed for development has been dedicated to or acquired by the appropriate public agency, free and clear of all liens and encumbrances.

NOTE: This Condition has been fully satisfied.

48. No building permits shall be issued for development generating more than 23,171 average daily trips, 1,599 AM peak hour trips, or 2,206 PM peak hour trips of the St. Lucie West Development of Regional Impact, until contracts have been let for the construction of intersection improvements to obtain the following configurations, including signalization or signalization modification as warranted by City, County or State criteria.

- a) Prima Vista Boulevard and West Peacock Boulevard

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<u>North bound W. Peacock Blvd.</u>	<u>East bound Prima Vista Blvd.</u>
One left-turn lane*	One left-turn lane*
One through lane*	One through lane
One right-turn lane	One through/right-turn lane
<u>South bound W. Peacock Blvd.</u>	<u>West bound Prima Vista Blvd.</u>
One left-turn lane*	One left-turn lane*
One through lane	Two through lanes
One right-turn lane*	One right-turn lane*

\* Improvements beyond current configuration.

No Certificates of Occupancy shall be issued for more than 23,171 average daily trips, 1,599 AM peak hour trips or 2,206 PM peak hour trips of the St. Lucie West Development of Regional Impact until the improvements under a) have been completed.

NOTE: This Condition has been fully satisfied.

49. No Certificates of Occupancy shall be issued for development generating more than 30,630 average daily trips or 3,291 PM peak hour trips of the St. Lucie West Development of Regional Impact until signalization has been installed at the intersection of Port St. Lucie Boulevard and Del Rio Boulevard as warranted by City, County, or State criteria. Should signalization not be warranted at that time, the intersection shall be monitored and signalization installed as soon as warranted by City, County, or State criteria.

NOTE: This Condition has been fully satisfied.

50. No building permits shall be issued for development generating more than 31,597 average daily trips, 2,181 AM peak hour or 3,008 PM peak hour trips of the St. Lucie West Development of Regional Impact until contracts have been let for the following improvements:

- a. Two-lane Cashmere Boulevard from SW Heatherwood Boulevard to Del Rio Boulevard.
- b. Two-lane South Peacock Boulevard (SW Heatherwood Boulevard) from Country Club Drive to Cashmere Boulevard.

No Certificates of Occupancy shall be issued for any development generating more than 31,597 average daily trips, 2,181 AM peak hour or 3,008 PM peak hour trips of the St. Lucie West Development of Regional Impact until the improvements under a) and b) above have been completed.

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NOTE: This Condition has been fully satisfied

51. No building permits shall be issued for development generating more than 47,045 average daily trips, 3,247 AM peak hour or 4,480 PM peak hour trips of the St. Lucie West Development of Regional Impact until contracts have been let for the construction of intersection improvements to obtain the following configuration, including signalization or signalization modification as warranted by City, County or State criteria.

a. Prima Vista Boulevard and Bayshore Boulevard

North bound Bayshore Blvd.

One left-turn lane  
One through/right-turn lane

South bound Bayshore Blvd.

One left-turn lane  
One through lane  
One right-turn lane\*

East bound Prima Vista Blvd.

One left-turn lane  
One through lane  
One right-turn lane

West bound Prima Vista Blvd.

One left-turn lane  
One through/right-turn lane

\* Improvements beyond current configuration.

All above configurations shall be permitted and constructed in accordance with City, County, and State criteria. No Certificates of Occupancy shall be issued for development generating more than 47,045 average daily trips, 3,247 AM peak hour or 4,480 PM peak hour trips of the St. Lucie West Development of Regional Impact until the intersection improvements under a) above have been completed.

NOTE: This Condition has been fully satisfied.

52. No building permits shall be issued for development generating more than 70,216 average daily trips, 4,846 AM peak hour or 6,685 PM peak hour trips of the St. Lucie West Development of Regional Impact until contracts have been let for the following improvements:

a. Two-lane N.W. California Boulevard from St. Lucie West Boulevard to N.W. Country Club Drive.

b. Two-lane Cashmere Boulevard from St. Lucie West Boulevard to SW Heatherwood Boulevard.

c. Four-lane Prima Vista Boulevard from Airoso Boulevard to Bayshore Boulevard.

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NOTE: This Condition has been fully satisfied.

No Certificates of Occupancy shall be issued for any development generating more than 70,216 average daily trips, 4,846 AM peak hour or 6,685 PM peak hour trips of the St. Lucie West Development of Regional Impact until the improvements under a), b), and c), above have been completed.

53. No building permits shall be issued for any development generating more than 70,216 average daily trips, 4,846 AM peak hour or 6,685 PM peak hour trips of the St. Lucie West Development of Regional Impact until contracts have been let for the construction of intersection improvements to obtain the following configuration, including signalization or signalization modification as warranted by City, County, or State criteria.

a. Prima Vista Boulevard and California Boulevard

<u>North bound California Blvd.</u> N/A	<u>East bound Prima Vista Blvd.</u> One left-turn lane* Two through lanes
<u>South bound California Blvd.</u> One left-turn lane* One right-turn lane*	<u>West bound Prima Vista Blvd.</u> One right-turn lane* Two through lanes

NOTE: This Condition has been fully satisfied.

b. Prima Vista Boulevard and Cashmere Boulevard

<u>North bound Cashmere Blvd.</u> One left-turn lane* One right-turn lane*	<u>East bound Prima Vista Blvd.</u> Two through lanes One right-turn lane*
<u>South bound Cashmere Blvd.</u> N/A	<u>West bound Prima Vista Blvd.</u> One left-turn lane* Two through lanes

NOTE: This Condition has been fully satisfied.

c. Del Rio Boulevard and Port St. Lucie Boulevard

<u>North bound Del Rio Blvd.</u> N/A	<u>East bound Port St. Lucie Blvd.</u> One left-turn lane* One through lane
<u>South bound Del Rio Blvd.</u> One approach lane	<u>West bound Port St. Lucie Blvd.</u> One through lane One right-turn lane*

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NOTE: This Condition has been fully satisfied.

d. West Midway Road and Glades Cut-Off Road

<u>North bound Glades Cut-Off Rd.</u>	<u>East bound West Midway Rd.</u>
One left-turn lane*	One left-turn lane*
One through lane	One through lane
One right-turn lane*	One right-turn lane*
<u>South bound Glades Cut-Off Rd.</u>	<u>West bound West Midway Rd.</u>
One left-turn lane*	One through lane*
One through/right-turn lane	One left-turn lane
	One right-turn lane*

NOTE: This Condition has been fully satisfied.

e. Cashmere Boulevard and South Peacock Boulevard

<u>North bound Cashmere Blvd.</u>	<u>East bound South Peacock Blvd.</u>
One left-turn lane*	One approach lane
One through lane	
<u>South bound Cashmere Blvd.</u>	<u>West bound South Peacock Blvd.</u>
One approach lane	N/A

NOTE: This Condition has been fully satisfied.

\* Improvements beyond current configuration.

N/A = Not applicable.

All above configurations shall be permitted and constructed in accordance with City, County, and State criteria. No Certificates of Occupancy shall be issued for development generating more than 70,216 average daily trips, 4,846 AM peak hour or 6,685 PM peak hour trips of the St. Lucie West Development of Regional Impact until the intersection improvements under a) through e) above have been completed.

54. Intersection improvements identified in Condition 53.a shall be constructed concurrent with the northerly connection of California Boulevard to Prima Vista Boulevard.

NOTE: This Condition has been fully satisfied.

55. Intersection improvements identified in Condition 53.b shall be constructed concurrent with the southerly connection of Cashmere Boulevard to Prima Vista Boulevard.

NOTE: This Condition has been fully satisfied.

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56. No building permits shall be issued for development generating more than 121,107 average daily trips, 8,106 AM peak hour or 11,287 PM peak hour trips of the St. Lucie West Development of Regional Impact until contracts have been let for the following improvements:

- a. Two-lane California Boulevard from St. Lucie West Boulevard to SW Heatherwood Boulevard.
- b. Two-lane SW Heatherwood Boulevard from California Boulevard to Country Club Drive.

No Certificates of Occupancy shall be issued for any development generating more than 121,107 average daily trips, 8,106 AM peak hour or 11,287 PM peak hour trips of the St. Lucie West Development of Regional Impact until the improvements under a) and b) above have been completed.

NOTE: This Condition has been fully satisfied.

57. No building permits shall be issued for development generating more than 121,107 average daily trips, 8,106 AM peak hour or 11,287 PM peak hour trips of the St. Lucie West Development of Regional Impact until contracts have been let for the construction of intersection improvements to obtain the following configuration, including signalization or signalization modification as warranted by City, County, or State criteria.

- a. Prima Vista Boulevard and California Boulevard

North bound Calif. Blvd.

One left-turn lane\*

One through lane\*

One right-turn lane\*

South bound Calif. Blvd.

One left-turn lane

One through lane\*

One right-turn lane

East bound Prima Vista Blvd.

One left-turn lane

Two through lanes

One right-turn lane\*

West bound Prima Vista Blvd.

One left-turn lane\*

Two through lanes

One right-turn lane

\* Improvements beyond current configuration.

All above configurations shall be permitted and constructed in accordance with City, County, and State criteria. No Certificates of Occupancy shall be issued for development generating more than 121,107 average daily trips, 8,106 AM peak hour or 11,287 PM peak hour trips of the St. Lucie West Development of Regional Impact until the intersection improvements under a) above have been completed.

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NOTE: This Condition has been fully satisfied.

58. Intersection improvements identified in Condition 57.a shall be constructed concurrent with the southerly connection of California Boulevard to Prima Vista Boulevard.

NOTE: This Condition has been fully satisfied.

59. No building permits shall be issued for development generating more than 171,997 average daily trips, 11,366 AM peak hour or 15,888 PM peak hour trips of the St. Lucie West Development of Regional Impact until contracts have been let for the following improvements:

- a. Four-lane West Peacock Boulevard from University Boulevard to Prima Vista Boulevard.
- b. DELETED BY RESOLUTION 05-R88 ON DECEMBER 29, 2005
- c. Two-lane California Boulevard from South Peacock Boulevard to Del Rio Boulevard.
- d. Two-lane California Boulevard from West Torino Parkway to North Peacock Boulevard.
- e. Two-lane Cashmere Boulevard from East Torino Parkway to North Peacock Boulevard.
- f. DELETED BY RESOLUTION 05-R88 ON DECEMBER 29, 2005
- g. DELETED BY RESOLUTION 08-R80 ON SEPTEMBER 22, 2008
- h. DELETED BY RESOLUTION 05-R88 ON DECEMBER 29, 2005
- i. Four-lane Prima Vista Boulevard Bridge over St. Lucie River.
- j. Two-lane North Peacock Boulevard from West Peacock Boulevard to Cashmere Boulevard.
- k. Two-lane California Boulevard from University Boulevard to North Peacock Boulevard.
- l. Two-lane West Peacock Boulevard from University Boulevard to North Peacock Boulevard.

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NOTE: Conditions 59 a, c, d, e, i, j, k, and l have been fully satisfied.

No Certificates of Occupancy shall be issued for development generating more than 171,997 average daily trips, 11,366 AM peak hour or 15,888 PM peak hour trips of the St. Lucie West Development of Regional Impact until the improvements under a) through l) above have been completed.

60. a-e and i-k DELETED BY RESOLUTION 05-R88 ON DECEMBER 29, 2005

f. California Boulevard and South Peacock Boulevard

<u>North bound California Blvd.</u>	<u>East bound S. Peacock Blvd.</u>
One left-turn lane*	N/A
One through/right-turn lane	
<u>South bound California Blvd.</u>	<u>West bound S. Peacock Blvd.</u>
One left-turn lane*	One approach lane
One through/right-turn lane	

NOTE: This Condition has been fully satisfied.

g. Cashmere Boulevard and Del Rio Boulevard

<u>North bound Cashmere Blvd.</u>	<u>East bound Del Rio Blvd.</u>
N/A	One approach lane
<u>South bound Cashmere Blvd.</u>	<u>West bound Del Rio Blvd.</u>
One approach lane	One through lane
	One right-turn lane*

NOTE: This Condition has been fully satisfied.

h. California Boulevard and North Peacock Boulevard

<u>North bound California Blvd.</u>	<u>East bound N. Peacock Blvd.</u>
One approach lane	One left-turn lane*
	One through/right-turn lane
<u>South bound California Blvd.</u>	<u>West bound N. Peacock Blvd.</u>
One left-turn lane*	One approach lane
One through/right-turn lane	

NOTE: This Condition has been fully satisfied.

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61. DELETED BY RESOLUTION 05-R88 ON DECEMBER 29, 2005

62. The following intersection improvements shall be constructed concurrent with the northerly connection of Prima Vista Boulevard and Cashmere Boulevard.

<u>North bound Cashmere Blvd.</u>	<u>East bound Prima Vista Blvd.</u>
One left-turn lane	One left-turn lane*
One through lane*	Two through lanes
One right-turn lane	One right-turn lane
<u>South bound Cashmere Blvd.</u>	<u>West bound Prima Vista Blvd.</u>
One left-turn lane*	One left-turn lane
One through lane*	Two through lanes
One right-turn lane*	One right-turn lane*

\* Improvements beyond current configuration.

NOTE: This Condition has been fully satisfied.

63-71. DELETED BY RESOLUTION 05-R88 ON DECEMBER 29, 2005

72. As a minimum, the Developer shall pay a fair share contribution toward road improvements consistent with the road impact fee ordinance of St. Lucie County and/or the City of Port St. Lucie to the extent either is applicable to this project.

73-74. DELETED BY RESOLUTION 05-R88 ON DECEMBER 29, 2005

75. In order to provide improved traffic circulation between St. Lucie West and other parts of the city, and for emergency services access, the following rights-of-way shall be dedicated to the City of Port St. Lucie, Florida, by January 1, 1998, with the land owner of the dedicated right-of-way having the right to receive Road Impact Fee credits for the value of the right-of-way dedicated that exceeds the right-of-way that is required for the development of a two-lane roadway, i.e. that development which generates 233,000 average daily trips, 15,900 AM peak hour or 21,500 PM peak hour trips of the St. Lucie West DRI:

- a. NW California from the south line of Port St. Lucie Section Forty-four to the north terminus of the existing dedicated right-of-way of NW California Boulevard and from NW Country Club Drive to the north right-of-way of St. Lucie West Boulevard.
- b. SW California Boulevard from South Peacock (Heatherwood) Boulevard to Juliet Avenue.

RESOLUTION NO. 12-R76

c. NW Cashmere Boulevard from the south line of Port St. Lucie Section Forty-four to the north right-of-way of St. Lucie West Boulevard.

d. West Virginia Boulevard from the east property line of St. Lucie West to the west property line of St. Lucie (Lake Charles Development Corp. west property line).

For items a., b., and c., (excluding item d), the land owner and the City of Port St. Lucie will pursue the establishment of a special assessment district as a means of providing funds to construct the two-lane improvements within these rights-of-way as required by the St. Lucie West DRI, i.e. not any additional lanes.

Note: This Condition has been fully satisfied.

76. In order to avoid a cul-de-sac which exceeds 1,000 feet, right-of-way for NW Bethany Boulevard connecting to NW Peacock Boulevard or another acceptable alternate roadway, shall be shown at time of platting.

NOTE: This Condition has been fully satisfied.

77. DELETED BY RESOLUTION 05-R88 ON DECEMBER 29, 2005

78. With respect to the reports required for submittal under Condition 75, the development of the 300 acres, shown on Exhibit "B" to this Development Order shall be assumed to have been fully developed and said acres are hereby entitled to be developed without providing any of the roadway or intersection improvements specified in this Development Order. Said acres shall be subject to any of the other Development Order conditions which are applicable.

79. Development permits shall not be withheld for the property described on Exhibit "C", regardless of whether permits are withheld for other St. Lucie West DRI property, unless the development on the Exhibit "C" property fails to comply with one or more of the following conditions of this Development Order:

a. Section 1, paragraphs 4, 5, 6, 9, 10, 11, (but only if the development fails to preserve 25 percent of the Pine flatwoods habitat within the Exhibit "C" property), 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 28, 29, 32, 35, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, and

b. Section 2, and

RESOLUTION NO. 12-R76

c. Section 5.

So long as the development of the Exhibit "C" property is in compliance with the above-described conditions of this Development Order, the City shall continue to issue development permits for the Exhibit "C" property.

In the event the applicant, or any of its successors or assigns other than the owner of the Exhibit "C" property, fails to comply with any conditions of the Development Order, such failure shall not result in the withholding of development permits by the City for the Exhibit "C" property.

ARCHITECTURAL AND AESTHETIC CONTROLS

80. The developer shall prepare architectural and design review criteria for each general development type (i.e., residential, commercial, industrial) to assure compatibility among development sites and structures. A builder's guide(s) applicable to each general development type shall be prepared by the developer which shall address, as a minimum, architectural and design themes, site coverage, landscaping, signage, lighting and building materials. Site plans shall be reviewed and approved by a review entity established by the developer for consistency and compatibility with the builder's guide.

NOTE: This Condition has been fully satisfied and is being implemented.

LOCAL ORDINANCES AND REVIEWS

81. Except as provided by Section 163.3167(8), Florida Statutes, and Section 5 of this Development Order, all requirements of the Port St. Lucie Code of Ordinances, as they may now exist or as they may be subsequently amended or enacted during the development of any portion of the St. Lucie West project shall be observed, provided that any such subsequently amended or enacted ordinances apply uniformly throughout the City and may be lawfully applied to the St. Lucie West project.

82. The applicant shall comply with the building codes in effect in the City on the date of application for a building permit.

83. All additional consultant review costs of the City related to the transportation impacts beyond Phase I, and the plans involving affordable housing, hazardous waste collection, recreational sites and facilities, beach access and parking, hospital and nursing home facilities, police protection, child care and library facilities shall be borne by the developer. However, the developer shall have the right to review any proposed consulting contract at least 30 days prior to the execution of such contract by the City, unless fewer days are agreed to by the developer. The developer shall have the right to challenge the reasonableness of such proposed contract scope and costs before the City Council prior to

RESOLUTION NO. 12-R76

the execution of the contract. Payment shall be due within 30 days of receipt by the developer from the City of written documentation of the costs.

NOTE: This Condition has been fully satisfied.

Section 2. Compliance with the development order shall be monitored through normal City permitting procedures, the procedures listed in specific conditions of approval, and review of the biennial report. The local official responsible for assuring compliance with this development order is the Director of Planning of the City of Port St. Lucie, Florida. For purposes of compliance with the conditions of this Development Order, the term "developer" in this Development Order shall refer to St. Lucie West Development Corp. as the only successor applicant and its heirs, successors and assigns; except to the extent that another entity is expressly designated in a condition.

Section 3. The biennial report required by Section 380.06(18), Florida Statutes, shall be submitted on or before August 1 of each year, beginning in 1988 for the reporting period of June 1-May 31. This biennial report shall be submitted to the City of Port St. Lucie, the Treasure Coast Regional Planning Council, the Department of Community Affairs, the State of Florida Department of Environmental Regulation and the South Florida Water Management District. This biennial report shall include the following items:

1. Any changes in the plan of development, or in the representations contained in the ADA, or in the phasing for the reporting and for the next year.
2. A summary comparison for development activity proposed and actually conducted for the year.
3. Undeveloped tracts of land, other than individual, single family lots that have been sold to a separate entity or developer.
4. Identification and intended use of lands purchased, leased or optioned by the developer adjacent to the original DRI site since the Development Order was issued.
5. An assessment of the developer's and the local government's compliance with the conditions of approval contained in the DRI Development Order and the commitments which are contained in the Application for Development Approval and which have been identified by the City of Port St. Lucie, the Treasure Coast Regional Planning Council or the Department of Community as being significant.
6. Any known incremental DRI applications for development approval or

RESOLUTION NO. 12-R76

request for substantial deviation determination that were filed in the reporting year.

7. An indication of a change, if any, in local government jurisdiction for any portion of the development since the Development Order was issued.

8. A list of significant local, state and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each.

9. A statement that all persons have been sent copies of the biennial report in conformance with Subsections 380.06(15) and (18), Florida Statutes.

10. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Subsection 380.06(15)(f), Florida Statutes.

Section 4. Compliance dates for commencing development and complying with conditions of approval and phasing requirements are listed in the conditions for approval. This Development Order shall terminate thirty-five years after the effective date of the Development Order.

Section 5. The City of Port St. Lucie specifically agrees that the approved Development of Regional Impact shall not be subject to down zoning, unit density reduction or intensity (square footage) reduction for a period of 35 years from the effective date of this Development Order, unless the City of Port St. Lucie can demonstrate that substantial changes in the conditions underlying the approval of the development order have occurred or the Development Order was based on substantially inaccurate information provided by the developer or that the change is clearly established by the City of Port St. Lucie to be essential to the public health, safety or welfare.

Section 6. The developer intends to petition for the establishment of a Community Development District (CDD) under Chapter 190, Florida Statutes, for St. Lucie West. The main purpose of seeking to establish a CDD is to ensure that no property owners within the City of Port St. Lucie other than those within the boundaries of the St. Lucie West DRI shall pay for the establishment and maintenance of infrastructure serving only the residents of St. Lucie West. No reference to a CDD in this Development Order shall constitute any approval of or acquiescence by the City of Port St. Lucie to the formation of the CDD; the City shall not be precluded from objecting to the formation of the CDD.

NOTE: The St. Lucie West Services District, a community development district, was

RESOLUTION NO. 12-R76

created on November 21, 1989, by the Florida Land and Water Adjudicatory Commission.

Section 7. Copies of this Development Order shall be transmitted immediately by certified mail to the State of Florida Department of Community Affairs, the Treasure Coast Regional Planning Council and St. Lucie West Development Corp., Michael Redd and Associates, P.A.

Section 8. This resolution shall become effective upon adoption.

*The remainder of this page is intentionally left blank.*

RESOLUTION NO. 12-R76

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,  
this \_\_\_\_ day of \_\_\_\_\_, 2012.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_

JoAnn M. Faiella, Mayor

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM

\_\_\_\_\_  
Roger G. Orr  
City Attorney

I hereby certify this to be a true and correct copy of Port St. Lucie Resolution 12-R \_\_\_\_ as  
approved by the City Council on \_\_\_\_\_, 2012, and consisting of \_\_\_\_ pages, plus  
Exhibits A, B, C, SHC-1, D, and E.

\_\_\_\_\_  
Karen A. Phillips, City Clerk

RESOLUTION NO. 12-R76

I hereby certify this to be a true and correct copy of Port St. Lucie Resolution 12-R76 as approved by the City Council on July 23, 2012, and consisting of 38 pages, plus Exhibits A, B, C, SHC-1, D, and E.

---

Karen A. Phillips, City Clerk

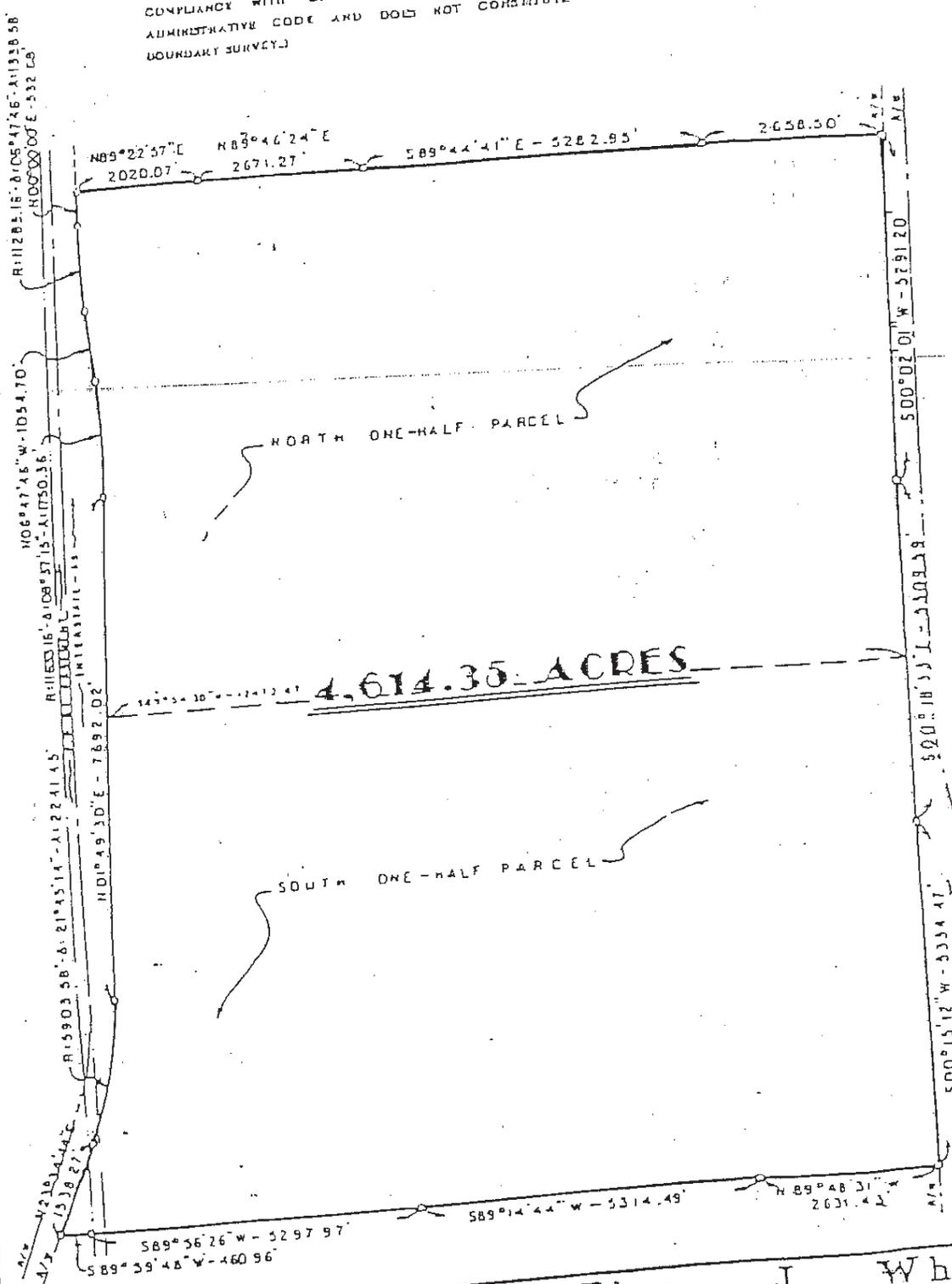
# PROPERTY DESCRIPTION

RESOLUTION NO. 12-R76

## ST. LUCIE WEST

NOTE: THIS SKETCH OF PROPERTY DESCRIPTION IS PREPARED IN COMPLIANCE WITH CHAPTER 318.04, SECTION 1.04(1), FLORIDA ADMINISTRATIVE CODE AND DOES NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY.

SCALE 1:2000



**4,614.35 ACRES**

**St. Lucie West**      **Thos. J. White Development Corporation**

DRAWN BY: *R24*  
 DATE: *9-9-86*  
 REVISED:  
 FILE NO.:

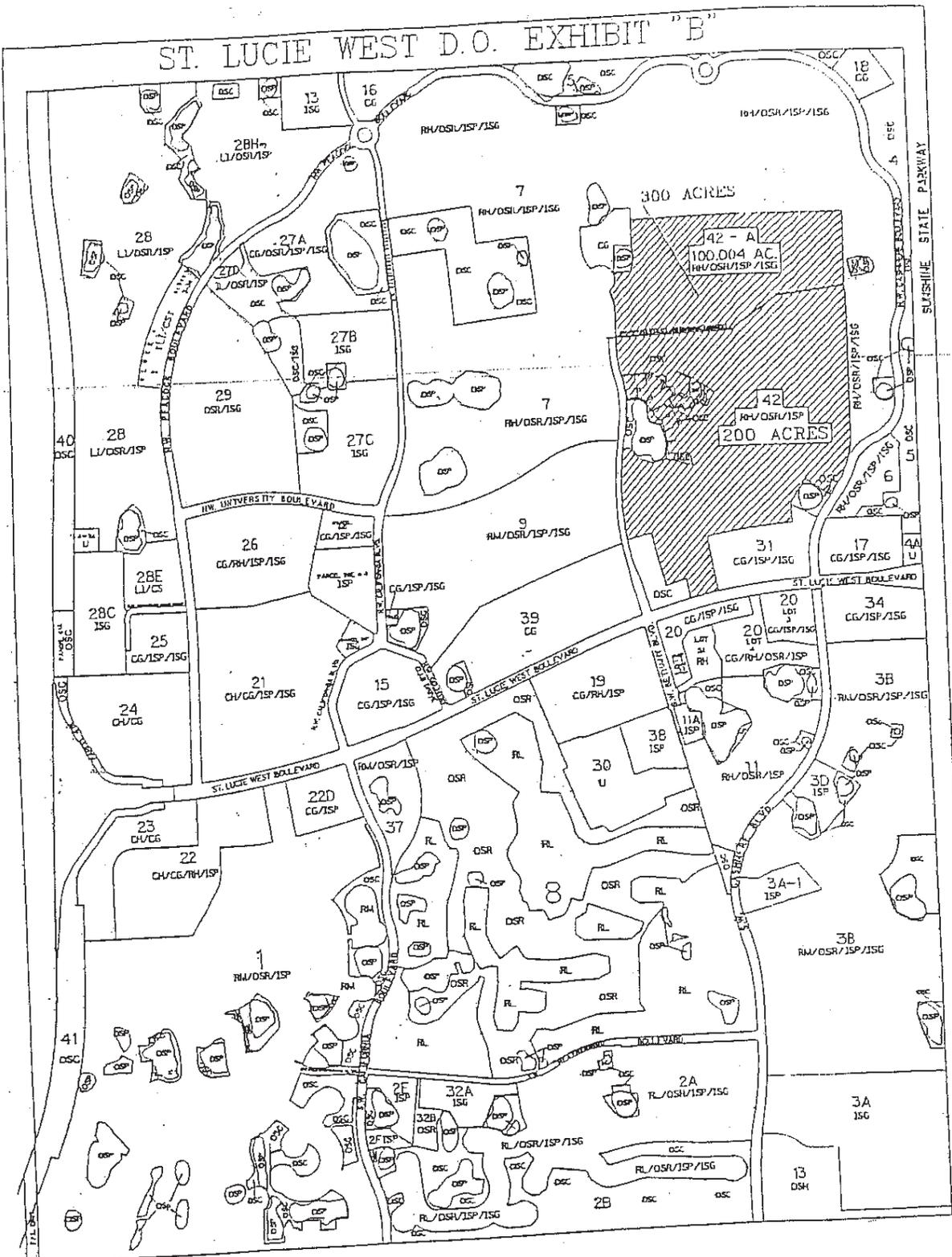
RESOLUTION NO. 12-R76

OF THE PLAT OF PORT ST. LUCIE SECTION 41 AND THE NORTH LINE OF SECTION 19, TOWNSHIP 36 SOUTH, RANGE 40 EAST, A DISTANCE OF 2,658.50 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY, AS SHOWN ON THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP OF SECTION 6, ST. LUCIE COUNTY, JOB AND CONTRACT NO. 6.3, SHEET 8 OF 12; THENCE SOUTHERLY ALONG THE NORTH/SOUTH ONE QUARTER (1/4) LINE OF SECTIONS 19 AND 30, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID SUNSHINE STATE PARKWAY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 00°02'01" WEST A DISTANCE OF 5,291.20 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH 00°18'33" EAST A DISTANCE OF 2,768.11 FEET; THENCE CONTINUE TO RUN SOUTH 00°18'33" EAST ALONG THE SAID WEST-RIGHT-OF-WAY-LINE A DISTANCE OF 2,541.48 FEET TO THE SOUTH ONE-QUARTER (1/4) SECTION CORNER OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°15'12" WEST ALONG THE NORTH/SOUTH ONE-QUARTER (1/4) SECTION LINE OF SAID SECTION 31 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 5,334.47 FEET TO THE SOUTH ONE-QUARTER (1/4) SECTION CORNER OF SAID SECTION 31 AND THE NORTH LINE OF THE PLAT OF PORT ST. LUCIE SECTION 9, AS RECORDED IN PLAT BOOK 12, PAGE 39, ST. LUCIE COUNTY PUBLIC RECORDS; THENCE NORTH 89°48'31" WEST ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE NORTH LINE OF SAID PLAT OF PORT ST. LUCIE SECTION 9, A DISTANCE OF 2,631.43 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31. THENCE SOUTH 89°44'44" WEST ALONG THE SOUTH LINE OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND THE NORTH LINE OF THE PLAT OF PORT ST. LUCIE SECTION 8, AS RECORDED IN PLAT BOOK 12, PAGE 38, ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 5,314.49 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 89°56'26" WEST ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND THE NORTH LINE OF THE PLAT OF PORT ST. LUCIE SECTION 20, AS RECORDED IN PLAT BOOK 13, PAGE 21, ST. LUCIE COUNTY PUBLIC RECORDS, A DISTANCE OF 5,297.97 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING, CONTAINING 4.614.35 ACRES.

JUNE 22, 1987

RESOLUTION NO. 12-R76

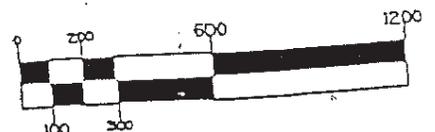
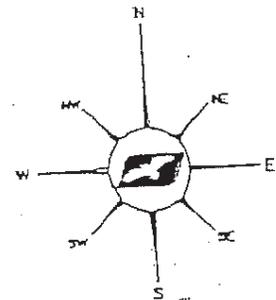
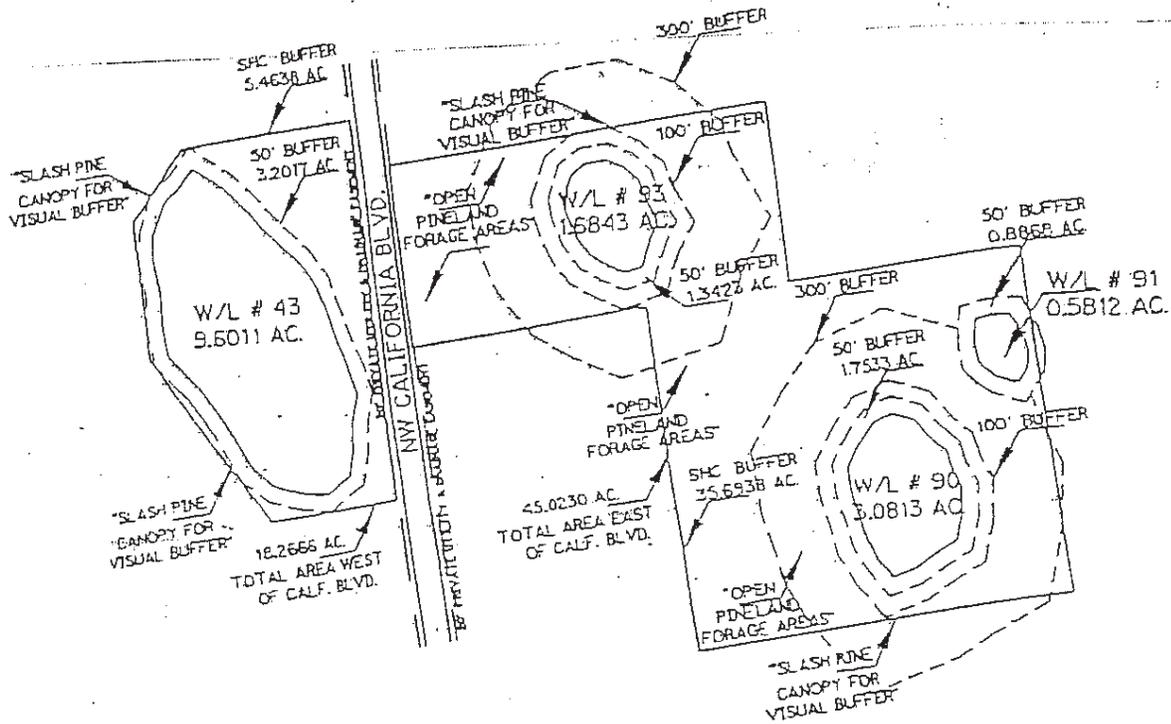
ST. LUCIE WEST D.O. EXHIBIT "B"



THIS SPECIAL PURPOSE MAP IS  
NOT A SURVEY

FILE NO. D.O. 12-R76	SHEET 1 OF 1	 <b>St. Lucie West Development Corp.</b> 280 N.W. PALMCOOK BLVD. - SUITE 103 ST. LUCIE WEST, FLORIDA 34964-2210	DATE: APRIL 7, 1997	SCALE: 1" = 400'	FILE: 20071212.DWG	DATE: BY: T.P.H.	SPECIAL PURPOSE MAP ST. LUCIE WEST D.O. EXHIBIT "B" ST. LUCIE WEST, FLORIDA





GRAPHIC SCALE: 1" = 600'

FILE NO.	1
OF	1



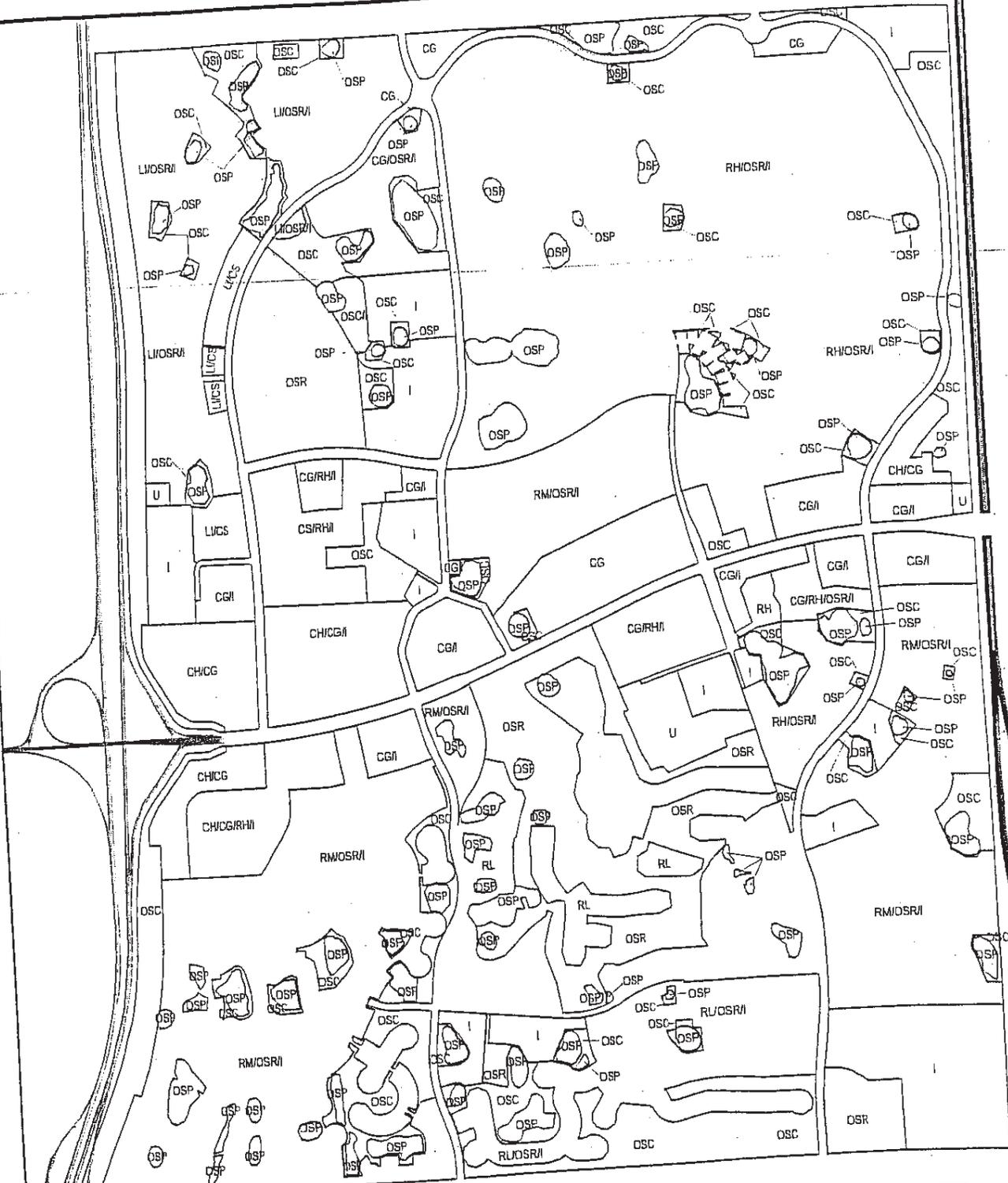
St. Lucie West Development Corp.  
 1800 NW PALMWAY BLVD. - SUITE 3  
 ST. LUCIE WEST, FLORIDA 34959-4200

DATE: APRIL 4, 2017  
 SCALE: 1" = 600'  
 FILE: 12-R76-16-0001  
 DRAWN BY: EAG

NO.	DATE	BY	REVISION

EXHIBIT "SHC-1"  
 CONDITION NUMBER 16  
 ST. LUCIE WEST DEVELOPMENT ORD.

# EXHIBIT D MAP H



- |                               |                             |
|-------------------------------|-----------------------------|
| RL Low Density Residential    | LI Light Industrial         |
| RM Medium Density Residential | U Utility                   |
| RH High Density Residential   | OSR Open Space Recreation   |
| CG Commercial General         | OSC Open Space Conservation |
| CS Commercial Service         | OSP Open Space Preservation |
| CH Commercial Highway         |                             |

DATE: 1/18/2012  
 APPLICATION NUMBER:  
 P11-139  
 CADD FILE NAME:  
 P11-139F  
 SCALE: N.T.S.

**RESOLUTION NO. 12-R76**

**EXHIBIT E**

**APPROVED DRI DEVELOPMENT PLAN**

Residential	<del>7,365</del> <u>7,523</u> dwelling units	2,940 acres
Hotel/Motel	800 rooms	45 acres
Office	<del>1,400,499</del> <u>1,293,088</u> square feet	212 acres
Commercial/Retail	2,125,287 square feet	325 acres
Industrial	2,499,528 square feet	230 acres
Post-secondary Schools	5,000 FTE students	
Stadium	5,000 seats	
Town Center	0 square feet	
Movie Theater	3,218 seats	14 acres
RV Park	525 spaces	85 acres



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

---

**TO:** CITY COUNCIL - MEETING OF JULY 23, 2012

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

**RE:** ST. LUCIE WEST DEVELOPMENT OF REGIONAL IMPACT (DRI)  
NOTICE OF PROPOSED CHANGE (PROJECT NO. P12-058)  
16<sup>th</sup> AMENDMENT TO THE DEVELOPMENT ORDER

**DATE:** JULY 10, 2012

---

**APPLICANT:** Michael T. Redd, Redd and Associates, P.A.

**LOCATION:** The property is located east of Interstate 95, west of the Turnpike, south of Port St. Lucie Section 44, and north of Crosstown Parkway.

**SIZE:** approximately 4,614 acres

**LEGAL DESCRIPTION:** Portions of Sections 23, 26, and 35, and all of Sections 24, 25, and 30, Township 36 South, Range 39 East, and portions of Sections 19, 30, and 31, Township 36 South, Range 40 East. A complete legal description is attached to the proposed resolution.

**CURRENT LAND USE DESIGNATION:** The land use designations within the DRI include a variety of mixed use designations.

**CURRENT ZONING:** The zoning designations within the DRI include a variety of designations consistent with the land use designations.

**PROJECT BACKGROUND:**

The initial St. Lucie West DRI Development Order (Resolution 87-R15) was approved by City Council on February 9, 1987 with residential, industrial, office, commercial/retail, parks/recreation, schools, and town center uses. There have been 15 amendments to the initial St. Lucie West DRI development order since it was originally adopted. The previous changes are listed in the attached resolution.

The current St. Lucie West DRI Development Order (Resolution 12-R19) was approved by City Council on February 27, 2012 with the following development thresholds:

Residential	7,365 dwelling units
Hotel/Motel	800 rooms
Office	1,400,199 square feet
Commercial/Retail	2,125,287 square feet
Industrial	2,499,528 square feet
Post-secondary Schools	5,000 FTE students
Stadium	5,000 seats
Town Center	0 square feet
Movie Theater	3,218 seats
RV Park	525 spaces

### **PROPOSED CHANGES TO THE DEVELOPMENT ORDER**

The Notice of Proposed Change (NOPC) to the approved DRI is requesting changes to include a simultaneous decrease of 107,111 square feet of office use and an increase of 158 residential units as shown on Exhibit "E" on the attached resolution. No changes to the Master Development Plan are proposed.

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 Treasure Coast Regional Planning Council has reviewed the proposed changes to the development order and has no objections (see attached letter).

The Florida Department of Transportation has reviewed the proposed changes to the development order and has no objections but has listed three suggestions for the city as follows (see attached letter):

1. Since the applicant is introducing residential development (apartments) into a non-residential area, it is important for the city and the applicant to complete the sidewalk network where there is missing sidewalk adjacent to vacant properties. A reasonable distance might be 0.25 miles. It is suggested that the city address this issue and include appropriate language in the development order if necessary.
2. The property is located adjacent to a bus route with a bus stop located within walking distance. Since the development will likely generate transit ridership, it is suggested that the city coordinate with the developer and the transit agency to install a bus shelter.
3. The apartments will also generate more pedestrian travel to nearby sports and recreational facilities. There is an existing crosswalk adjacent to the site location. It is suggested that the city determine if additional crosswalk markings, signage and lighting is needed, especially for nighttime visibility of pedestrians.

These items will be addressed in the PUD (Planned Unite Development) documents for the subject property which was submitted to the city on June 12, 2012. PUD is the only compatible zoning district that allows for densities greater than five dwelling units per acre.

The following is a table comparing the thresholds for the current and the proposed development orders:

<b>USE</b>	<b>APPROVED</b>	<b>PROPOSED</b>
Residential	7,365 du's	7, 523 du's
Hotel/Motel	800 rooms	800 rooms
Office	1,400,199 sf	1,293,088 sf
Commercial/Retail	2,125,287 sf	2,125,287 sf
Industrial	2,499,528 sf	2,499,528 sf
Post-secondary Schools	5,000 FTE students	5,000 FTE students
Stadium	5,000 seats	5,000 seats
Town Center	0 sf	0 sf
Movie Theater	3,218 seats	3,218 seats
RV Park	525 spaces	525 spaces

**STAFF RECOMMENDATION:** The Planning and Zoning Department finds that the proposed changes will not create additional significant impacts on the regional resources and facilities in the area and recommends approval. The Planning and Zoning Board reviewed the request on July 3, 2012 and unanimously recommended approval.

# MICHAEL REDD

& ASSOCIATES, P.A.

*Michael T. Redd, President*

*Frank G. Baynham, Vice President*

April 27, 2012

Mr. Daniel Holbrook, AICP  
City of Port St. Lucie, Planning and Zoning  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

P12-058  
\$4,995.00  
#11706

RECEIVED

APR 30 2012

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE

Re: Notice of Proposed Change (NOPC) to the St. Lucie West DRI  
City of Port St. Lucie Project # \_\_\_\_\_

Dear Mr. Holbrook,

On behalf of our client, CREG-Lake Whitney, LLC we are pleased to submit to the City of Port St. Lucie, Treasure Coast Regional Planning Council (TCRPC) and associated review agencies for the above referenced Notice of Proposed Change (NOPC) to the St. Lucie West Development of Regional Impact (DRI). Please note that the only changes requested within the NOPC are the increase in residential units and the subsequent decrease in office gross square footage. No other revisions to the Development Order (DO) are proposed/requested at this time. Enclosed are the required application and supplemental materials, to include the following materials:

- DRI Location Map
- St. Lucie West DRI Boundary Map
- St. Lucie West DRI Master Development Plan (Map H)
- Substantial Deviation Determination Chart
- List of Consultants
- Agent Authorization
- Traffic Analysis

We have enclosed twelve (12) sets of revised NOPC request and traffic data. Copies of this information will also be provided directly to the TCRPC and all of the applicable review agencies listed below.

Thank you for your assistance. If you have any questions, please do not hesitate to contact our office.

Respectfully,



Michael T. Redd  
President

/pdc

Enclosures: NOPC Application

C: Michael Busha      Treasure Coast Regional Planning Council  
Ray Eubanks          Department of Economic Opportunity

2655 N. Ocean Drive, Suite 400  
Singer Island, FL 33404  
Voice: 561.863.2500  
Fax: 561.863.2505  
E-mail: design@reddplan.com

TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

July 2, 2012

RECEIVED

JUL 05 2012

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE

Mr. Daniel Holbrook, AICP  
Director of Planning & Zoning  
City of Port St. Lucie Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

Subject: St. Lucie West Development of Regional Impact Notice of Proposed Change  
dated April 27, 2012

Dear Mr. Holbrook:

In accordance with the requirements of Section 380.06(19), Florida Statutes, Council has reviewed the revised St. Lucie West Development of Regional Impact Notification of a Proposed Change dated June 12, 2012. The information properly addressed Council's previous comments in a letter dated June 5, 2012. Therefore, Council has no additional comments on this Notice of Proposed Change.

If you have any questions please give me a call.

Sincerely,



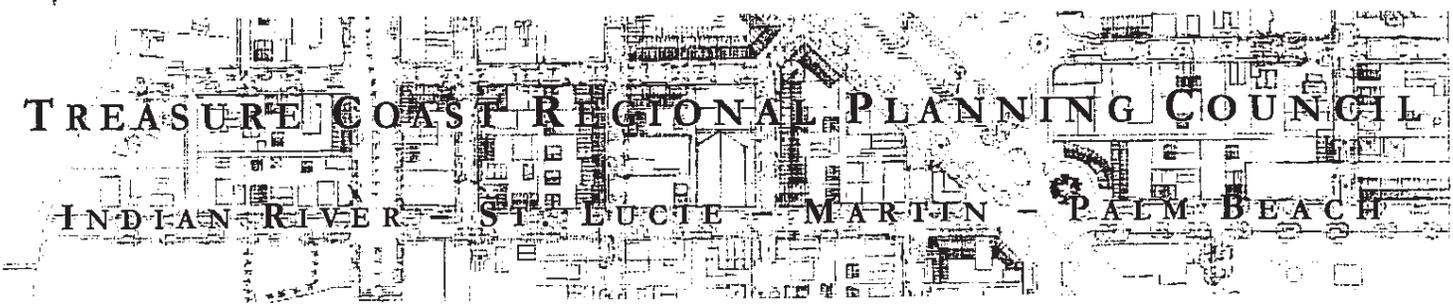
Michael J. Busha, AICP  
Executive Director

MJB:lg

cc: D. Ray Eubanks, Florida Department of Economic Opportunity  
Anne Cox, City of Port St. Lucie  
Mark Satterlee, St. Lucie County  
Gustavo Schmidt, Florida Department of Transportation  
Chon Wong, Florida Department of Transportation  
Maria Tejera, MTP Group, Inc.  
Michael T. Redd, Authorized Agent

*"Regionalism One Neighborhood At A Time"- Est.1976*

421 SW Camden Avenue - Stuart, Florida 34994  
Phone (772) 221-4060 - Fax (772) 221-4067 - [www.tcrpc.org](http://www.tcrpc.org)



TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

RECEIVED

JUN 07 2012

PLANNING & ZONING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

June 5, 2012

Mr. Daniel Holbrook, AICP  
Director of Planning & Zoning  
City of Port St. Lucie Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

Subject: St. Lucie West Development of Regional Impact Notice of Proposed Change  
dated April 27, 2012

Dear Mr. Holbrook:

In accordance with the requirements of Section 380.06(19), Florida Statutes, Council has reviewed the "Notification of a Proposed Change (NOPC) to a Previously Approved Development of Regional Impact (DRI)" for the St. Lucie West DRI dated April 27, 2012. St. Lucie West DRI is a mixed use development located east of I-95 and west of the Florida's Turnpike, north and south of St. Lucie West Boulevard in St. Lucie County, Florida. According to the NOPC, the following uses are currently approved in the development:

- 5,000 seat stadium
- 3,218 seat theater
- 2,499,528 square feet of industrial development
- 1,400,199 square feet of office development
- 2,125,287 square feet of retail development
- 7,365 residential dwelling units
- 525 parking spaces R.V. park
- 800 hotel rooms
- 5,000 student post-secondary school

The proposal is to modify the approved density and intensity of the uses to simultaneously increase the number of residential units by 158 from 7,365 to 7,523 dwelling units and decrease office development by 107,111 square feet (SF) from 1,400,199 to 1,293,088 SF.

*"Regionalism One Neighborhood At A Time"- Est.1976*

421 SW Camden Avenue - Stuart, Florida 34994  
Phone (772) 221-4060 - Fax (772) 221-4067 - [www.tcrpc.org](http://www.tcrpc.org)

Mr. Daniel Holbrook  
June 5, 2012  
Page Two

A traffic study was included as Attachment G of the NOPC application. The purpose of the traffic study was to determine the impact of a proposed 158 unit apartment complex on the surrounding roadway system. However, the traffic study did not compare traffic of the currently approved development with that of the proposed development. A traffic study should have been provided evaluating the simultaneous increase and decrease of land uses within the DRI in order to determine if there will be unreviewed impacts.

The Florida Department of Transportation also noted that the traffic analysis received as part of the NOPC application was insufficient. However, FDOT conducted a trip generation assessment and concluded that the proposed changes would result in a slight directional peak hour traffic volume increase. Based on the FDOT's analysis, Council believes the proposed changes will not cause unreviewed impacts to the regional roadway network.

The attached comments from the Florida Department of Transportation and the City of Port St. Lucie should be addressed. Please copy Council on all correspondence concerning this NOPC. If the DO is amended, please transmit a certified copy of the adopted DO amendment pursuant to this NOPC.

If you have any questions please give me a call.

Sincerely,



Michael J. Busha, AICP  
Executive Director

MJB:lg

Attachment

cc: Kevin J. Foley, TCRPC Chair  
D. Ray Eubanks, Florida Department of Economic Opportunity  
Anne Cox, City of Port St. Lucie  
Mark Satterlee, St. Lucie County  
Gustavo Schmidt, Florida Department of Transportation  
Chon Wong, Florida Department of Transportation  
Maria Tejera, MTP Group, Inc.  
Michael T. Redd, Authorized Agent



**RECEIVED**

**MAY 31 2012**

TREASURE COAST  
REGIONAL PLANNING COUNCIL

**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.  
SECRETARY

May 31, 2012

Mr. Michael J. Busha, AICP  
Executive Director  
Treasure Coast Regional Planning Council  
421 SW Camden Avenue  
Stuart, FL 34994

**SUBJECT: St. Lucie West Development of Regional Impact (DRI)  
City of Port St. Lucie, St. Lucie County  
Notice of Proposed Change (NOPC)**

Dear Mr. Busha:

The Department has reviewed the submitted information, received May 8, 2012, for the Notice of Proposed Change (NOPC) for the St. Lucie West DRI. The St. Lucie West DRI, a 3,851-acre property, is located west of the Florida's Turnpike and east of I-95, straddling St. Lucie West Boulevard/Prima Vista Boulevard. The Applicant claims that the proposed changes in development intensity, as summarized in the table below, do not trigger a Substantial Deviation, per F.S. 380.06(19).

Category (units)	Currently Approved Development Intensity	Proposed Development Intensity	Net Development Intensity Change
Residential (d.u.)	7,365	7,523	+158
Hotel/Motel (rooms)	800	800	0
Retail/Commercial (sf)	2,125,287	2,125,287	0
Office (sf)	1,400,199	1,293,088	-107,111
Movie Theater (seats)	3,218	3,218	0
Industrial (sf)	2,499,528	2,499,528	0
RV Park (spaces)	525	525	0
Post-Secondary School (students)	5,000	5,000	0
Stadium (seats)	5,000	5,000	0

The traffic analysis received in support of this NOPC failed to include the reduction of office use. It also did not fully evaluate the trip generation for all of the DRI's land uses and development intensities before and after the proposed changes. However, the Department proactively conducted a cursory trip generation assessment of the DRI and the proposed changes. It was concluded that the proposed increase of residential units coupled with the simultaneous decrease of office square footage would result in a slight directional peak hour traffic volume increase. It is not believed that this would impact the operations of the nearby Strategic Intermodal System (SIS) facilities or interchanges. Therefore, the Department has no objections to the proposed change.

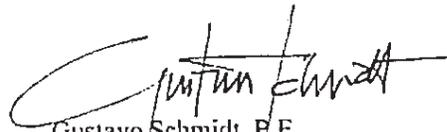
Mr. Michael Busha  
May 31, 2012  
Page 2 of 2

In addition, the Department is offering suggestions to enhance the walkability and multi-modal aspects of the development. We encourage the City of Port St. Lucie to consider the following suggestions when approving the Development Order for this project

- 1) Since the Applicant is introducing residential development (apartments) into a non-residential area, it is important for the City and the Applicant to complete the sidewalk network where there is missing sidewalk adjacent to vacant properties. A reasonable distance might be 0.25 miles. It is suggested that the City address this issue and include appropriate language in the Development Order if necessary.
- 2) The property is located adjacent to a bus route with a bus stop located within walking distance. Since the development will likely generate transit ridership, it is suggested that the City coordinate with the developer and the transit agency to install a bus shelter.
- 3) The apartments will also generate more pedestrian travel to nearby sports and recreational facilities. There is an existing crosswalk adjacent to the site location. It is suggested that the City determine if additional crosswalk markings, signage and lighting is needed, especially for nighttime visibility of pedestrians.

In conclusion, the Department has no objection to the St Lucie West DRI NOPC. If you have any questions, please contact us at (954) 777-4601.

Sincerely,

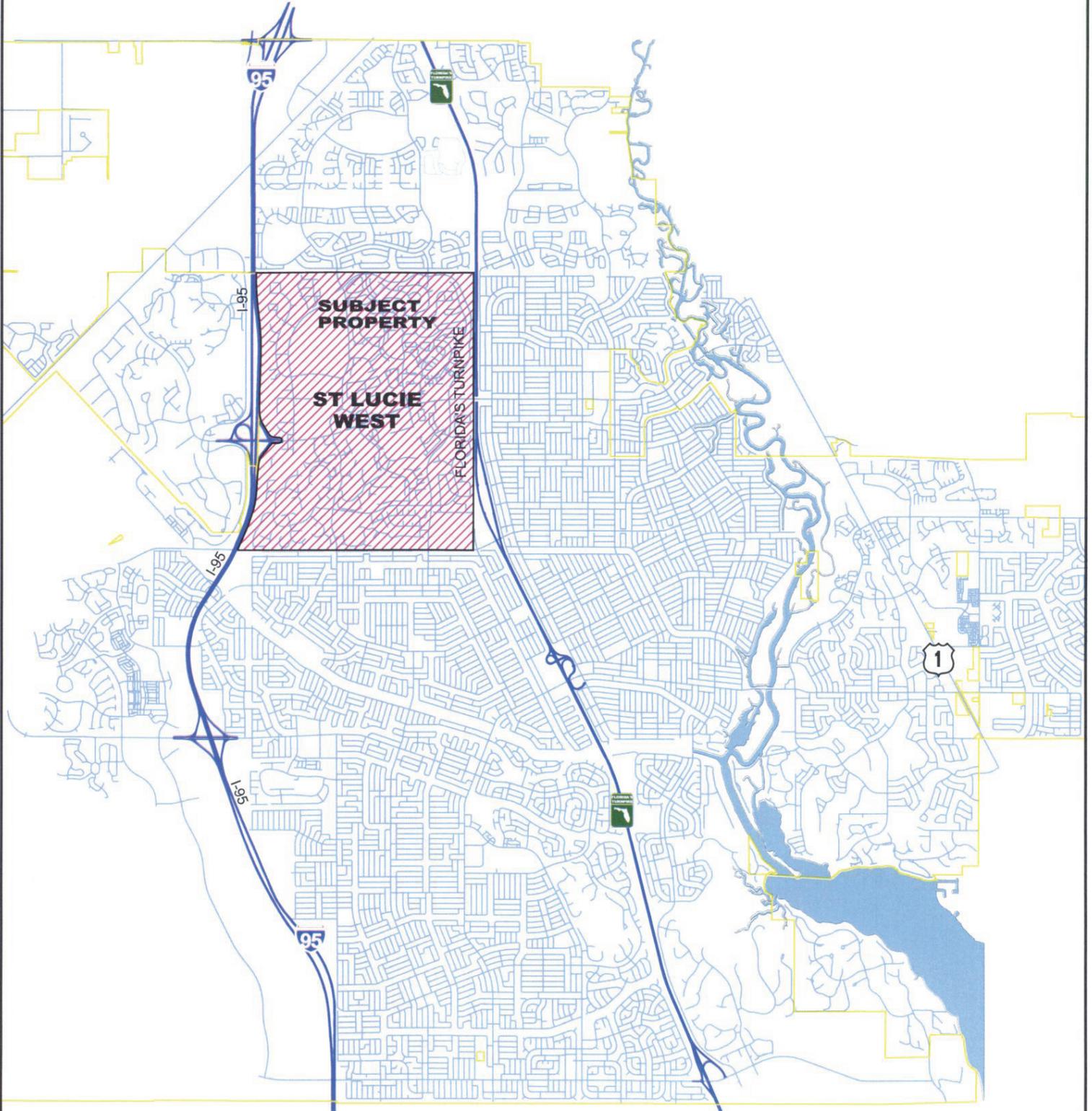


Gustavo Schmidt, P.E.  
District Planning and Environmental Engineer

GS: k&s/cw

cc: D. Ray Eubanks – Community Development, FDEO  
Kathleen Neill – Director, Office of Policy Planning FDOT  
Gerry O'Reilly – Director of Transportation Development, IDOT  
Nancy Ziegler – District Modal Development Administrator, FDOT  
Steve Braun – Transportation Planning and Environmental Manager FDOT  
Shi-Chiang Li – System Planning Manager, FDOT  
Chon Wong – Senior Transportation Specialist, FDOT  
Daniel Holbrook – Planning Director, City of Port St. Lucie

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

DRI/N.O.P.C.  
ST LUCIE WEST

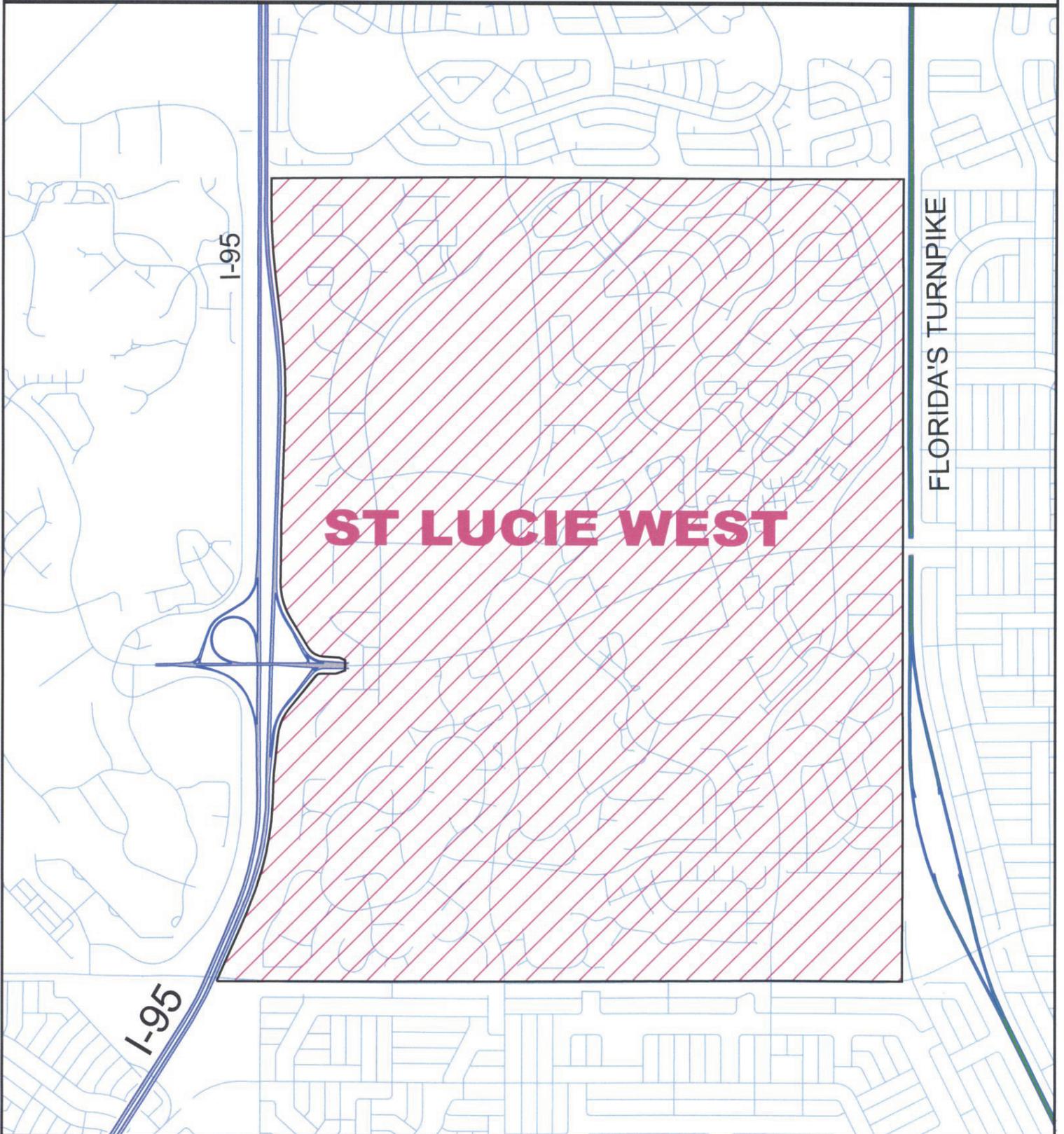
DATE: 6/21/2012

APPLICATION NUMBER:  
P12-058

CADD FILE NAME:  
P12-058L

NTS

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

DRI/N.O.P.C.  
ST. LUCIE WEST

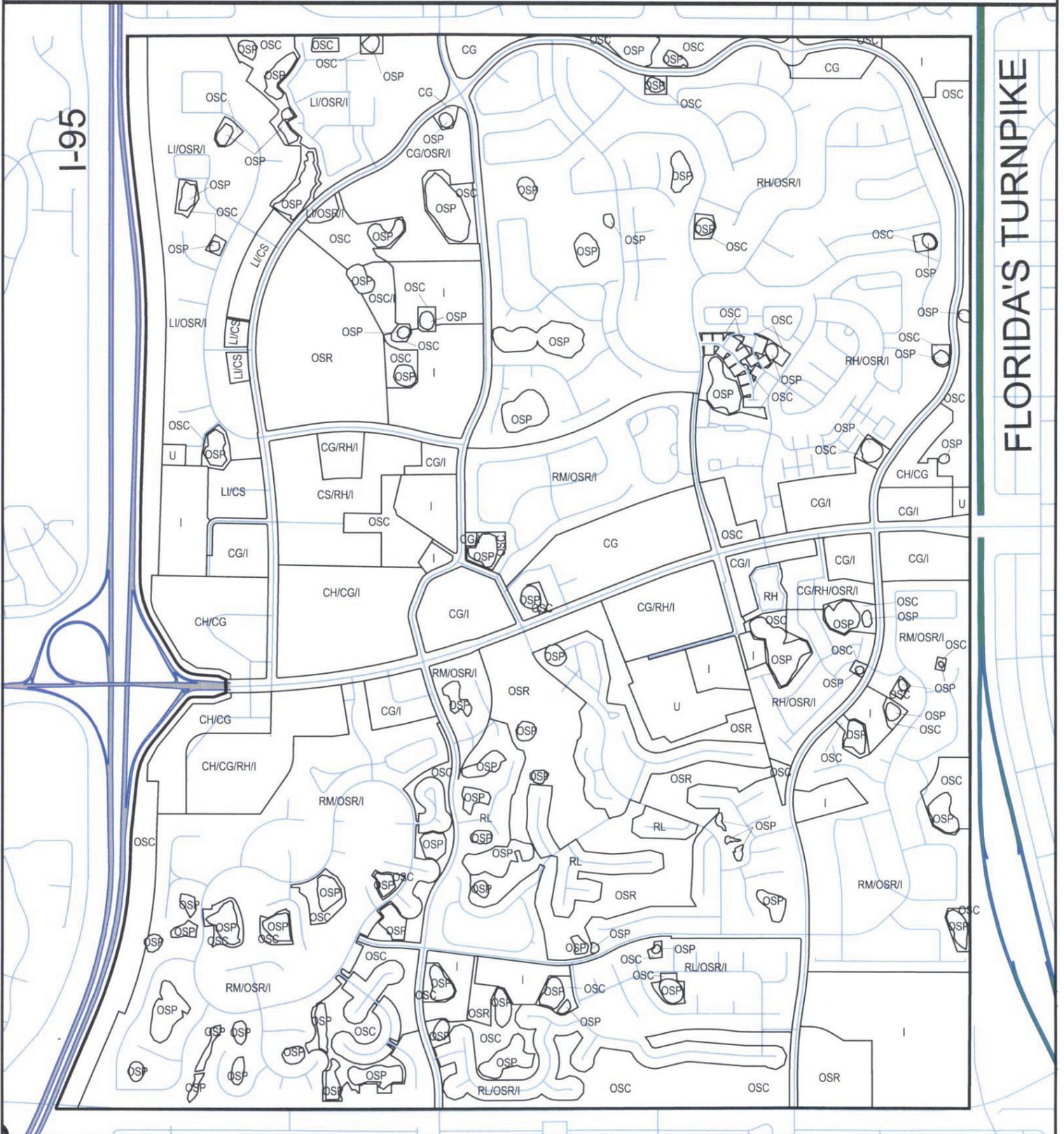
DATE: 6/21/2012

APPLICATION NUMBER:  
P12-058

CADD FILE NAME:  
P12-058M

SCALE: 1" = .75 MI'

# FUTURE LAND USE



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

DRI/N.O.P.C.  
ST LUCIE WEST

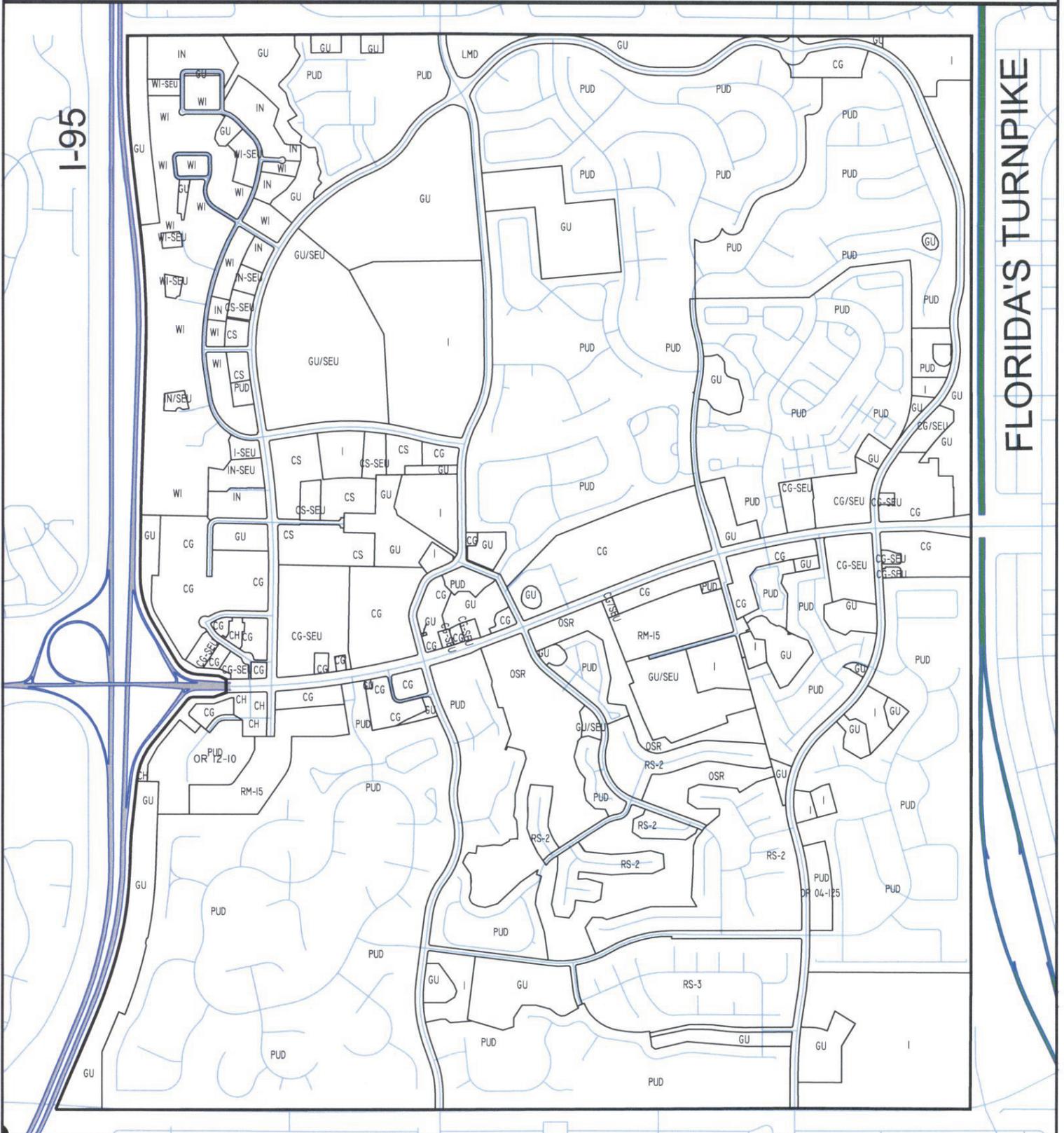
DATE: 6/21/2012

APPLICATION NUMBER:  
P12-058

CADD FILE NAME:  
P12-058M

SCALE: 1" = 3/8 MI.

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

DRI/N.O.P.C.  
ST LUCIE WEST

DATE: 6/21/2012

APPLICATION NUMBER:  
P12-058

CADD FILE NAME:  
P12-0589M

SCALE: 1" = 3/8 MI.



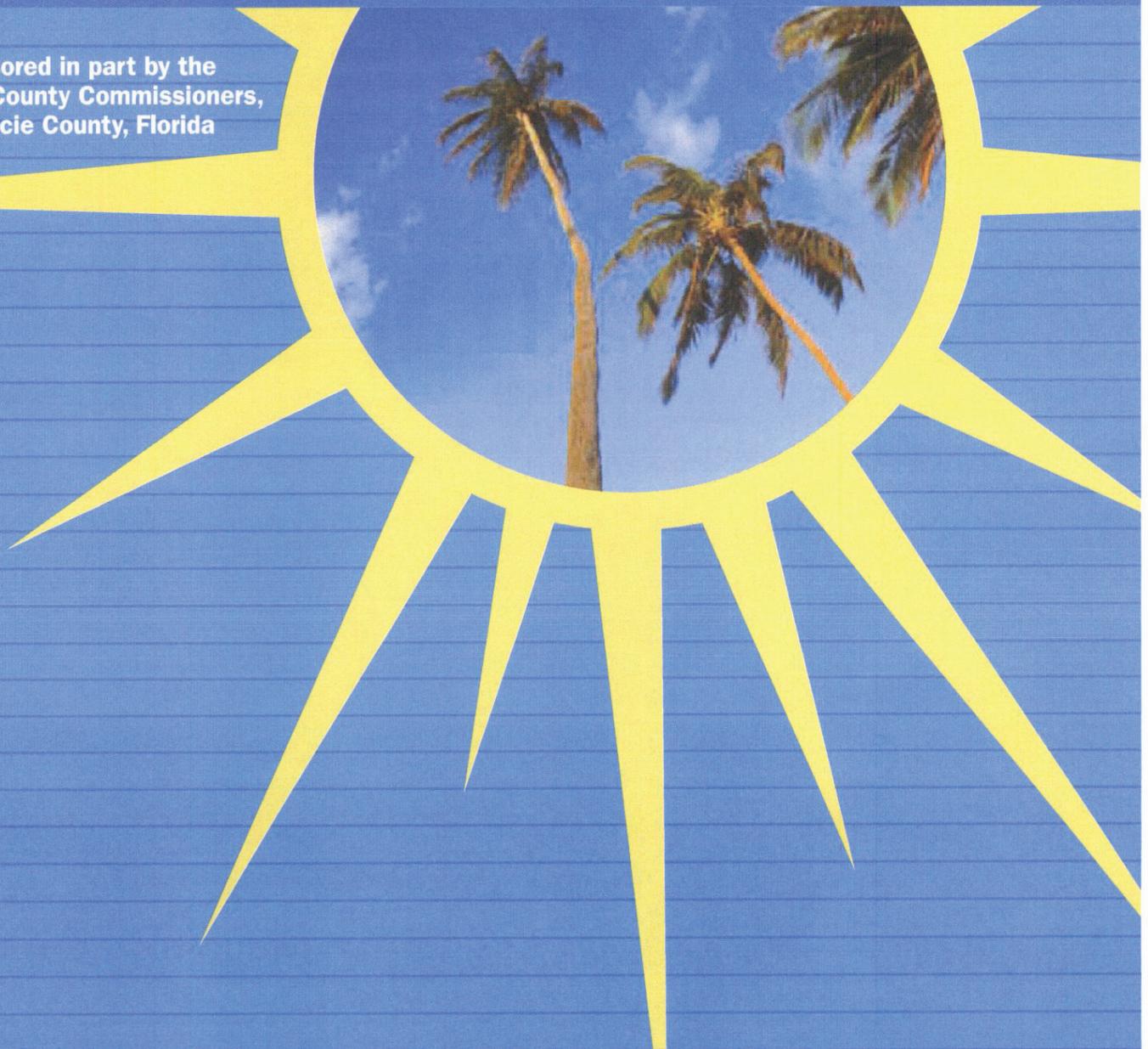


**Treasure Coast Connector Plus**

1505 Orange Avenue  
Ft. Pierce, FL 34950  
St. Lucie County (772)464-8878  
[www.treasurecoastconnector.com](http://www.treasurecoastconnector.com)

**R I D E R ' S  
GUIDE**

Sponsored in part by the  
Board of County Commissioners,  
St. Lucie County, Florida



Effective / Efectivo October 3, 2011

## ROUTE 1 - SOUTHBOUND / SUR

10th Street & Avenue C**	Sabal Palm Plaza	Midway Rd. / US1	Spanish Lakes Riverfront	County Annex Building	Town Center Staples	Treasure Coast Square Mall
A	B	C	D	E	F	G
7:00	7:11	7:23	7:29	7:38	7:49	8:00
8:00	8:11	8:23	8:29	8:38	8:49	9:00
9:00	9:11	9:23	9:29	9:38	9:49	10:00
10:00	10:11	10:23	10:29	10:38	10:49	11:00
11:00	11:11	11:23	11:29	11:38	11:49	12:00
<b>12:00</b>	<b>12:11</b>	<b>12:23</b>	<b>12:29</b>	<b>12:38</b>	<b>12:49</b>	<b>1:00</b>
1:00	1:11	1:23	1:29	1:38	1:49	2:00
2:00	2:11	2:23	2:29	2:38	2:49	3:00
3:00	3:11	3:23	3:29	3:38	3:49	4:00
4:00	4:11	4:23	4:29	4:38	4:49	5:00
5:00	5:11	5:23	5:29	5:38	5:49	*6:00

## ROUTE 1 - NORTHBOUND / NORTE

Treasure Coast Square Mall	Walmart	Midport I & II	Savanna Club Blvd.	Midway Rd. / US1	Edwards Rd. / U.S. 1	10th Street & Avenue C**
G	H	I	J	K	L	A
7:00	7:10	7:21	7:30	7:43	7:50	8:00
8:00	8:10	8:21	8:30	8:43	8:50	9:00
9:00	9:10	9:21	9:30	9:43	9:50	10:00
10:00	10:10	10:21	10:30	10:43	10:50	11:00
11:00	11:10	11:21	11:30	11:43	11:50	<b>12:00</b>
<b>12:00</b>	<b>12:10</b>	<b>12:21</b>	<b>12:30</b>	<b>12:43</b>	<b>12:50</b>	<b>1:00</b>
1:00	1:10	1:21	1:30	1:43	1:50	2:00
2:00	2:10	2:21	2:30	2:43	2:50	3:00
3:00	3:10	3:21	3:30	3:43	3:50	4:00
4:00	4:10	4:21	4:30	4:43	4:50	5:00
5:00	5:10	5:21	5:30	5:43	5:50	*6:00

PM TIMES ARE INDICATED IN **BOLD TYPE**  
 LOS HORARIOS PM ESTAN INDICADOS EN **NEGRITA**

\*\*CONNECTION WITH ROUTES 2 & 3

\*END OF THE LINE / \*AL FIN DE LA LINEA

## ROUTE MAP / MAPA DE RUTA





**Route 2  
North Fort Pierce Residential  
Transit Line & Bus Stops**

- Bus Stop
- A Bus stop transfer between Fort Pierce Residential & Business routes & Treasure Coast Connector (US1) route
- B Timepoint - Bus Stop

**ROUTE 2 - NORTH / NORTE FORT PIERCE RESIDENTIAL TRANSIT LINE & BUS STOPS**

Avenue C & N. 10th Street**	Avenue D & N. 16th Street	Zora Hurston Library	Avenue O & N. 39th Street	Juanita Avenue & N. 41st Street	Avenue I & N. 18th Street	Avenue O & N. 13th Street
A	B	C	D	E	F	G
7:00	7:05	7:10	7:15	7:25	7:40	7:45
8:00	8:05	8:10	8:15	8:25	8:40	8:45
9:00	9:05	9:10	9:15	9:25	9:40	9:45
10:00	10:05	10:10	10:15	10:25	10:40	10:45
11:00	11:05	11:10	11:15	11:25	11:40	11:45
<b>12:00</b>	<b>12:05</b>	<b>12:10</b>	<b>12:15</b>	<b>12:25</b>	<b>12:40</b>	<b>12:45</b>
1:00	1:05	1:10	1:15	1:25	1:40	1:45
2:00	2:05	2:10	2:15	2:25	2:40	2:45
3:00	3:05	3:10	3:15	3:25	3:40	3:45
4:00	4:05	4:10	4:15	4:25	4:40	4:45
5:00	5:05	5:10	5:15	5:25	5:40	5:45
*6:00	-----	-----	-----	-----	-----	-----

PM TIMES ARE INDICATED IN **BOLD TYPE** / LOS HORARIOS PM ESTAN INDICADOS **EN NEGRITA**

\*END OF THE LINE / \*AL FIN DE LA LINEA

\*\*CONNECTION WITH ROUTE 1 & 3.



### Route 3 South Fort Pierce Business Transit Line & Bus Stops

- Bus Stop
- A Bus stop transfer between Fort Pierce Residential & Business routes & Treasure Coast Connector (US1) route
- B Timepoint - Bus Stop



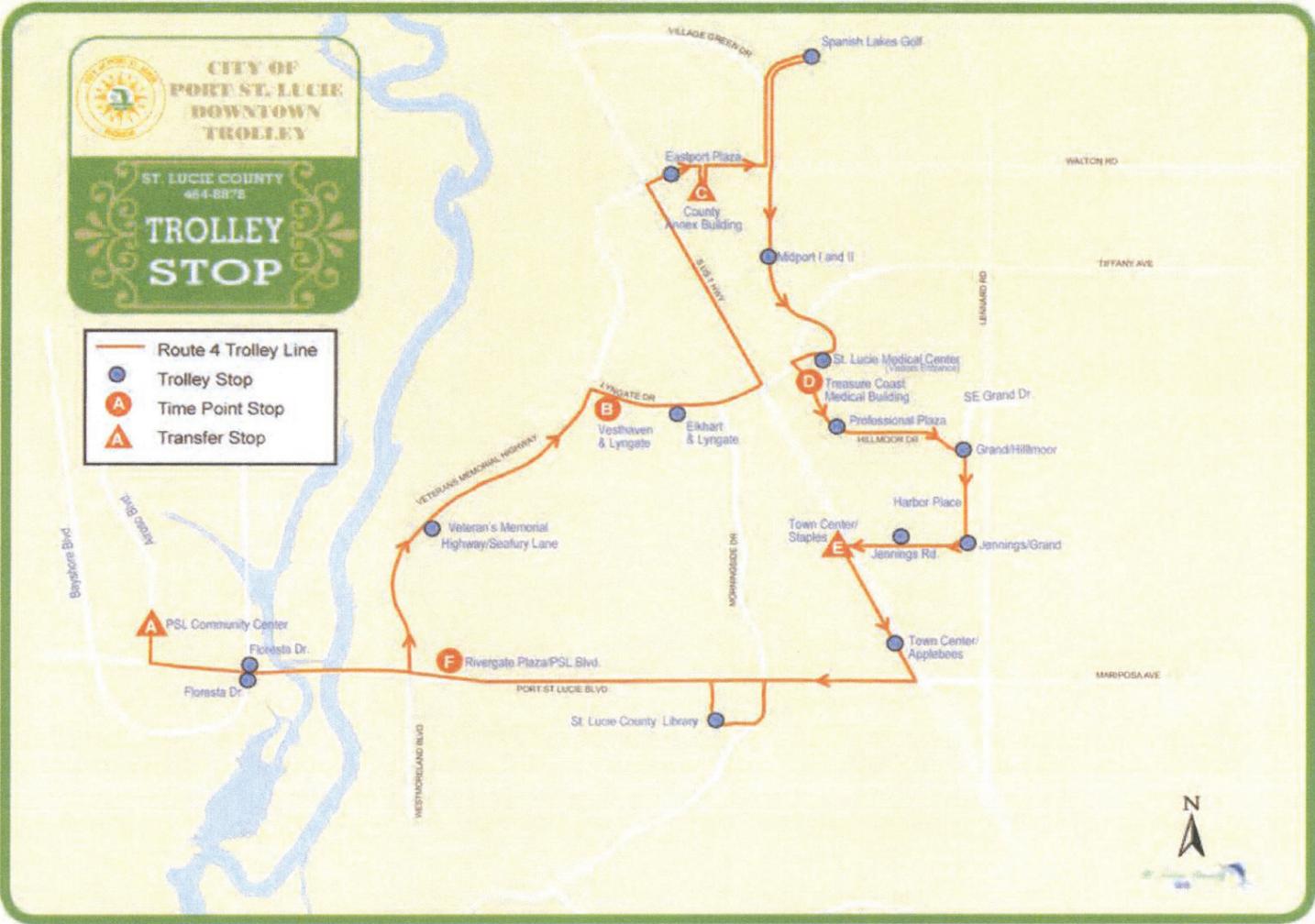
### ROUTE 3 - SOUTH / SUR FORT PIERCE BUSINESS TRANSIT LINE & BUS STOPS

10th Street & Avenue C**	32nd Street & Orange Avenue	Orange Blossom Business Park	Darter Court & Okeechobee Blvd.	23rd Street & Virginia Avenue	1505 Delaware Avenue
A	B	C	D	E	F
7:00	7:10	7:19	7:30	7:40	7:50
8:00	8:10	8:19	8:30	8:40	8:50
9:00	9:10	9:19	9:30	9:40	9:50
10:00	10:10	10:19	10:30	10:40	10:50
11:00	11:10	11:19	11:30	11:40	11:50
<b>12:00</b>	<b>12:10</b>	<b>12:19</b>	<b>12:30</b>	<b>12:40</b>	<b>12:50</b>
<b>1:00</b>	<b>1:10</b>	<b>1:19</b>	<b>1:30</b>	<b>1:40</b>	<b>1:50</b>
<b>2:00</b>	<b>2:10</b>	<b>2:19</b>	<b>2:30</b>	<b>2:40</b>	<b>2:50</b>
<b>3:00</b>	<b>3:10</b>	<b>3:19</b>	<b>3:30</b>	<b>3:40</b>	<b>3:50</b>
<b>4:00</b>	<b>4:10</b>	<b>4:19</b>	<b>4:30</b>	<b>4:40</b>	<b>4:50</b>
<b>5:00</b>	<b>5:10</b>	<b>5:19</b>	<b>5:30</b>	<b>5:40</b>	<b>5:50</b>
*6:00	-----	-----	-----	-----	-----

PM TIMES ARE INDICATED IN **BOLD** TYPE / LOS HORARIOS PM ESTAN INDICADOS EN **NEGRITA**

\*END OF THE LINE / \*AL FIN DE LA LINEA

\*\*CONNECTION WITH ROUTE 1 & 2



**ROUTE 4 - CITY OF PORT ST. LUCIE TROLLEY AND STOPS**

PSL Community Center****	Lyngate Dr./ Vesthaven	County Annex Building**	Treasure Coast Medical Building	Town Center (Staples)***	Rivergate Plaza/ PSL Blvd.
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
7:00	7:11	7:20	7:30	7:40	7:52
8:00	8:11	8:20	8:30	8:40	8:52
9:00	9:11	9:20	9:30	9:40	9:52
10:00	10:11	10:20	10:30	10:40	10:52
11:00	11:11	11:20	11:30	11:40	11:52
<b>12:00</b>	<b>12:11</b>	<b>12:20</b>	<b>12:30</b>	<b>12:40</b>	<b>12:52</b>
<b>1:00</b>	<b>1:11</b>	<b>1:20</b>	<b>1:30</b>	<b>1:40</b>	<b>1:52</b>
<b>2:00</b>	<b>2:11</b>	<b>2:20</b>	<b>2:30</b>	<b>2:40</b>	<b>2:52</b>
<b>3:00</b>	<b>3:11</b>	<b>3:20</b>	<b>3:30</b>	<b>3:40</b>	<b>3:52</b>
<b>4:00</b>	<b>4:11</b>	<b>4:20</b>	<b>4:30</b>	<b>4:40</b>	<b>4:52</b>
<b>5:00</b>	<b>5:11</b>	<b>5:20</b>	<b>5:30</b>	<b>5:40</b>	<b>5:52</b>
<b>*6:00</b>	-----	-----	-----	-----	-----

PM TIMES ARE INDICATED IN BOLD TYPE / LOS HORARIOS PM ESTAN INDICADOS EN NEGRITA

\*END OF THE LINE / AL FIN DE LA LINEA

\*\*NORTHBOUND CONNECTION TO US 1 ROUTE / \*\*\*SOUTHBOUND CONNECTION TO US 1 ROUTE

\*\*\*\*CONNECTION WITH ROUTES 5 & 6



### ROUTE 5 - PORT ST. LUCIE / GAT LIN BLVD. TRANSIT LINE & STOPS

PSL Community Center**	Cameo Blvd. Westbound	Import Drive	Tradition Landings LA Fitness Center	Walmart	Cameo Blvd. Eastbound
A	B	C	D	E	F
7:00	7:10	7:19	7:28	7:40	7:49
8:00	8:10	8:19	8:28	8:40	8:49
9:00	9:10	9:19	9:28	9:40	9:49
10:00	10:10	10:19	10:28	10:40	10:49
11:00	11:10	11:19	11:28	11:40	11:49
<b>12:00</b>	<b>12:10</b>	<b>12:19</b>	<b>12:28</b>	<b>12:40</b>	<b>12:49</b>
<b>1:00</b>	<b>1:10</b>	<b>1:19</b>	<b>1:28</b>	<b>1:40</b>	<b>1:49</b>
<b>2:00</b>	<b>2:10</b>	<b>2:19</b>	<b>2:28</b>	<b>2:40</b>	<b>2:49</b>
<b>3:00</b>	<b>3:10</b>	<b>3:19</b>	<b>3:28</b>	<b>3:40</b>	<b>3:49</b>
<b>4:00</b>	<b>4:10</b>	<b>4:19</b>	<b>4:28</b>	<b>4:40</b>	<b>4:49</b>
<b>5:00</b>	<b>5:10</b>	<b>5:19</b>	<b>5:28</b>	<b>5:40</b>	<b>5:49</b>
*6:00	-----	-----	-----	-----	-----

PM TIMES ARE INDICATED IN **BOLD TYPE** / LOS HORARIOS PM ESTAN INDICADOS EN **NEGRITA**

\*END OF THE LINE / \*AL FIN DE LA LINEA  
 \*\*CONNECTION WITH ROUTES 4 & 6

## ROUTE 6 PRIMA VISTA/ ST. LUCIE WEST BLVD. TRANSIT LINE & STOPS

Port St. Lucie Community Center**	Barker Lane	Chase Bank***	Prima Vista Crossings****	Sportsman Park	Shoppes at St. Lucie West Publix
A	B	C	D	E	F
7:00	7:10	7:30	7:35	7:40	7:50
8:00	8:10	8:30	8:35	8:40	8:50
9:00	9:10	9:30	9:35	9:40	9:50
10:00	10:10	10:30	10:35	10:40	10:50
11:00	11:10	11:30	11:35	11:40	11:50
<b>12:00</b>	<b>12:10</b>	<b>12:30</b>	<b>12:35</b>	<b>12:40</b>	<b>12:50</b>
1:00	1:10	1:30	1:35	1:40	1:50
2:00	2:10	2:30	2:35	2:40	2:50
3:00	3:10	3:30	3:35	3:40	3:50
4:00	4:10	4:30	4:35	4:40	4:50
5:00	5:10	5:30	5:35	5:40	5:50
*6:00	-----	-----	-----	-----	-----

Digital Domain Stadium	Friendly's	Walmart	150 Chamber Court	Cashmere Corners	PSL Library IRSC
G	H	I	J	K	L
7:00	7:08	7:24	7:30	7:40	7:50
8:00	8:08	8:24	8:30	8:40	8:50
9:00	9:08	9:24	9:30	9:40	9:50
10:00	10:08	10:24	10:30	10:40	10:50
11:00	11:08	11:24	11:30	11:40	11:50
<b>12:00</b>	<b>12:08</b>	<b>12:24</b>	<b>12:30</b>	<b>12:40</b>	<b>12:50</b>
1:00	1:08	1:24	1:30	1:40	1:50
2:00	2:08	2:24	2:30	2:40	2:50
3:00	3:08	3:24	3:30	3:40	3:50
4:00	4:08	4:24	4:30	4:40	4:50
5:00	5:08	5:24	5:30	5:40	5:50
*6:00	-----	-----	-----	-----	-----

PM TIMES ARE INDICATED IN **BOLD TYPE**  
LOS HORARIOS PM ESTAN INDICADOS **EN NEGRITA**

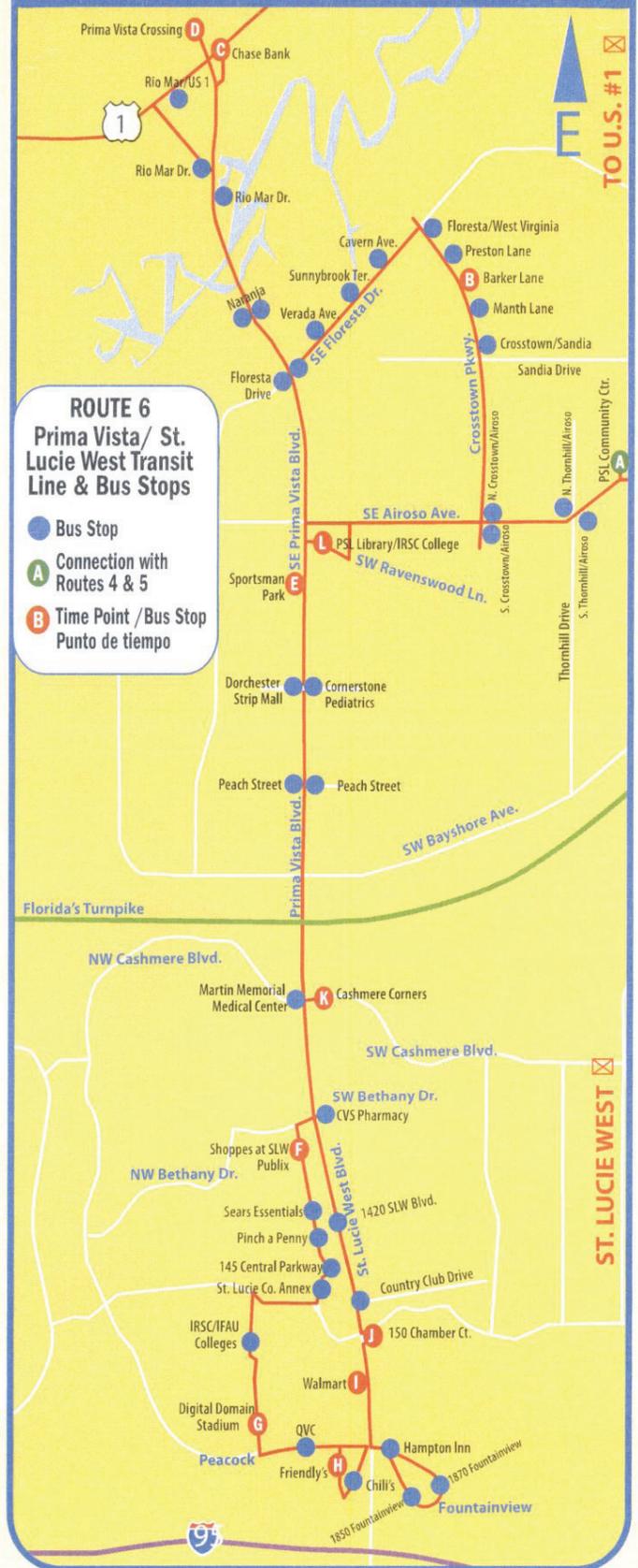
\*END OF THE LINE / \*AL FIN DE LA LINEA

\*\* CONNECTION WITH ROUTES 4 & 5

\*\*\*SOUTHBOUND CONNECTION WITH ROUTE 1

\*\*\*\*NORHBOUND CONNECTION WITH ROUTE 1

## ROUTE MAP / MAPA DE RUTA



CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

---

MEETING:                   REGULAR   X                     SPECIAL       

DATE: July 23, 2012

---

ORDINANCE        RESOLUTION   X   MOTION        PUBLIC HEARING   X  

---

ITEM:           PROJECT NO. P12-058  
                  ST. LUCIE WEST DEVELOPMENT OF REGIONAL IMPACT (DRI)  
                  NOTICE OF PROPOSED CHANGE  
                  16TH AMENDMENT TO THE DEVELOPMENT ORDER

---

**RECOMMENDED ACTION:** The Planning and Zoning Board reviewed the request at their meeting on July 3, 2012 and unanimously recommended approval.

---

**EXHIBITS:**

- A. Resolution
- B. Staff Report
- C. Support Materials

---

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:** The Notice of Proposed Change (NOPC) to the approved DRI is requesting changes to include a simultaneous decrease of 107,111 square feet of office use and an increase of 158 residential units as shown on Exhibit "E" on the attached resolution. No changes to the Master Development Plan are proposed.

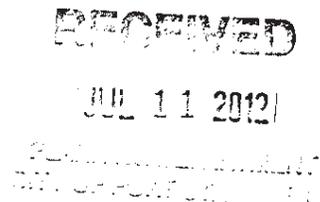
---

**SUBMITTING DEPARTMENT:** PLANNING and ZONING

**DATE:** 7/10/12

June 12, 2012: Resubmittal

Mr. Daniel Holbrook, AICP  
Ms. Anne Cox  
City of Port St. Lucie, Planning and Zoning  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984



Re: Notice of Proposed Change (NOPC) to the St. Lucie West DRI  
City of Port St. Lucie Project #P12-058

Dear Mr. Holbrook & Ms. Cox,

On behalf of our client, CREG-Lake Whitney, LLC we are pleased to respond to the Treasure Coast Regional Planning Council (TCRPC) and associated review agencies comments for the above referenced Notice of Proposed Change (NOPC) to the St. Lucie West Development of Regional Impact (DRI). Please find enclosed Susan O'Rourke, PE, Inc.'s June, 11, 2012 response letter together with the traffic data documenting the change in uses.

This response letter is in replace of Attachment G: Traffic Analysis in the previous submittal and has been referenced accordingly. Additional revisions to the document are minor in nature and the application has been changed accordingly.

**CITY OF PORT ST. LUCIE COMMENTS (DATED 6.01.2012)**

**PLANNING & ZONING DEPARTMENT**

1. Provide the City of Port St. Lucie project number (P12-058) on the document.

REPOSENSE: Acknowledged. The project number has been added to the application document.

2. Page 5: there is a typo on "DRI."

RESPONSE: Acknowledged. Page 5 has been revised accordingly.

3. Page 6: add "FTE" to "students" in the table.

RESPONSE: Acknowledged. Page 6 has been revised accordingly.

**CREG-LAKE WHITNEY, LLC PARCEL**

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4. Provide trip generation calculations showing that the conversion from office use to residential use will not create any additional trips.

RESPONSE: Please review the enclosed Traffic Response Letter (Attachment G) dated June 11, 2012, prepared by Susan O'Rourke, PE, Inc. for the requested trip generation calculations.

5. Attached are comments from the Engineering Department, no comments were received from any other City Departments.

RESPONSE: Acknowledged.

**ENGINEERING DEPARTMENT**

1. Traffic study needs to include an analysis showing the reduction of office use as well as the trip generation for the entire DRI prior to and after the proposed changes.

RESPONSE: Please review the enclosed Traffic Response Letter (Attachment G) dated June 11, 2012, prepared by Susan O'Rourke, PE, Inc. for the requested trip generation calculations.

**FLORIDA DEPARTMENT OF TRANSPORTATION LETTER (DATED 5.31.2012)**

Paragraph 2: The traffic analysis received in support of this NOPC failed to include the reduction of office use...However...It is not believed that this would impact the operation of the nearby strategic Intermodal System (SIS) facilities or interchanges. Therefore the Department has no objections to the proposed change.

RESPONSE: Acknowledged. Please review the enclosed Traffic Response Letter (Attachment G) dated June 11, 2012, prepared by Susan O'Rourke, PE, Inc. for the trip generation calculations that address the reduction of office use.

Paragraph 3: In addition, the Department is offering suggestions to enhance the walkability and multi-modal aspects of the development. We encourage the City of Port St. Lucie to consider the following suggestions when approving the Development Order for this project.

1. Since the Applicant is introducing residential development (apartments) into a non-residential area, it is important for the City and the Applicant to complete the sidewalk network where there is missing sidewalk adjacent to vacant properties. A reasonable distance might be 0.25 miles. It is suggested that the City address this issue and include appropriate language in the Development Order if necessary.

RESPONSE: Acknowledged. The applicant will work closely with the City regarding proposed pedestrian connectivity during the future Site Plan/Final Development application process.

**CREG-LAKE WHITNEY, LLC PARCEL**

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2. The property is located adjacent to a bus route with a bus stop located within walking distance. Since the developments will likely generate transit ridership, it is suggested that the City coordinate with the developer and transit agency to install a bus shelter.

RESPONSE: Acknowledged. The applicant will work closely with the City regarding any proposed transit stop/shelter requirements during the future Site Plan/Final Development application process.

3. The apartments will also generate more pedestrian travel to nearby sports and recreational facilities. There is an existing crosswalk adjacent to the site location. It is suggested that the City determine if additional crosswalk markings, signage lighting is needed, especially for nighttime visibility of pedestrians.

RESPONSE: Acknowledged. The applicant will work closely with the City regarding proposed pedestrian connectivity and nighttime safety requirements during the future Site Plan/Final Development application process.

Paragraph 4: In conclusion, the Department has no objection to the St. Lucie West DRI NOPC...

RESPONSE: Acknowledged.

**TREASURE COAST REGIONAL PLANNING COUNCIL LETTER (DATED 6.05.2012)**

Paragraph 3: A traffic study was included as Attachment G of the NOPC application...A traffic study should have been provided evaluating the simultaneous increase and decrease of land uses within the DRI in order to determine if there will be unreviewed impacts.

RESPONSE: Please review the enclosed Traffic Response Letter (Attachment G) dated June 11, 2012, prepared by Susan O'Rourke, PE, Inc. for the requested trip generation calculations.

Paragraph 4: The Florida Department of Transportation also noted that the traffic analysis received as part of the NOPC application was insufficient...However...Based on the FDOT's analysis, Council believes the proposed changes will not cause unreviewed impacts to the regional roadway network.

RESPONSE: Acknowledged.

Paragraph 5: The attached comments from the Florida Department of Transportation and the City of Port St. Lucie should be addressed...

RESPONSE: Acknowledged. All agency comments have been responded to accordingly.

We have enclosed three (3) sets of revised NOPC request with our formal response. Copies of this information will also be provided directly to the TCRPC and all of the applicable review agencies listed below.

**CREG-LAKE WHITNEY, LLC PARCEL**

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We believe that we have addressed the outstanding issues with regard to this application, and would like to request to be placed on the next available Planning and Zoning Agenda.

Thank you for your assistance. If you have any questions, please do not hesitate to contact our office.

Respectfully,

Michael T. Redd  
President

/pdc

Enclosures: NOPC Application  
Traffic Response Letter (Attachment G)

C: Michael Busha      Treasure Coast Regional Planning Council  
Ray Eubanks          Department of Economic Opportunity  
Gustavo Schmidt      Florida Department of Transportation

**MICHAEL REDD**  
**& ASSOCIATES, P.A.**  
*Michael T. Redd, President*  
*Frank G. Baynham, Vice President*

April 27, 2012

June 12, 2012: Resubmittal

Mr. Daniel Holbrook, AICP  
City of Port St. Lucie, Planning and Zoning  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

Re: Notice of Proposed Change (NOPC) to the St. Lucie West DRI  
City of Port St. Lucie Project #P12-058

Dear Mr. Holbrook,

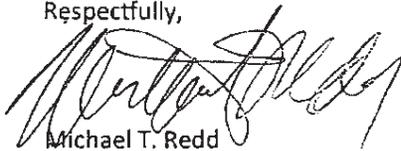
On behalf of our client, CREG-Lake Whitney, LLC we are pleased to submit to the Treasure Coast Regional Planning Council (TCRPC) and associated review agencies for the above referenced Notice of Proposed Change (NOPC) to the St. Lucie West Development of Regional Impact (DRI). Please note that the only changes requested within the NOPC are the increase in residential units and the subsequent decrease in office gross square footage. No other revisions to the Development Order (DO) are proposed/requested at this time. Enclosed are the required application and supplemental materials, to include the following materials:

- DRI Location Map
- St. Lucie West DRI Boundary Map
- St. Lucie West DRI Master Development Plan (Map H)
- Substantial Deviation Determination Chart
- List of Consultants
- Agent Authorization
- Traffic Analysis

We have enclosed three (12) sets of revised NOPC request and traffic data. Copies of this information will also be provided directly to the TCRPC and all of the applicable review agencies listed below.

Thank you for your assistance. If you have any questions, please do not hesitate to contact our office.

Respectfully,



Michael T. Redd  
President

/pdc

Enclosures: NOPC Application

C: Michael Busha      Treasure Coast Regional Planning Council  
Ray Eubanks          Department of Economic Opportunity

2655 N. Ocean Drive, Suite 400  
Singer Island, FL 33404  
Voice: 561.863.2500  
Fax: 561.863.2505  
E-mail: design@reddplan.com

**STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF COMMUNITY PLANNING  
BUREAU OF LOCAL PLANNING  
2555 Shumard Oak Blvd.  
Tallahassee, Florida 32399  
(850) 488-4925**

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
SUBSECTION 380.06(19), FLORIDA STATUTES**

**St. Lucie West DRI  
City of Port St. Lucie Project # P12-058**

**Prepared for:**

**CREG-Lake Whitney, LLC  
Mr. James Pennington  
Mr. Eric Jackson  
30 Temple Street, Suite 400  
Nashua, New Hampshire 03060  
O: (603) 672-0300**

**Prepared by:**

**Michael Redd & Associates, PA  
The Velcon Group, Inc.  
Susan O'Rourke, P.E., Inc.  
EW Consultants, Inc.**

**Submittal Date: April 27, 2012  
Resubmittal Date: June 12, 2012**

**CREG-LAKE WHITNEY, LLC PARCEL**

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**Section I: Notice to Proposed Change Application**

FORM RPM-BSP-PROPCHANGE-1

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF COMMUNITY PLANNING  
BUREAU OF LOCAL PLANNING  
2555 Shumard Oak Blvd.  
Tallahassee, Florida 32399  
850/488-4925

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Jamie Pennington, the undersigned owner/authorized representative of CREG – LAKE Whitney, LLC, hereby give notice of a proposed change to a (developer)

previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the St. Lucie West DRI development, which (original & current project names)

information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to City of Port St. Lucie, (local government)

to the Treasure Coast Regional Planning Council, and to the Bureau of Local Planning, Department of Community Affairs.

4/27/12  
Date

[Signature]  
Signature

**CREG-LAKE WHITNEY, LLC PARCEL**

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2. Applicant (name, address, phone).

**CREG-Lake Whitney, LLC  
30 Temple Street, Suite 400  
Nashua, New Hampshire 03060  
Tampa, FL 33606  
O: (603) 672-0300  
F: (603) 672-0075**

**James Pennington  
E: james.pennington@rjfinlayco.com**

**Eric Jackson  
E: ejackson@rjfinlayco.com**

3. Authorized Agent (name, address, phone).

**Michael Redd & Associates, PA  
2655 North Ocean Drive, Suite 400  
Singer Island, FL 33404  
O: (561) 863-2500  
F: (561) 863-2505**

**Michael Redd  
E: mtr@reddplan.com**

**Patrick Cunningham  
E: patrick@reddplan.com**

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

**City/County: City of Port St. Lucie, St. Lucie County**

**Township/Range/Section: A PORTION OF SECTIONS 23, 26, AND 35 AND ALL OF SECTIONS 24, 25, AND 36, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND PORTIONS OF SECTIONS 19, 30, AND 31, TOWNSHIP 36 SOUTH, RANGE 40 EAST.**

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

**The purpose of this amendment to the existing Development Order for the Development of Regional Impact (DRI) now known as St. Lucie West is to modify the approved density and intensity of the uses to simultaneously increase the number of residential units by 158 units**

CREG-LAKE WHITNEY, LLC PARCEL

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from 7,365 to 7,523 dwelling units and decrease office square footage by 107,111 gross square feet from 1,400,199 to 1,293,088 gsf.

<u>Land Use</u>	<u>Revision</u>	<u>Units</u>	<u>Acres</u>
MOVIE THEATER		3,218 seats	14 acres
INDUSTRIAL		2,499,528 square feet	230 acres
OFFICE	1,293,088 gsf	<del>1,400,199</del> gross square feet	212 acres
RESIDENTIAL	7,523 du.	<del>7,365</del> dwelling units	2,940 acres
COMMERCIAL/RETAIL		2,125,287 square feet	325 acres
HOTEL/MOTEL		800 rooms	45 acres
R.V. PARK		525 spaces	85 acres
POST-SECONDARY SCHOOL		5,000 students FTE	
STADIUM		5,000 seats	

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

**The information requested can be found within the attached Substantial Deviation Determination Chart (Attachment D)**

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

**The initial Development Order, Resolution No. 87-R15, was approved February 9, 1987, and authorized a multiuse development consisting of 18,000 dwelling units. 6,075,000 square feet of industrial, 1,555,000 square feet of office, 1,795,000 square feet of retail, two golf courses, a sports complex with a 5,000 seat stadium, a 360,000 square foot town center, and parks and school sites. The initial Development Order approved Phase 1 of the development, granted conceptual approval to the remainder of the development, and required further transportation review through the substantial deviation process for any development beyond Phase 1.**

**The first amendment to the Development Order, Resolution No. 88-R12, was approved March 28, 1988, and amended Conditions 14, 15, 16, 16-c, 16-d, 17, 18, 40, and 56. The amendment required surveys for active Sandhill crane nests to be conducted during the most active nesting period, modified the wetland habitat acreage, and revised time deadlines for the plan for neighborhood and community recreation sites.**

**The second amendment to the Development Order, Resolution No. 89-R7, was approved February 27, 1989, and amended Conditions 15, 16, 17, 18, 40, 41, 43, 44, 48, 49, 50, 52, 53, 54-a, 54-b, 59-a, and 61. This amendment reduced the wetland habitat acreages and**

allowed an additional year for the preparation and approval of the plan for beach access and parking.

The third amendment to the Development Order, Resolution No. 89-R18, was approved April 10, 1989, and amended Conditions 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62. The third amendment was approved through the substantial deviation process and added transportation mitigation requirements for the development beyond Phase 1. The amended Development Order did not, however, change the density or intensity of the approved uses.

The fourth amendment to the Development Order, Resolution No. 90-R32, was approved July 9, 1990, and amended Conditions 41 and 46. The amendment extended the deadline for the plan for beach access and parking.

The fifth amendment to the Development Order, Resolution No. 93-R24, was approved April 26, 1993, and amended Paragraphs "D" and "E" of the Findings of Fact and Conditions 1, 2, 3, 15, 20, 22, 25, 36, 37, 38, 40, 41, 42, 43, 45, and 46; added new Conditions 75, 76, and 77; and renumbered the existing Conditions 75, 76, 77, and 78. Sections 2 and 6 were also amended. The amendment indicated that a number of conditions had been satisfied, extended the date for the required future recreation demand study and the beach access plan, added a condition requiring the developer to submit a traffic monitoring report every three year, and permitted the development of specified parcels under certain circumstances.

The sixth amendment to the Development Order, Resolution No. 97-R31, was approved July 2, 1997, and approved a substantial deviation application for development approval by modifying Conditions 1, 3.a., 3.b., 4, 5, 6, 7, 8, 9, 11, 12, 13, 16, 24, 25, 26, 27, 32, 33, 39, 40, 41, 48, 49, 50, 52, 56, 75; added new Conditions 75 and 76; and renumbered existing Conditions 75-81. Sections 2, 5, and 7 were also amended. This amendment created new buffering of wetlands and Sandhill crane nesting areas in one area and reduced the residential use to 12,000 dwelling units.

The seventh amendment to the Development Order, Resolution No. 98-R69, was approved September 28, 1998, and amended the approved plan of development to add a movie theater and a recreational vehicle park and to reduce the industrial, commercial, retail, residential, and hotel uses. The amendment also incorporated the approved plan of development as Exhibit "E".

The eighth amendment to the Development Order, Resolution No. 98-R89, was approved December 14, 1998, and shifted the commercial uses from Parcels 14 and 18 to a new location in Parcel 7, changed the designation of Parcel 18 and a portion of the property adjoining Parcel 18 from commercial to institutional to allow an elementary school relocated from Parcel 13, and modified the plan of development to reflect those changes and to correct errors which resulted when the seventh amendment (Resolution No. 98-R69) was approved.

The ninth amendment to the Development Order, Resolution No. 01-R64, was approved October 22, 2001. The amendment identified additional conditions which have been satisfied.

The tenth amendment to the Development Order, Resolution No. 02-R34, was approved April 22, 2002. The amendment modified the approved uses on three parcels totaling 108 acres.

The eleventh amendment to the Development Order, Resolution No. 05-R88, approved December 29, 2005, decreased the industrial and office square footage, decreased the number of hotel rooms, decreased the number of dwelling units, increased the commercial/retail acreage, identified the conditions which had been satisfied, deleted transportation conditions triggered by trips in excess of 171,997 average daily trips, 11,366 am peak or 15,888 pm peak hour trips that had not already been constructed, deleted the required buffer zones around deep water habitats, modified the date on which the annual report must be submitted, and extended the build-out date to December 30, 2010.

The twelfth amendment to the Development Order, Resolution No. 07-R40, approved May 29, 2007, increased the hotel rooms from 400 to 800 rooms and reduced the residential use from 7,579 to 7,179 dwelling units.

The thirteenth amendment to the Development Order, Resolution No. 08-R80, approved September 22, 2008, modified the approved plan of development to reflect the existing development, the development with site plan approval and potential development on the existing vacant land. The changes include: industrial increased from 2,200,000 sf to 2,499,528 sf; office increased from 975,000 sf to 1,562,899 sf; residential decrease from 7,179 units to 7,125 units; commercial/retail increased from 1,862,150 sf to 2,125,287 sf; post-secondary school decreased from 5,725 students to 5,000 students. Additional changes include the deletion of Condition 59(g) and to modify the reporting requirement requiring biennial rather than annual report.

The fourteenth amendment to the Development Order, Resolution No. 10-R47, approved July 12, 2010, approved an amendment to Map "H" to reflect the future land use of two (2) parcels from LI/OSR/I to LI/CS.

The last amendment to the Development Order, Resolution No. 12-R19, approved February 27, 2012, increased the residential units from 7,125 units to 7,365 units, and decreased the office square footage from 1,562,899 square feet to 1,400,199 square feet.

There has been no change in the local government with jurisdiction over the DRI.

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

CREG-LAKE WHITNEY, LLC PARCEL

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**Not applicable as there have been no lands have been purchased or optioned within ¼ mile of the original DRI site.**

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

**The increase of residential use of 158 units is less than a ten percent (10%) change and therefore does not trigger a substantial deviation. The proposed changes are not subject to the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.**

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES \_\_\_\_\_ NO  X

10. Does the proposed change result in a change to the build-out date or any phasing date of the project? If so, indicate the proposed new build-out or phasing dates.

**Not applicable as there is no change to the build-out date or to any phasing date is proposed.**

11. Will the proposed change require an amendment to the local government comprehensive plan?

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

**Not applicable as none of the requested changes will require an amendment to the City's Comprehensive Plan.**

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

**Not applicable as there is no change to the approved DRI Master Plan (Map H) is proposed.**

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

**CREG-LAKE WHITNEY, LLC PARCEL**

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**The applicant is proposing to increase the residential units and decrease the office square footage for the Development of Regional Impact (DRI). No other changes to the DRI are proposed.**

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

**Not applicable as there is no acreage being added to or deleted from the DRI.**

- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

**Not applicable as physical development has commenced.**

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;

**Not applicable as no change in the Development Order termination date is proposed.**

- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and

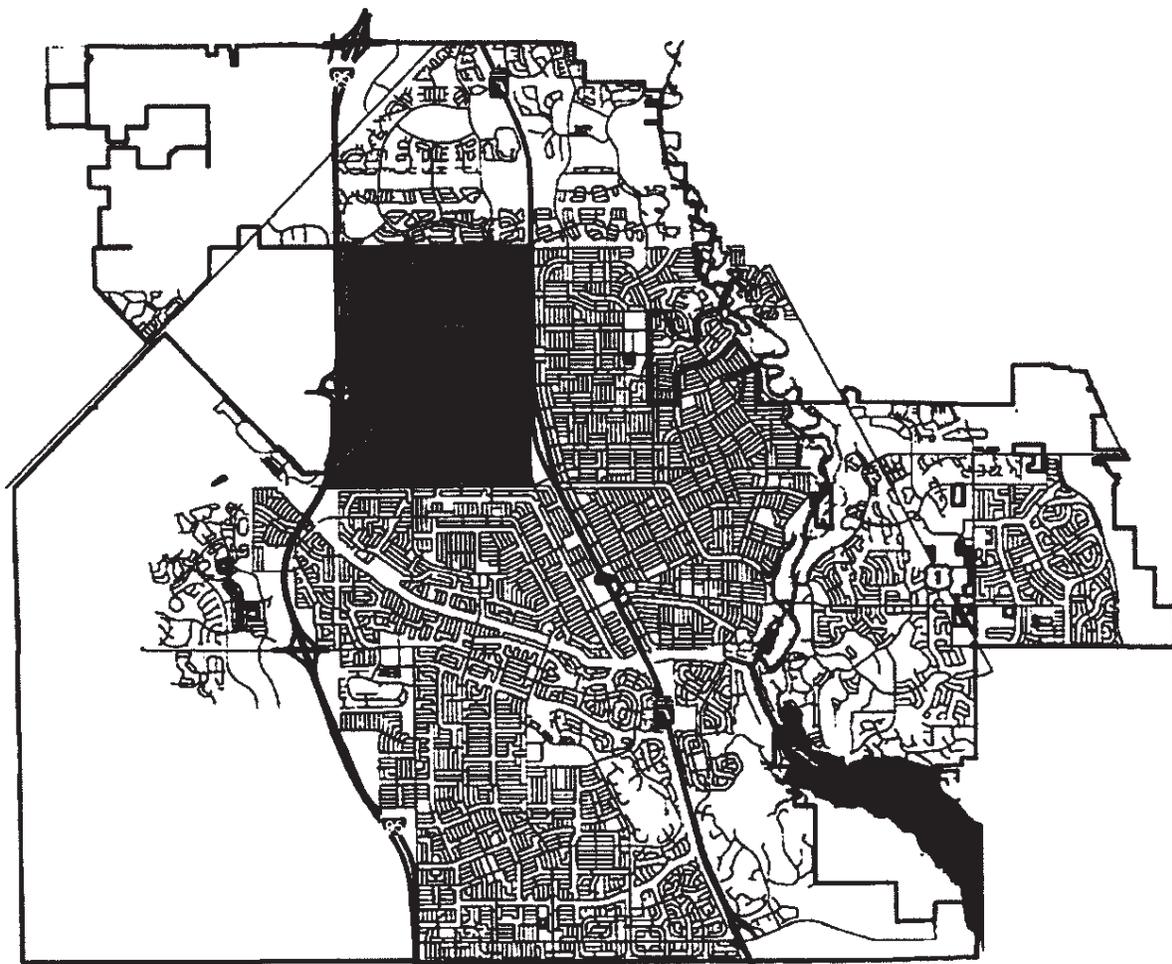
**Not applicable as no change to the down-zoning, unit density reduction, or intensity reduction date is proposed.**

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.

**Not applicable as no change to the specifications for the annual report (biennial report) is proposed.**

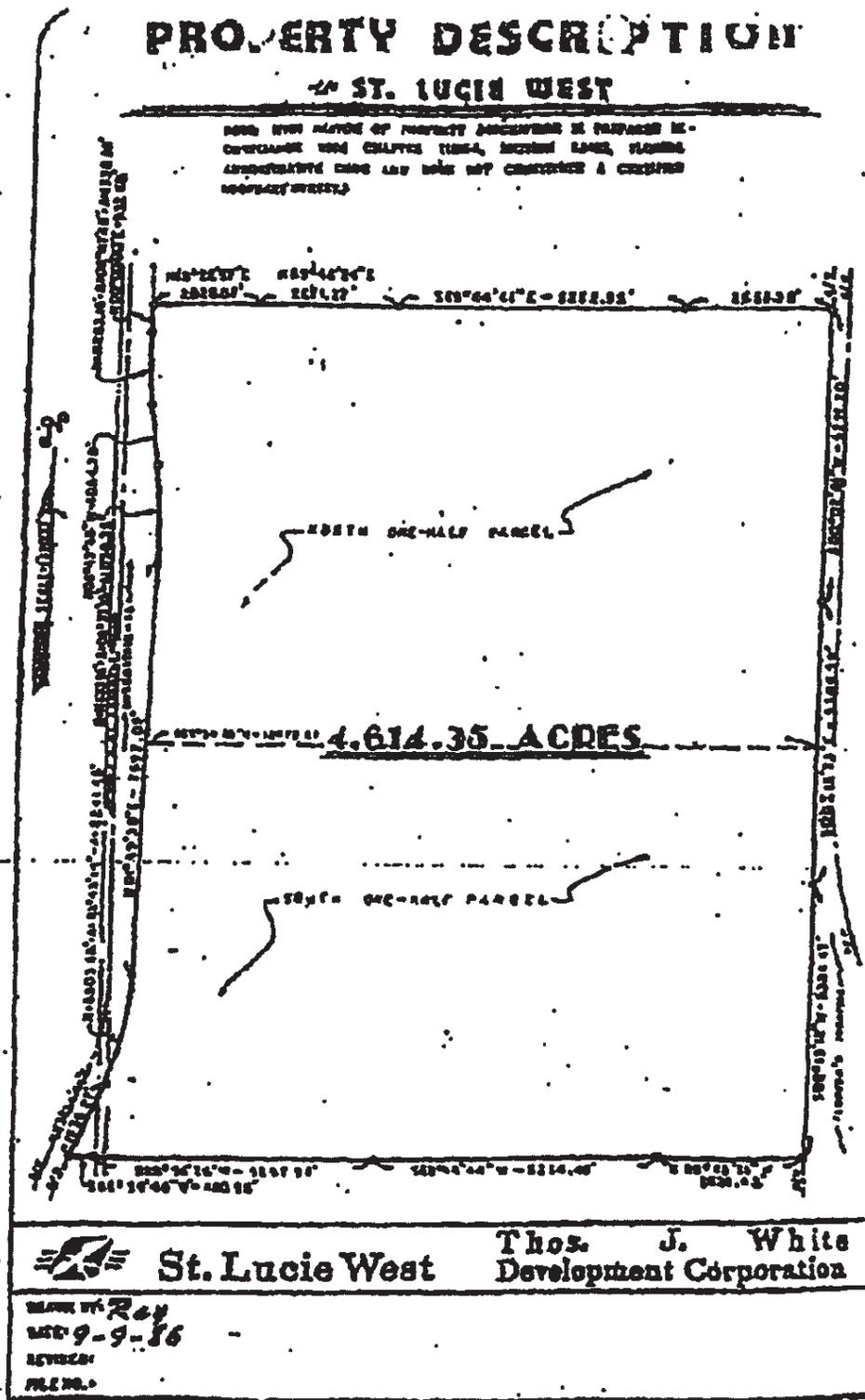
## SECTION II – Attachments

### Exhibit A: DRI Location Map



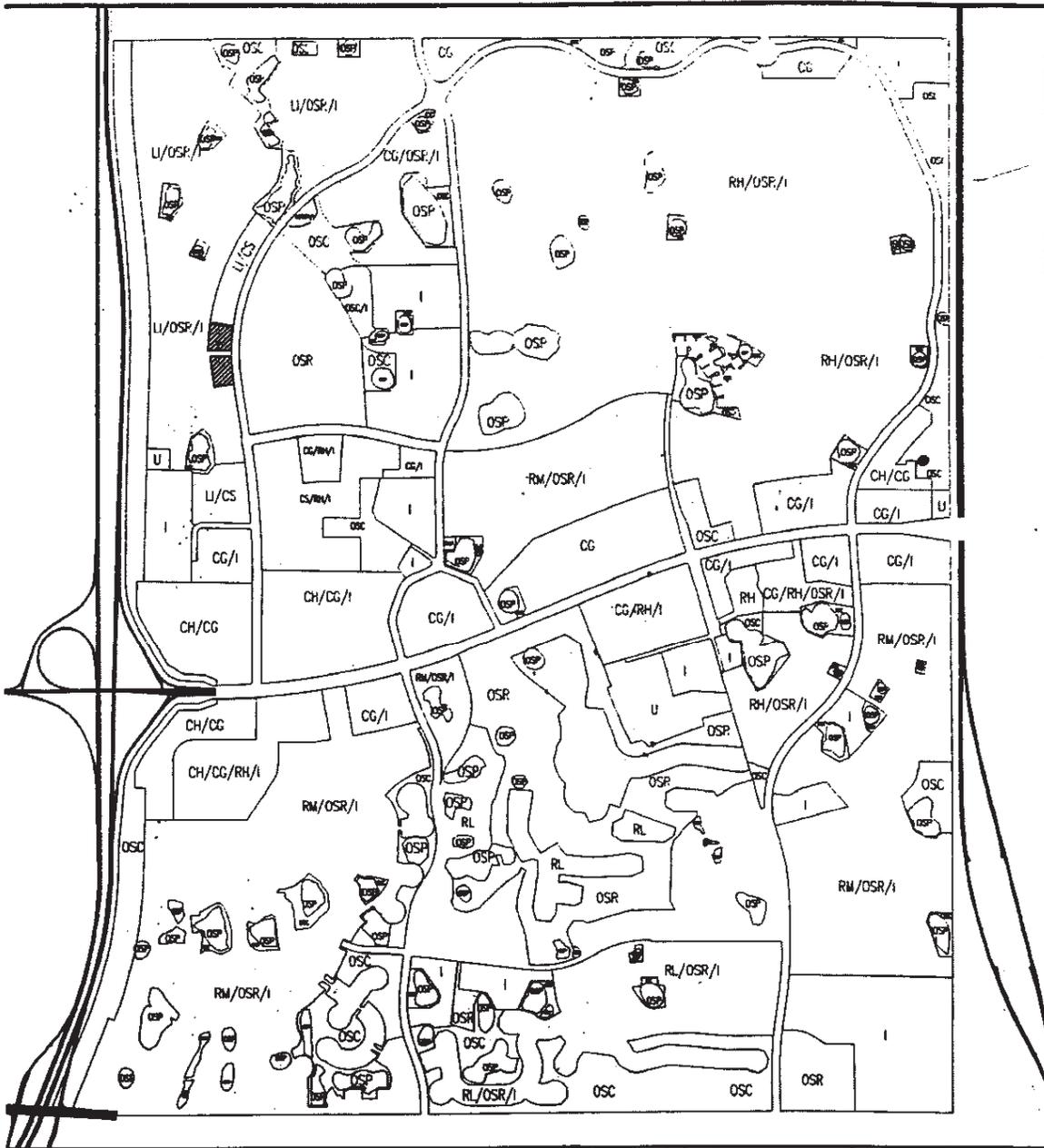
CREG-LAKE WHITNEY, LLC PARCEL

Exhibit B: St. Lucie West DRI Boundary Map



CREG-LAKE WHITNEY, LLC PARCEL

**Exhibit C: St. Lucie West DRI Master Development Plan (Map H)**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
RSC Division of M.I.S.

PZZ2006.DWG

DRI  
LOT 1-1 BLK 4 & LOT 1-3 BLK 3  
MASTER DEVELOPMENT PLAN  
MAP "H"

DATE:	5/4/10
APPLICATION NUMBER:	P10-044
CADD FILE NAME:	P10-044F
SCALE:	1"=N.T.S.

CREG-LAKE WHITNEY, LLC

**Exhibit D: Substantial Deviation Chart**

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/ Recreation	# Parking Spaces			
	# Spectators			
	# Seats		5,000 Seat stadium	Res. #98-R69 added a 3,218 seat movie theater
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions	No Change		
	ADA Representations			
	Runway (length)		Not Applicable	
	Runway (strength)			
Airports	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

CREG-LAKE WHITNEY, LLC

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Hospitals	# Beds		Not Applicable	
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.	No Change		Res. #05-R88 increased to 230 acres
	# Parking spaces			
Industrial	Building (gross square feet)	No Change	6,075,000 gsf	Res. #98-R69 reduced to 3,135,019 gsf; Res. #05-R88 reduced to 2,200,000 gsf; Res. #08-R80 increased to 2,499,528 gsf
	# Employees			
	chemical storage (barrels and pounds)			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions	No Change		
	ADA representations			
	Acreage mined (year)			
	Water withdrawal (gal/day)			Not Applicable
	Mining Operations			

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

CREG-LAKE WHITNEY, LLC

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Mining Operations (cont)	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.	No Change		Res. #05-R88 reduced to 212 acres
	Building (gross square feet)	1,293,088 gsf	1,555,000 gsf	Res. #98-R69 increased to 1,652,769 gsf; Res. #98-R89 reduced to 1,489,036 gsf; Res. #05-R88 reduced to 975,750 gsf; Res. #08-R80 increased to 1,562,899 gsf Res. #12-R19 decreased to 1,400,199 gsf
	# Parking Spaces			
	# Employees			
	Site locational changes			
Petroleum/Chemical Storage	# External vehicle trips			
	D.O. Conditions	No Change		
	ADA representations			
	Storage Capacity (barrels and/or pounds)		Not Applicable	
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

CREG-LAKE WHITNEY, LLC

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Petroleum/Chemical Storage (cont)	D.O. Conditions			
	ADA representations			
	# Boats, wet storage		Not Applicable	
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
Residential	ADA representations			
	# Dwelling units	7,523 dwelling units	18,000 dwelling units	Res. #97-R31 reduced to 12,000 DUs; Res. #98-R69 reduced to 10,608 DUs; Res. #98-R89 reduced to 9,588 DUs; Res. #05-R88 reduced to 7,579 DUs; Res. #07-R40 reduced to 7,179 DUs; Res. #08-R80 reduced to 7,125 DUs; Res. #12-R19 increased to 7,365 DUs
	Type of dwelling units			
	# of lots			
	Acreage, including drainage, ROW, easements, etc.			Res. #0-R88 reduced to 2,940 acres
	Site locational changes			

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

CREG-LAKE WHITNEY, LLC

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE	
Residential (cont)	# External vehicle trips				
	D.O. Conditions	No Change			
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.	No Change		Res. #05-R88 increased to 350 acres; Res. #07-R40 reduced to 325 acres	
	Floor Space (gross square feet)	No Change	1,795,000 gsf	Res. #98-R69 reduced to 1,398,637 gsf; Res. #98-R89 increased to 1,862,150 gsf; Res. #08-R80 increased to 2,125,287 gsf	
	# Parking Spaces				
	# Employees				
	Site locational changes				
	# External vehicle trips				
	D.O. Conditions	No Change			
	ADA representations				
	# Rental Units			1,800 rooms	Res. #98-R69 reduced to 1,200 rooms; Res. #05-R88 reduced to 400 rooms; Res. #07-R40 increased to 800 rooms
	Floor space (gross square feet)				
Hotel/Motel	# Parking Places				
	# Employees				
	Site locational changes				
	Acreage, including drainage, ROW, easements, etc.			Res. #05-R88 reduced to 20 acres; Res. #07-R40 increased to 45 acres	
	# External vehicle trips				
	D.O. Conditions	No Change			
	ADA representations				

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

CREG-LAKE WHITNEY, LLC

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE	
R.V. Park	Acreage, including drainage, ROW, easements, etc.				
	# Parking Spaces		None	Res. #98-R69 added 525 spaces	
	Buildings (gross square feet)				
	# Employees				
	Site locational changes				
	# External vehicle trips				
	D.O. conditions				
	ADA representations				
	Acreage	No Change	706 acres		
	Site locational changes				
Open Space (All natural and vegetated non-impervious surfaces)	Type of open space				
	D.O. Conditions				
	ADA representations				
	Acreage	No Change	549.167 acres		
	Site locational changes				
	Development of site proposed				
	D.O. Conditions				
	ADA representations				
	Preservation, Buffer or Special Protection Areas	Acreage	No Change	549.167 acres	
		Site locational changes			
Development of site proposed					
D.O. Conditions					
ADA representations					

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

**CREG-LAKE WHITNEY, LLC PARCEL**

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**Exhibit E: List of Consultants**

- 1. Client /Applicant:** CREG-Lake Whitney, LLC  
30 Temple Street, Suite 400  
Nashua, New Hampshire 03060  
Tampa, FL 33606  
O: (603) 672-0300  
**Contact:** Mr. James Pennington  
E: james.pennington@rjfinlayco.com  
Mr. Eric Jackson  
E: ejackson@rjfinlayco.com
- 1. Planning/  
Landscape Architect:** Michael Redd & Associates, PA  
2655 North Ocean Drive, Suite 400  
Singer Island, FL 33404  
O: (561) 863-2500  
**Contact:** Mr. Michael Redd  
E: mtr@reddplan.com  
Mr. Patrick Cunningham  
E: design@reddplan.com
- 2. Civil Engineer/Surveyor:** The Velcon Group , Inc.  
702 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34953  
O: (772) 879-0477  
**Contact:** Mr. Ernesto Velasco  
E: ernestov@velcongroup.com
- 3. Traffic Engineer:** Susan E. O'Rourke PE, Inc.  
428 SW Akron Avenue, Ste. 1A  
Stuart, Florida 34994  
O: (772) 781-7918  
**Contact:** Ms. Susan O'Rourke  
E: seorourke@comcast.net
- 4. Environmental Consultant:** EW Consultants, Inc.  
1000 SE Monterey Commons Blvd, Suite 208  
Stuart, Florida 34996  
O: (772) 287-8771  
**Contact:** Mr. Paul Ezzo  
E: pezzo@ewconsultants.com

CREG-LAKE WHITNEY, LLC PARCEL

**Exhibit F: Agent Authorization**

April 27, 2012

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

Re: Authorization of agent representation for Creg-Whitney, LLC Parcel  
*Lake*

To Whom It May Concern:

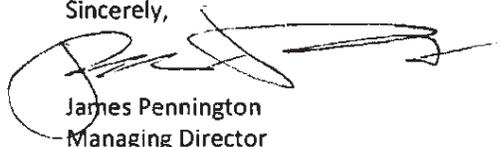
This document serves as authorization of the listed consultants to act as agents/representatives for Creg-Whitney, LLC and R. J. Finlay & Co. for various project meetings, municipal approvals and submittals regarding the Creg-Whitney, LLC Parcel in St. Lucie West.

<u>Name</u>	<u>Firm</u>
Michael Redd	Michael Redd & Associates, PA
Patrick Cunningham	Michael Redd & Associates, PA
Ernesto Velasco	The Velcon Group, Inc.
Susan O'Rourke	Susan O'Rourke PE, Inc.
Paul Ezzo	EW Consultants, Inc.

If you have any questions regarding the information provided above, please do not hesitate to contact me at (603) 672-0300.

Thank you very much,

Sincerely,



James Pennington  
Managing Director  
CREG – Lake Whitney LLC

The foregoing instrument was acknowledged before me this 26 day of April 2012, by James Pennington who is personally known to me or has produced \_\_\_\_\_ as identification.

State of NH  
County of HILLSBOROUGH

Martha J. Zogopoulos  
(Signature of Notary Public - State of NH)

MARTHA J. ZOGOPOULOS, Notary Public  
(Print Name, or Stamp Commissioned Name of Notary Public)  
*My Commission Expires March 10, 2015*

# SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

Attachment G: Traffic Response Letter

June 11, 2012

Ms. Katherine Huntress  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

**Re: St. Lucie West DRI Proposed Change**

Dear Ms. Huntress:

Thank you for the comments on the traffic analysis. The analysis provided to you was intended to address local circulation and access impacts as part of the PUD. The impacts relative to the DRI comparison are included herein.

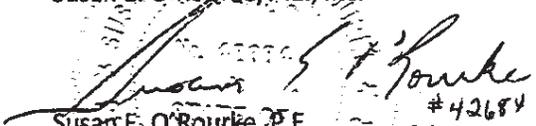
The NOPC results in the addition of 158 apartment units in place of the removal of 107,111 square feet of general office square footage. Attachment A shows the total square footage and the net change in land use. Attachment B identifies the trip generation comparison for the proposed versus the approved trip generation. As shown, the net change in land use will result in a decrease in daily, AM and PM peak hour traffic.

All other uses remain the same. While there may be a slight variation due to pass-by and internal capture between the uses, the small square footage compared to the overall site does not warrant the re-analysis of the entire site as those uses remain unchanged in the proposed scenario. The analysis of the two changed uses provides a level of analysis sufficient to determine the "net impact" of the land use subject to the NOPC.

Please give me a call if you have additional questions or comments.

Respectfully,

Susan E. O'Rourke, P.E., Inc.

  
Susan E. O'Rourke, P.E.  
President/Traffic Engineer

# 42684  
CA 26869

428 SW Akron Avenue  
Suite 1A  
Stuart, Florida 34984

772.781.7918  
772.781.9261 fax

SEDRourke@comcast.net

### ATTACHMENT A - LAND USE

<b>Category (units)</b>	<b>Currently Approved Development Intensity</b>	<b>Proposed Development Intensity</b>	<b>Net Development Intensity Change</b>	<b>Acres</b>
Residential (d.u.)	7,365	7,523	158	2940
Hotel/Motel (rooms)	800	800	0	212
Retail/ Commercial (sf)	2,125,287	2,125,287	0	325
Office (sf)	1,400,199	1,293,088	-107,111	212
Movie Theater (seats)	3,218	3,218	0	14
Industrial (sf)	2,499,528	2,499,528	0	230
RV Park (spaces)	525	525	0	85
Post-Secondary School (students)	5,000	5,000	0	
Stadium (seats)	5,000	5,000	0	

## ATTACHMENT B - TRIP GENERATION

### OFFICE LAND USE

	Square Feet	Equation	% Entering	% Exiting	Trips	Entering	Exiting
Daily	107,111	$\ln(T)=0.77\ln(X)+3.65$	50	50	1407	704	704
AM Peak Hour	107,111	$\ln(T)=0.80\ln(X)+1.55$	88	12	198	174	24
PM Peak Hour	107,111	$T=1.12(X)+78.81$	17	83	199	34	165

### RESIDENTIAL LAND USE

	Square Feet	Equation	% Entering	% Exiting	Trips	Entering	Exiting
Daily	158	$T=6.06(X)+123.56$	50	50	1081	541	541
AM Peak Hour	158	$T=0.49(X)+3.73$	20	80	81	16	65
PM Peak Hour	158	$T=0.55(X)+17.65$	65	35	105	68	37

### NET CHANGE IN TRIPS

Daily	-326
AM Peak Hour	-117
PM Peak Hour	-94

P12-058  
SLW DRI/NOPC

For 7.23.12

RECEIVED

MATTHEW ILLICETE  
356 NW GRANVILLE ST.  
PORT ST. LUCIE, FL 34986  
TEL # 772-340-7815  
July 10, 2012

KATIE HUNTRESS

JUL 13 2012

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

121 SW PORT ST. LUCIE BLVD 34984

TO WHOM IT MAY CONCERN:

My NAME is, MATTHEW ILLICETE. I'M AN 83 YR. OLD, RETIRED RESIDENT OF THE CASCADES COMMUNITY, IN ST. LUCIE WEST. I, WANT TO CAST MY OBJECTION, TO A PLANNED CHANGE, TO A ST. LUCIE WEST DEVELOPMENT ORDER, FILE P12-058, CITY OF PSL, PROJECT ST. LUCIE WEST DRI, THAT, WANTS TO BUILD RESIDENTIONAL UNITS, INSTEAD OF OFFICE UNITS. IF ANYONE THINKS THAT, WE NEED MORE RESIDENTS LIVING IN ST. LUCIE, THEY, HAVEN'T DRIVEN ON ST. LUCIE WEST BLVD., LATELY. TRIED TO OBTAIN A DOCTOR'S APPOINTMENT, SEEK MEDICAL SERVICES, AT MARTIN MEMORIAL OF ST. LUCIE WEST. SHOP AT PUBLIX, WALMART ETC., DO, I HAVE TO GO ON? IT'S CROWDED IN THIS AREA, NOW. EVEN WITH THE DEPARTURE OF OUR SNOWBIRDS, THERE'S STILL PLENTY OF TRAFFIC. IT ISN'T LIKE IT WAS YEARS AGO, WHEN OLD PORT ST. LUCIE WAS A RETIREMENT COMMUNITY. I, ALSO SHOULD MENTION OTHER SERVICES THAT MORE RESIDENTS REQUIRE. DRINKING WATER, POLICE, FIREMEN, SEWERS, ALL TYPES OF CITY EMPLOYEES.

FINALLY, WHAT'S WRONG WITH KEEPING OUR TREES AROUND ETC. INSTEAD OF MORE ROOFS?

RESPECTFULLY YOURS

Matthew Illicete