

COUNCIL ITEM DATE 10H 11/28/16

ORDINANCE 16-89

COUNCIL ITEM DATE 8H 12/12/16

AN ORDINANCE PROVIDING FOR THE FOURTH AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR OUTDOOR RESORTS AT ST. LUCIE WEST (MOTORCOACH RESORT) PUD (P16-160) LOCATED ON THE NORTHWEST CORNER OF NW PEACOCK BOULEVARD AND NW CALIFORNIA BOULEVARD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance 98-81, City of Port St. Lucie, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for Outdoor Resorts, a development located in a Planned Unit Development Zoning District, and

WHEREAS, by Ordinance 99-51, City of Port St. Lucie, the City of Port St. Lucie City Council approved an amendment to the Outdoor Resorts Planned Unit Development Document and Conceptual Development Plan, and

WHEREAS, by Ordinance 05-122, City of Port St. Lucie, the City of Port St. Lucie City Council approved a second amendment to the Outdoor Resorts Planned Unit Development Document and Conceptual Development Plan, and

WHEREAS, by Ordinance 09-18, City of Port St. Lucie, the City of Port St. Lucie City Council approved a third amendment to the Outdoor Resorts Planned Unit Development Document and Conceptual Development Plan, and

WHEREAS, the proposed changes to the Planned Unit Development Document and Conceptual Development Plan are consistent with Sections 158.170, et seq., Port St. Lucie City Code; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on the 1st day of November, 2016 to consider the PUD amendment application, notice of said hearing to

ORDINANCE 16-89

adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on the 12th day of December, 2016, to consider the PUD amendment application, advertising of the public hearing having been made.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That the Planned Unit Development Document and Conceptual Development Plan for MotorCoach Resort fka Outdoor Resorts (P08-239), as approved by Ordinance 09-18 City of Port St. Lucie, is amended as reflected in the Planned Unit Development Document attached hereto.

Section 2. This Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2016.

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: _____

Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____

Reginald Osenton, City Attorney



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

TO: PLANNING AND ZONING BOARD - MEETING OF NOVEMBER 1, 2016

FROM: DANIEL ROBINSON, PLANNER 

RE: OUTDOOR RESORTS @ SLW (MOTORCOACH RESORT)
PUD APPLICATION AMENDMENT NO. 4
PROJECT NO. P16-160

DATE: OCTOBER 27, 2016

PROPOSED USE: This is an amendment to Ordinance 09-18 for MotorCoach Resort St. Lucie West PUD (FKA Outdoor Resorts at St. Lucie West) which consists of a total of 84.46 acres of an existing recreational vehicle community. The proposed amendment includes a name change, to allow for additional accessory uses for the lots, and to update upland preserve calculations.

APPLICANT: Patrick J. Ferland, PE, Culpepper & Terpening

OWNER: MotorCoach Resort St. Lucie West, LLC

LOCATION: The property is located on the northwest corner of NW Peacock Boulevard and NW California Boulevard.

LEGAL DESCRIPTION: The property is legally described as St Lucie West Plat #118 Outdoor Resorts at St. Lucie West Phase 1, Tract A and St Lucie West Plat # 180 Outdoor Resorts at St. Lucie West Phase 2, Open Space Tract 7.

SIZE: 84.46 acres.

EXISTING ZONING: Outdoor Resort at St Lucie West PUD (Planned Unit Development).

EXISTING USE: Existing recreational vehicle park.

FUTURE LAND USE: LI (Light Industrial) / OSR (Open Space - Recreational) / I (Industrial)

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	RL & OSC	RS-2 & PUD	Houses, vacant lots & Part Tract F-47
S	CG	GU	Vacant parcels
E	CG, RH	LMD, PUD & GU	Vacant parcels & houses
W	OSC	GU	Wetlands

IMPACTS AND FINDINGS:

Land Use Consistency: As set forth in Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan, a Planned Unit Development Zoning District is compatible with all Future Land Use classifications depending on the range of permitted uses as part of the PUD Concept Plan. Section 158.172 (A) of the Zoning Code sets a minimum size of two acres for the establishment of a PUD.

Sewer/Water Service: St. Lucie West Service District will provide the utilities for this site.

Transportation: The applicant indicated, by providing data within the PUD document, that this project will generate 248 daily vehicle trips on the road adjacent to the project. The information provided is based upon the Institute of Transportation Engineer's (ITE) "Trip Generation Manual", Ninth Edition. The ITE code used for the proposed site was "Campground/Recreational Vehicle Park" (Code 416). Roadway level-of-service and roadway improvements within St. Lucie West are monitored through the St. Lucie West Development of Regional Impact (DRI). Since this amendment decreases the approved number of dwelling units, the trips generated will be decreased from the amount original approved.

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At the time the PUD was originally approved, there was adequate parklands available to meet this required level of service and this revision decreases the total number of RV sites. Since this amendment does not increase the approved number of dwelling units, adequate parkland and open space is still being met.

Environmental: The PUD amendment reflects a change in the upland preserve. The uplands area has changed from 1.47 to 1.10 acres. Any mitigation of upland habitat will be accomplished either through the purchase of off-site mitigation land or by paying into

the City's conservation trust fund. Gopher tortoises may be present on the undeveloped area and a full survey of the undeveloped property will be required prior to the clearing of the property and development.

STAFF RECOMMENDATION:

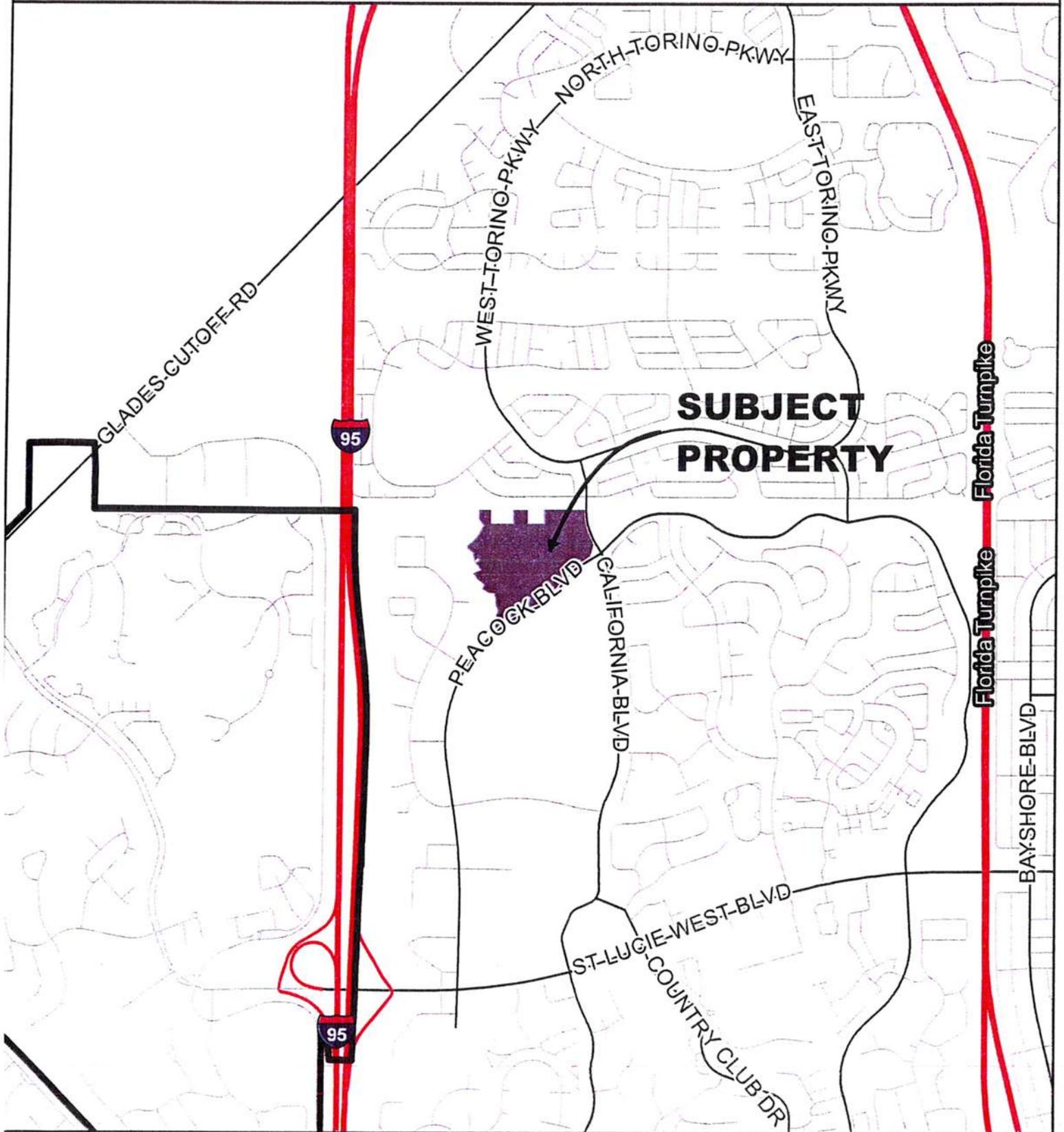
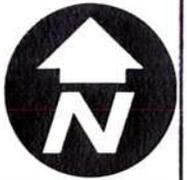
The Site Plan Review Committee unanimously recommended approval of this project on September 28, 2016. The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

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

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT
OUTDOOR RESORTS @ SLW (MOTORCOACH)

SLW PLAT NO. 118

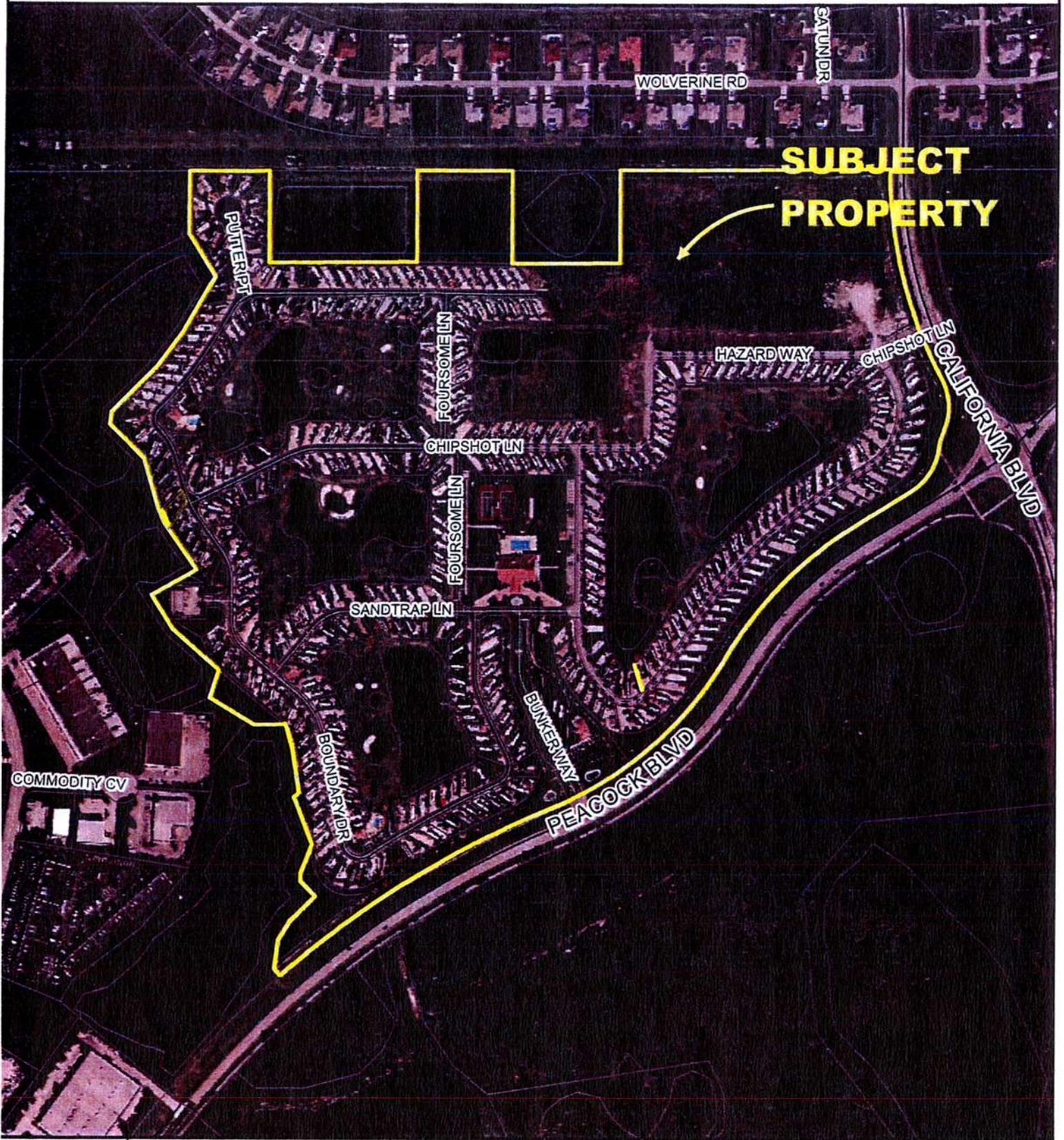
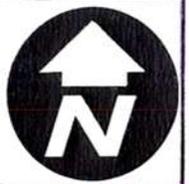
DATE: 10/11/2016

APPLICATION NUMBER:
P16-160

USER:
patricias

SCALE:
1 in = 0.5 miles

AERIAL



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT
OUTDOOR RESORTS @ SLW (MOTORCOACH)

SLW PLAT NO. 118
AERIAL DATE 2014

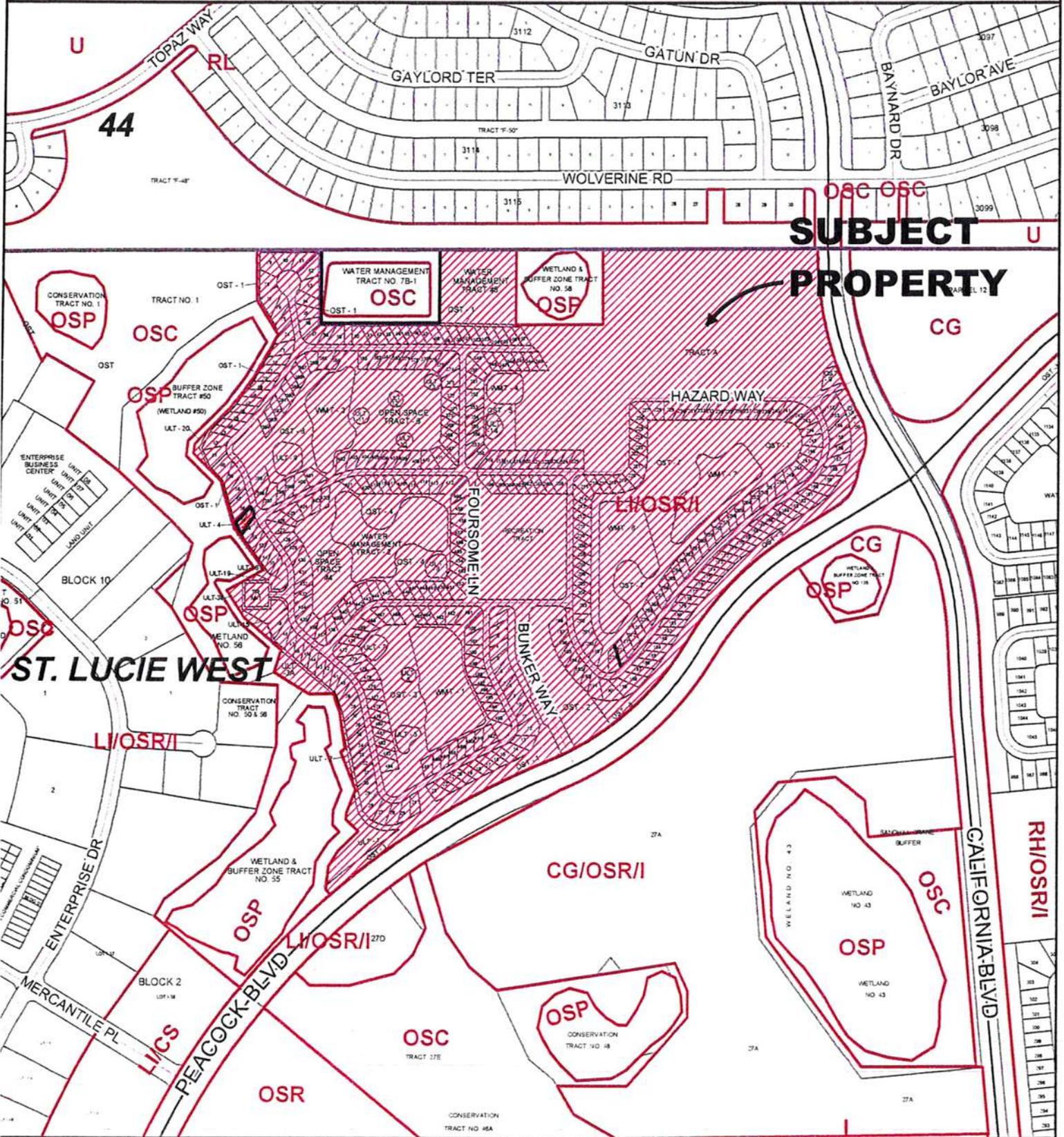
DATE: 10/11/2016

APPLICATION NUMBER:
P16-160

USER:
patricias

SCALE:
1 in = 400 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT
OUTDOOR RESORTS @ SLW (MOTORCOACH)

SLW PLAT NO. 118

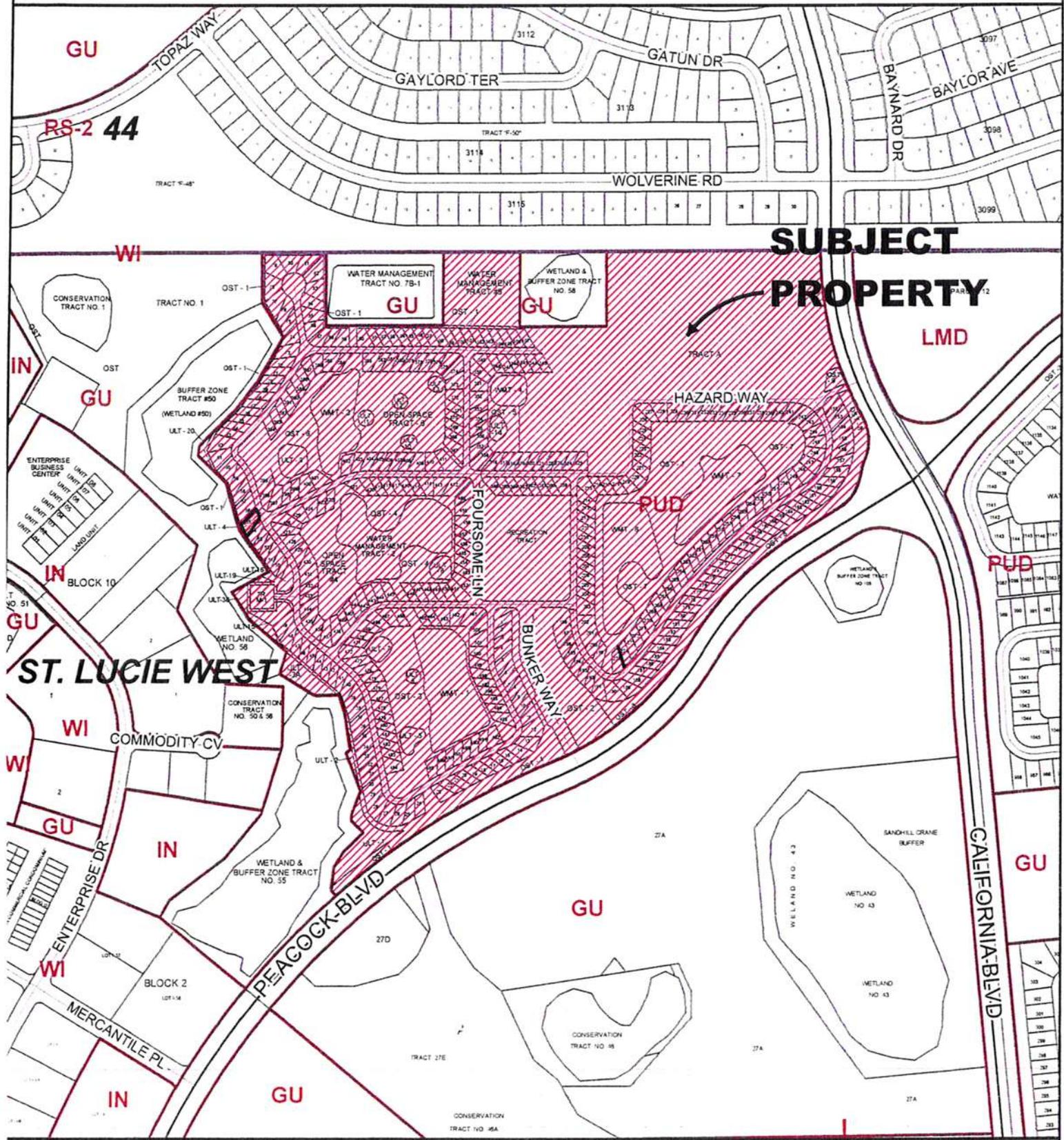
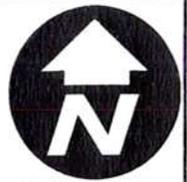
DATE: 10/11/2016

APPLICATION NUMBER:
P16-160

USER:
patricias

SCALE:
1 in = 500 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT
OUTDOOR RESORTS @ SLW (MOTORCOACH)
SLW PLAT NO. 118

DATE: 10/11/2016
APPLICATION NUMBER:
P16-160
USER: patricias
SCALE: 1 in = 500 ft

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)871-5212 FAX:(772)871-5124

FOR OFFICE USE ONLY

Planning Dept. P16-160
Fee (Nonrefundable)\$ 36600
Receipt # 11260

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink. Project Name: MotorCoach Resort (fka Outdoor Resorts) PUD Amendment #4

PRIMARY CONTACT EMAIL ADDRESS: pferland@ct-eng.com

PROPERTY OWNER:

Name: Motorcoach Resort St. Lucie West, LLC c/o John D. Richardson, Manager
Address: 800 NW Peacock Blvd, Port St. Lucie, FL 34986
Telephone No. (610) 207-7647 FAX No. email: johnr3602@comcast.net

AGENT OF OWNER (if any)

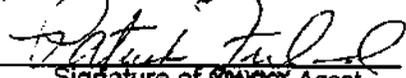
Name: Culpepper & Terpening, Inc. c/o Patrick J. Ferland, PE
Address: 2980 South 25th St., Fort Pierce, FL 34981
Telephone No. 772-464-3537 FAX No. 772-464-9497 FERLAND

PROPERTY INFORMATION

Legal Description: See Exhibit 7 of PUD Amendment #4 Document
(Include Plat Book and Page) SEP - 8 2016
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE
Parcel I.D. Number: 3323-934-0033-000-9
Current Zoning: PUD Proposed Zoning: PUD
Future Land Use Designation: LI/OSR/I Acreage of Property: 84.46
Reason for amendment request: _____

Request for a Planned Unit Development Amendment to effect name change and allow for additional accessory uses for the lots. There is no change proposed to the PUD Conceptual Plan.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a strikethrough.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

 Signature of ~~OWNER~~ Agent PATRICK FERLAND Hand Print Name 9-7-16 Date

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

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

This Instrument Prepared by/Return To:
FRANK H. FEE, III, ESQUIRE
FEE, DeROSS & FEE, P.L.
426 Avenue A
Fort Pierce, Florida 34950

DOCUMENTARY STAMPS - \$0.70
THIS IS A CONVEYANCE OF UNENCUMBERED
PROPERTY TO A LIMITED LIABILITY COMPANY
BY ITS SOLE MEMBER/OWNER. IT IS A
BOOKKEEPING TRANSACTION ONLY. IT IS NOT A
SALE. IT IS NOT SUBJECT TO DOCUMENTARY
STAMPS BEYOND THE MINIMUM.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 13th day of July, 2016, by

ABP INVESTMENT, LLC, a Florida limited liability company

whose address is: 800 N.W. Peacock Boulevard
Port St. Lucie, FL 34986

hereinafter called the Grantor, to

JDR SLW DEVELOPMENT, LLC, a Florida limited liability company

whose address is: 800 N.W. Peacock Boulevard
Port St. Lucie, FL 34986

hereinafter called the Grantee:

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

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel ID No. 3323-934-0033-000-9

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2016 and subsequent years.



TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that at the time of the delivery of this deed, the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

ABP INVESTMENT, LLC,
a Florida limited liability company

Marie-Chantal Latulippe
Print Name: MARIE-CHANTALE LATULIPPE

By [Signature]
Mario Bourque, as Manager

Suzanne Caille
Print Name: SUZANNE CAILLÉ

CANADA
PROVINCE OF QUÉBEC

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 13 day of July, 2016, by MARIO BOURQUE, as Manager of ABP INVESTMENT, LLC, a Florida limited liability company, who is personally known to me or who provided driver's license as identification and who did not take an oath.

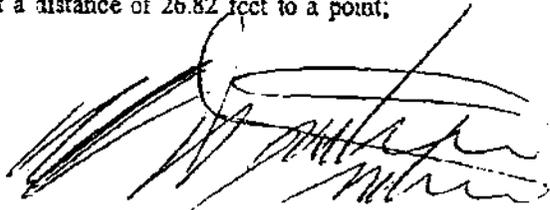
[Signature]
Notary Public
My Commission Expires: Life time
My Commission Number: [Number]

EXHIBIT "A"

A parcel of land being all of Water Management Tract No. 4, and a portion of Tract A as shown on the Plat of OUTDOOR RESORTS AT ST. LUCIE WEST-PHASE ONE, ST. LUCIE WEST PLAT NO. 118, recorded in Plat Book 38, Pages 38, 38A through 38I, Public Records of St. Lucie County, Florida and being more particularly described as follows:

Begin at the Southeast corner of Open Space Tract No. 5 as shown on The St. Lucie West Plat No. 118 and running North $00^{\circ}13'48''$ West a distance of 175.11 feet to a point of curve to the left having a radius of 30.00 feet, a central angle of $05^{\circ}13'27''$; Thence Southwesterly along the arc a distance of 2.74 feet; Thence South $89^{\circ}46'09''$ West a distance of 63.25 feet to a point of curve to the left having a radius of 45.00 feet, a central angle of $90^{\circ}00'00''$; Thence Northwesterly along the arc a distance of 70.69 feet; Thence North $00^{\circ}13'51''$ West a distance of 14.60 feet to a point of curve to the right having a radius of 55.00 feet, a central angle of $90^{\circ}00'00''$; Thence Northeasterly along the arc a distance of 86.39 feet; Thence North $89^{\circ}46'09''$ East, a distance of 53.25 feet to a point of curve to the right having a radius of 30.00 feet, a central angle of $05^{\circ}23'34''$; Thence Southeasterly along the arc a distance of 2.74 feet; Thence North $00^{\circ}13'48''$ West a distance of 10.54 feet; Thence along the boundary of said Tract A the following 10 courses and distances:

1. North $89^{\circ}46'12''$ East a distance of 126.77 feet to a point;
2. North $30^{\circ}13'51''$ West a distance of 80.83 feet to a point;
3. North $48^{\circ}43'32''$ West a distance of 36.22 feet to a point;
4. North $30^{\circ}13'48''$ West a distance of 80.83 feet to a point;
5. South $89^{\circ}46'12''$ West a distance of 19.40 feet to a point;
6. North $00^{\circ}13'51''$ West a distance of 9.52 feet to a point;
7. North $89^{\circ}46'09''$ East a distance of 332.00 feet to a point;
8. North $00^{\circ}13'51''$ West a distance of 281.50 feet to a point;
9. North $89^{\circ}46'09''$ East a distance of 821.95 feet to a point of non radial intersection with a curve, which point is the Northeast corner of the above mentioned Tract A and is located South $89^{\circ}58'51''$ East from the radius point of the curve next described;
10. Southerly along a curve to the left of radius 1313.24 feet, central angle $19^{\circ}31'32''$, an arc distance of 447.53 feet to a point of radial intersection with a line; thence South $70^{\circ}29'37''$ West, departing the bounds of Tract A, along said radial line, a distance of 50.00 feet to a point; thence South $07^{\circ}27'12''$ West a distance of 80.67 feet to a point; thence South $67^{\circ}03'46''$ West a distance of 1.01 feet to a point of curvature; thence Westerly and Northwesterly along a curve to the right of radius 30.00 feet, central angle $91^{\circ}42'55''$, an arc distance of 48.02 feet to a point of non radial intersection with a line, which point bears South $68^{\circ}46'40''$ West from the radius point of the curve last above described; Thence South $31^{\circ}43'41''$ West a distance of 26.82 feet to a point;



**EXHIBIT A
(CONTINUED)**

Thence North $52^{\circ}19'57''$ West a distance of 34.61 feet to a point of non radial intersection with a curve, which point is located South $63^{\circ}52'29''$ East from the radius point of the curve next described; Thence Southwesterly and Westerly along a curve to the right of radius 50.00 feet, central angle $63^{\circ}38'38''$, an arc distance of 55.54 feet to a point of tangency; Thence South $89^{\circ}46'09''$ West a distance of 631.35 feet to a point; Thence South $00^{\circ}13'51''$ East a distance of 246.58 feet to a point of curvature; Thence Southwesterly and Westerly along a curve to the right of radius 30.00 feet, central angle $90^{\circ}00'03''$, an arc distance of 47.12 feet to a point of tangency; Thence South $89^{\circ}46'12''$ West a distance of 118.49 feet to a point; Thence North $00^{\circ}13'48''$ West a distance of 70.00 feet to a point; Thence South $89^{\circ}46'12''$ West a distance of 262.34 feet to the Point of Beginning.

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and lines, positioned in the lower right quadrant of the page.

State of Florida



Department of State

I certify the attached is a true and correct copy of Articles of Amendment, filed on July 19, 2016, to the Articles of Organization for JDR SLW DEVELOPMENT, LLC which changed its name to MOTORCOACH RESORT ST.LUCIE WEST, LLC, a Florida limited liability company, as shown by the records of this office.

The document number of this limited liability company is L16000108667.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twentieth day of July, 2016



CR2EO22 (1-11)

Ken Retzner

Ken Retzner
Secretary of State

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

JDR SLW DEVELOPMENT, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on June 6, 2016 and assigned Florida document number L16000108667

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

MOTORCOACH RESORT ST. LUCIE WEST, LLC

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "LLC."

Enter new principal offices address, if applicable: _____

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable: _____

(Mailing address MAY BE A POST OFFICE BOX)

RECORDED
16 JUL 19 AM 9:14
TALLAHASSEE, FLORIDA

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent: _____

New Registered Office Address: _____

Enter Florida street address

_____, Florida _____
City Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager
AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add
_____	_____	_____	<input type="checkbox"/> Remove
_____	_____	_____	<input type="checkbox"/> Change
_____	_____	_____	<input type="checkbox"/> Add
_____	_____	_____	<input type="checkbox"/> Remove
_____	_____	_____	<input type="checkbox"/> Change
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_____	_____	_____	<input type="checkbox"/> Add
_____	_____	_____	<input type="checkbox"/> Remove
_____	_____	_____	<input type="checkbox"/> Change

16 JUL 19 AM 9:25
FLORIDA

52 (21)

D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

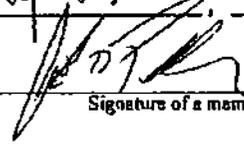
Multiple horizontal lines for amending information.

16 JUL 19 AM 9:15
FILED
TALLAHASSEE, FLORIDA

E. Effective date, if other than the date of filing: _____ (optional)
(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of:
(b) The 90th day after the record is filed.

Dated July 19, 2016



Signature of a member or authorized representative of a member

JOHN D. RICHARDSON, Manager

Typed or printed name of signee

Presented to:
City of Port St. Lucie Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

P.U.D. APPLICATION

for

P.U.D. ~~REZONING~~ AMENDMENT # 3 4

for

~~OUTDOOR RESORTS at~~ MotorCoach Resort St. Lucie West (F/K/A Outdoor Resorts at St. Lucie West)

84.46 Acres

for

~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West, Inc. LLC
~~79687 Country Club Drive~~ 800 N.W. Peacock Boulevard
~~Bermuda Dunes, CA 92203~~ Port St. Lucie, FL 34986

Original Approval November 1998
Revised Amendment #1 Approval ~~May~~, August 1999
Revised Amendment #2 Approval ~~June~~, October 2005
Revised Amendment #3 Approval June, 2008 ~~March 2009~~

Prepared by ARCADIS G&M, Inc.
590 NW Peacock Blvd., Suite 9
Port St. Lucie, FL 34996
772 (878) 1700

Prepared by:
Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, Florida 34981
(772) 464-3537

RECEIVED

OCT 20 2016

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Summary of Amendment #4 Revisions

Cover Page – Updated Name and Address of PUD and Applicant Name and Address

~~Second Page – Amendment No. 3 Revisions~~

~~Page 1 – Table of Contents~~

Page 1 - New Table of Contents

~~Page 2 – List of Exhibits~~

Page 2 – Updated Name and Address of PUD and Applicant Name and Address

Page 3 – Various Text Changes for Current Conditions

Page 4 – Exhibit 1 – New Application for Amendment #4

Page 5 – Exhibit 2 - Additions Noted

~~Page 5 – Exhibit 1 – Application For Rezoning~~

Page 6 – Exhibit 3 – Updated Letter of Unified Control

~~Page 7 – Exhibit 3 – Letter of Unified Control~~

Page 7 – Exhibit 3A – Updated Owners Association Letter of No Objection

Page 8 – Exhibit 4 – Various Text Changes for Current Conditions

Page 9 & 10 – Exhibit 5 – Revisions to Site Information “Maximum Building Height”,
“Accessory Uses” and Landscape Buffer

Page 11 – Exhibit 6 – Updated Name and Revised Date

Page 12 – Exhibit 7 – Updated Name

Page 13 – Exhibit 8 – Updated Land Use Data, revised preserve area at maintenance building

Page 14 – Exhibit 9 – Added Motor Coach Lot Exhibit

Page 15 – Exhibit 9A – Added Coach House Lot Exhibit

Page 16 – Exhibit 10 – Update Binding PUD Agreement Document

Amendment No. 3

Page 3 - Revised Name and Zip Code of Applicant, Revised Name of Consultant

Page 4 - Various Text Changes for Current Conditions

Page 5 - Exhibit 1 - Revised Name of Property Owner, Revised Agent of Owner

Page 7 & 8 - Exhibit 3 - Revised Ownership Information and added Home Owners Association Approval Resolution

Page 9 - Exhibit 4 - Various Text Changes for Current Conditions

Page 10 & 11 - Exhibit 5 - Revisions to "Maximum Building Height", "Accessory Uses", Upland Preservation, and Upland Plantings

Page 12 - Exhibit 6 - Revised Date

Page 13 - Exhibit 7 - Revised Legal Description to Reflect Current Status

Page 14 - Exhibit 8 - Revised Areas and Percentages

Page 15 - Exhibit 9 - Added Accessory Uses Set Backs

Page 16 - Exhibit 10 - Revised to Reflect Current Status

Page 19 - Exhibit 12B - To be Deleted by Ordinance 05-R88

Page 20 - Exhibit 12C - To be Deleted by Ordinance 05-R88

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~~OUTDOOR RESORTS~~
AT
MOTORCOACH RESORT ST. LUCIE WEST

PROJECT PROFESSIONALS

APPLICANT: ~~OUTDOOR RESORTS at ST. LUCIE WEST, INC.~~
~~Ronald W. Petty~~
~~President~~
~~79687 Country Club Drive~~
~~Bermuda Dunes, CA 92203~~
~~(760) 345-2046 / Fax (760) 345-4096~~
~~MotorCoach Resort St. Lucie West, LLC~~
~~John D. Richardson, Manager~~
~~800 N.W. Peacock Boulevard~~
~~Port St. Lucie, FL 34986~~

CONSULTANT: CULPEPPER & TERPENING, INC.
Michael T. Kolodziejczyk, PLS
Senior Project Manager
Patrick J. Ferland, P.E., Principal Engineer
2980 South 25th Street
Ft. Pierce, FL 34981
(772)464-3537/Fax(772)467-4967 464-9497

INTRODUCTION

Outdoor Resorts at MotorCoach Resort St. Lucie West (F/K/A Outdoor Resorts at St. Lucie West), being all of Outdoor Resorts at St. Lucie West – Phase One, (St. Lucie West Plat No. 118) and Outdoor Resorts at St. Lucie West – Phase Two, (St. Lucie West Plat No. 180), is an approved recreational vehicle community consisting of 84.46 acres. Outdoor Resorts at MotorCoach Resort St. Lucie West, will offer sites as outlined in the attached Exhibits 9 and 9A.

This P.U.D. Amendment is being submitted in order to add the accessory use of a permanent structure to Phase 3, and bring the PUD up to date with Development Order conditions.

The above mentioned community will have amenities in part of open space, lakes, upland preservation tracts and the amenities of a main recreation area, containing the main clubhouse, pool and tennis courts together with three additional pool areas strategically placed within the resort area and a Par 3 golf course.

The internal roadway for Outdoor Resorts at MotorCoach Resort St. Lucie West is designed to ensure an orderly means of ingress and egress movement for both the residences, and visitors to the area. The community's primary access is via a gate house entry at N.W. Peacock Boulevard with a gated secondary access off N.W. California Boulevard.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a P.U.D. Amendment. The format will follow the outline presented in the P.U.D. Zoning District Standards and Application requirements.

EXHIBIT 1

P.U.D. Amendment Application

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink. Project Name: MotorCoach Resort (fka Outdoor Resorts) PUD Amendment #4

PRIMARY CONTACT EMAIL ADDRESS: ferland@ct-eng.com

PROPERTY OWNER:

Name: Motorcoach Resort St. Lucie West, LLC c/o John D. Richardson, Manager
Address: 800 NW Peacock Blvd, Port St. Lucie, FL 34986
Telephone No. (610) 207-7647 FAX No. email: johnr3502@comcast.net

AGENT OF OWNER (if any)

Name: Culpepper & Terpening, Inc. c/o Patrick J. Ferland, PE
Address: 2980 South 25th St., Fort Pierce, FL 34981
Telephone No. 772-464-3537 FAX No. 772-464-9497

PROPERTY INFORMATION

Legal Description: See Exhibit 7 of PUD Amendment #4 Document
(Include Plat Book and Page)

Parcel I.D. Number: 3323-934-0033-000-9

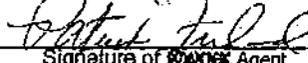
Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: LJ/OSR/I Acreage of Property: 84.46

Reason for amendment request: _____

Request for a Planned Unit Development Amendment to effect name change and allow for additional accessory uses for the lots. There is no change proposed to the PUD Conceptual Plan.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a strike through.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

 Signature of ~~Owner~~ Agent
Patrick Ferland Hand Print Name
9-7-16 Date

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

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

EXHIBIT 1

APPLICATION FOR REZONING- Amendment

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(561) 871-5212 FAX (561) 871-5124

FOR OFFICE USE ONLY

Planning Dept. _____
Date received _____
Fee & receipt # _____

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

PROPERTY OWNER:

Name: Outdoor Resorts of St. Lucie West, Inc.
Address: 79687 Country Club Drive, Suite 201, Bermuda Dunes, CA 92203
Telephone No. 760-345-2046 FAX No. 760-345-4096

AGENT OF OWNER (if any)

Name: Culpepper & Terpening, Inc.
Address: 2980 South 29th Street, Fort Pierce, FL 34981
Telephone No. 772-464-3537 FAX No. 772-467-4967

PROPERTY INFORMATION

Legal Description: See Attached Sheet - Exhibit 7 (include Plat Book and Page)
Parcel I.D. No. 3323-934-0033-000/9
Current Zoning PUD
Proposed Zoning PUD
Future Land Use Designation LI/OSR/I Acreage of Property 84.457 Acres
Reason for rezoning request Request for a Planned Unit Development Amendment to allow for accessory uses for the lots and to bring the PUD up to date with Development Order conditions

OUTDOOR RESORTS AT ST. LUCIE WEST, INC.

Ronald W. Petty
Signature of Owner

RONALD W. PETTY 10-30-08
Hand Print Name Date

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

REZAPPL

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facilities is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 5

EXHIBIT 2

P.U.D. Application Checklist

1. Statement of Unified Control of the entire area within the proposed P.U.D. is enclosed as Exhibit 3.
2. ~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West is an existing recreational vehicle community designed to encompass privately owned sites. The minimum site area will be 2400 square feet.
3. The Conceptual Plan for ~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West is enclosed as Exhibit 8 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. Minimum setbacks and other site data are shown in Exhibits 5, ~~and~~ 9 and 9A. Proposed development uses are shown in Exhibit 6.
5. This community is part of the St. Lucie West D.R.I. approval and the Development Order.

Regarding the projected trips this development will generate, the Development Order stipulates that as home sites at St. Lucie West reach specific levels, additional roadway improvements are required. However, the density for this community is below the density used in the Development Order to obtain the thresholds and therefore will not trigger any additional requirements.

The following data reflects the approved number of average daily trips (ADT), ~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West P.U.D. will add to St. Lucie West.

Trip Generation Rate per I.T.E. Generation Manual, ~~Seventh-Ninth~~ Seventh-Ninth Edition, Land Use #416 - Page 670 735.

$$\begin{array}{r} .52 \text{ trips per day} \\ \times \quad 502 \text{ 477 Sites (Proposed)} \\ \hline 261 \text{ 248 A. D. T.} \end{array}$$

EXHIBIT 3
Letter of Unified Control

September 7, 2016

Ms. Anne Cox, Assistant Director
City of Port St. Lucie - Planning & Zoning Dept.
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

**RE: MotorCoach Resort PUD Amendment #4
Updated Letter of Unified Control**

Dear Ms. Cox:

This letter is to serve as our required letter of Unified Control in compliance with the City of Port St. Lucie Land Development (zoning) regulations. Through August 2016, MotorCoach Resort St. Lucie West, LLC, and RV Resort at St. Lucie West Owners Association, Inc. (collectively known as "MotorCoach Resort St. Lucie West"), is the controlling entity and owners of 52% of the overall area within the MotorCoach Resort St. Lucie West PUD, as outlined below:

**MotorCoach Resort St. Lucie West PUD
Property Ownership & Distribution**

MotorCoach Resort St. Lucie West, LLC	18.61 ac	22%
RV Resort at St. Lucie West Owners Association, Inc. (OST's)	25.53 ac	30%
St. Lucie West Services District (WMT's)	15.11 ac	18%
Individual Property Owners	<u>25.21 ac</u>	<u>30%</u>
	84.46 ac	100%

MotorCoach Resort St. Lucie West, LLC

BY: Patrick Ferland, MGMT

Print Name: PATRICK FERLAND

Title: MGMT

RV Resort at St. Lucie West Owners Association, Inc.

(Please refer to attached Letter of No Objection, dated September 2, 2016; attached as Exhibit 3A.)



EXHIBIT 3

October 29, 2008

Daniel Holbrook
Director of Planning and Zoning
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RE: P.U.D. Rezoning Amendment #3 Application
Outdoor Resorts at St. Lucie West, Inc.

Dear Mr. Holbrook:

This letter is submitted as the Letter of Unified Control. Outdoor Resorts at St. Lucie West, Inc. took title to the subject property, pursuant to the Warranty Deed recorded in O.R. Book 1247, Page 2302 - 2303, Public Records of St. Lucie County, Florida, copies of which are supplied separately with this application.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,
OUTDOOR RESORTS AT ST. LUCIE WEST, INC.

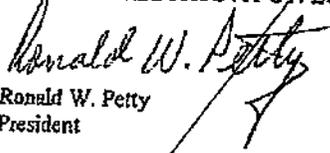

Ronald W. Petty
President

Exhibit 3 - (continued)

CERTIFICATE OF CORPORATE RESOLUTION

The undersigned, being the Secretary of RV RESORT AT ST. LUCIE WEST OWNER'S ASSOCIATION, a Florida nonprofit corporation (hereinafter referred to as the "Association"), hereby certifies that:

1. On October 30, 2008 a special meeting of the Board of Directors of the Association was held to discuss the P.U.D. Application for P.U.D. Rezoning Amendment #3 for Outdoor Resorts at St. Lucie West.

2. At the said meeting the following resolution was adopted:

"Whereas, the Association wishes to correct the text and exhibits of the P.U.D. for Outdoor Resorts at St. Lucie West in a manner which will clearly provide for accessory uses on individual lots, which uses, as a matter of custom, have long been in existence on lots owned by the members of the Association; and

Whereas, the Association believes it would be most efficient for Outdoor Resorts at St. Lucie West, Inc. to submit the application amending the P.U.D. and to conduct all negotiations with the City of Port St. Lucie regarding the same:

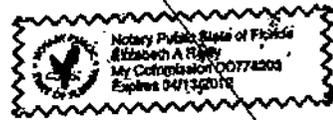
THEREFORE, BE IT RESOLVED, that the Association, on behalf of itself and its members, hereby consents to the P.U.D. Application for P.U.D. Rezoning Amendment #3 for Outdoor Resorts at St. Lucie West, and hereby authorizes Outdoor Resorts at St. Lucie West, Inc. to act as on its behalf with regard to the said application.

The undersigned has executed this Certificate and affixed the Association's corporate seal this 30 day of October, 2008.

RV RESORT AT ST. LUCIE WEST OWNER'S ASSOCIATION,
a Florida nonprofit corporation

(Corporate Seal)
seal

By: [Signature] Secretary
Its Secretary



8 Elizabeth A. Reilly
Oct. 30, 2008

EXHIBIT 3A
Owners Association Letter of No Objection

September 2, 2016

Ms. Anne Cox, Assistant Director
City of Port St. Lucie Planning & Zoning Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34952

RE: Motorcoach Resort St. Lucie West PUD Amendment #4
Formerly known as Outdoor Resorts

Dear Ms. Cox:

On behalf of RV Resort at St. Lucie West Owners Association, Inc. (the "Association"), please accept this letter as your official notice that, at the present time, the Board of Directors of the Association (the "Board") has no objection to the submittal of an application for the proposed "Motorcoach Resort St. Lucie West PUD Amendment #4" which adds the "Coach House" as an accessory use; however, please be advised that the Board does not have the power or authority to permit the construction of Coach Houses in the Community governed by the Association (the "Community") without an affirmative vote of the members of the Association (the "Members"), as more particularly explained below.

The Declaration of Covenants, Conditions, Restrictions and Easements for Outdoor Resorts at St. Lucie West RV Resort recorded January 6, 1999, in Official Records Book 1195, Page 1645, of the Public Records of Saint Lucie County, Florida ("Declaration"), establishes the following restriction in Section 3.1.2: "The construction or maintenance of permanent structures on the individual Units is prohibited."

The provisions of this Section 3.1.2 cannot be amended to permit Coach Houses, unless the Members approve an amendment to Section 3.1.2 of the Declaration. Therefore, notwithstanding this statement of no objection provided by the Board, this letter of no objection shall not in any manner estop the Association from prohibiting the construction of Coach Houses in any portion of the Community, unless and until an amendment to the Declaration permitting Coach Houses is approved by the Members pursuant to the terms of the Declaration.

Thank you for your time and attention to this matter. Should you have any questions, you may contact me by telephone at 258-643-1626 or by email at tomvk@a.alis.com

Yours Truly,

RV Resort at St. Lucie West Owners Association, Inc.

By: [Signature]
Print Name: Thomas Knieec
Title: President

STATE OF FLORIDA Alabama
COUNTY OF Madison

The foregoing instrument was acknowledged before me this 6th day of September, 2016 by Thomas Knieec as President
RV Resort at St. Lucie West Owners Association, Inc., a Not For Profit Florida Corporation, on behalf of the corporation, who is [] personally known to me or [] has produced Driver License as identification.



[Signature]
Notary Public signature
Elizabeth Dunson
Printed name of Notary Public

My Commission Expires My Commission Expires 1/25/2017

EXHIBIT 4

General Standards for District Establishment

1. The area of ~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West is 84.46 acres, which exceeds the 5-acre minimum establishment of a P.U.D. within the City of Port St. Lucie.
2. ~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West P.U.D. is located on the west side of N.W. California Boulevard and north of N.W. Peacock Boulevard. St. Lucie West Boulevard is the major east-west arterial within the St. Lucie West Development. Main access to the property is along N.W. Peacock Boulevard to the gate house entrance. A secondary gated entrance is at N.W. California Boulevard. Access to the community will be controlled by a gate house facility at the N.W. Peacock Boulevard entrance.
3. Of the recreational areas, one will contain the main clubhouse facility with a pool and tennis courts. There will also be three satellite pool areas to better accommodate the owners along with a Par 3 golf course.
4. ~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West P.U.D. is located within the St. Lucie West Development of Regional Impact. Stormwater management will be provided by an on-site lake system which will be part of the St. Lucie West Services District water management system, located in Basin 7B-N3. Water, Wastewater, and I.Q. Water will also be provided by St. Lucie West Services District. All utilities will be located underground.
5. The original physical characteristics of ~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West P.U.D. can be described as approximately 84.46 acres of pine flatwoods. There are no existing wetlands within the neighborhood boundaries designated for impact or to be preserved as approved during the original permitting of St. Lucie West by S.F.W.M.D., D.R.I., and Army Corps of Engineers. There are however adjacent to the 84.46 acres, wetlands and upland buffers already dedicated to the St. Lucie West Services District. These areas will not be impacted, but have been enhanced. Additionally, 0.37 acres of the upland preserve adjacent to the maintenance area was cleared.
6. The construction or maintenance of permanent structures on the individual lots, except for the accessory uses referenced in Exhibit 5 is prohibited.
7. No lot shall be continually occupied as a full time or permanent residence.
8. This P.U.D. application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan.
9. A preserve area Management Plan ~~has been~~ was developed with the Phase One Construction.
10. No Coach House shall be occupied except in conjunction with the presence of the principal use of a Motor Coach.

EXHIBIT 5

~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West P.U.D. Site Information

I. **TOTAL ACREAGE:** 84.46 Acres

Development Area

- Recreational Vehicle Sites 33.33
- Water Management 10.31
- Golf Course and Open Space 27.23
- Upland Preserve ~~1.47~~ 1.10
- Recreational Areas ~~3.69~~ 4.06
- Roads 8.43

II. **WETLANDS TO BE IMPACTED**

- Acreage 0.00 Acres

III. **DEVELOPMENT AREA**

- Current Developable Area 84.46 Acres

IV. **PROPOSED DENSITY**

~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West – Current Developable Area

- Approved 84.457 AC. x 5.94 D.U./A.C. = 502 Sites
- Proposed 84.457 AC. X 5.65 D.U./A.C. = 477 Sites

V. **PARKING REQUIRED**

- One (1) space per lot provided on the lot

VI. **MAXIMUM BUILDING HEIGHT**

- All proposed structures will not exceed the permitted height per code of 35 feet within the main recreation area and satellite pool areas. Accessory uses will have a maximum permitted height of 13 feet 6 inches.

VII. **MINIMUM BUILDING SETBACKS**

- ~~Outdoor Resorts at~~ MotorCoach Resort St. Lucie West - See Exhibits 9 and 9A

IX. **ACCESSORY USES**

- 1) Garden Structures, including gazebos, pergolas, separate roofed patios, arbors, tiki huts, and storage containers (Tiki Huts max. height of 13' 6" max. area of 500 sf)
- 2) Outdoor fire places, kitchens, barbecue pits , grills and appurtenances
- 3) Entertainment centers for Outdoor enjoyment are intended to include those items found in a household for entertaining and may contain, but not limited to, Counters, Sinks, Dishwashers, Refrigerators, Trash Compactors, Bread Warmers, Stoves, Grills, Ovens, Microwave Ovens, Wine Coolers, Televisions, Stereos, Video Systems, Food Preparation and Services Areas, Washers and Dryers and the like, all intended to Enhance the Outdoor Living and Enjoyment of their Lot.

SITE INFORMATION CONTINUED:

- 4) Concrete, stone and wood driveways, patios, decks, and walks provided those structures do not extend beyond any side lot line or any rear/front lot line
- 5) Landscaping Planters, lighting and features of ponds, waterfalls and fountains.
- 6) Driveway posts and chain for security
- 7) Fences or screening walls with a maximum height of 36"
- 8) Permanent enclosed structures containing sitting areas, bedrooms, bathrooms, kitchens and any of the items described in items 1 through 5 above (max. area of 500 sf)

Note: For items in #1, #2, #3 and #8, minimum setbacks of 1' on the R/V side, 3' on the Coach House side, 0' on the rear and 10' on the front shall be utilized.

X. PINE FLATWOODS – Upland Preservation

There exists within the 84.457 acres, 84.457 acres of pine flatwoods, 21.114 acres of which needs to be preserved (25% of 84.457 acres). Of this 21.114 acres, ~~1.467~~ 1.10 has been preserved on site, 12.097 have been mitigated for by a monetary buy out, and the remaining 7.55 acres have been mitigated for by a monetary donation in accordance with City codes. This mitigation has been accomplished as clearing permits were applied for. The recent clearing of 0.37 acres adjacent to the maintenance facility is in the process of determination of proper mitigation.

XI. UPLAND AND LITTORAL PLANTING

Condition No. 23 was deleted from the Development by Resolution No. 05-R88. Littoral plantings will be similar in nature as to location and size but may be more linear and continuous in nature, however, they will comply with St. Lucie West development Order Condition No. 22. The exact location, size and type of plantings will be determined at the time of plat and detail plan submittal and approval.

XII. LANDSCAPE BUFFER

The landscape buffer areas are projected to be of native vegetation, transplanted during the clearing and construction process and supplemented by approved nursery plantings, where necessary.

~~Where possible, existing vegetation will remain and supplemented if necessary.~~
The landscape buffer at the northern boundary of Phase 3, including a six foot high concrete wall and an earthen berm, has been constructed.

EXHIBIT 6

Proposed Development Uses

OUTDOOR RESORTS AT MOTORCOACH RESORT **ST. LUCIE WEST**

The proposed uses of residential lots, recreation, water management, golf course, open space and upland preservation are in accordance with the intent in Sections 158.173 and 158.174 of the City of Port St. Lucie Zoning Ordinances, as current and published dated August 11, 2008 and in effect at the time of the approval of this amendment. Exhibit 5 conveys the scope of work and permitted uses.

EXHIBIT 7
Legal Description

DESCRIPTION: ~~OUTDOOR RESORTS AT MOTORCOACH RESORT~~
ST. LUCIE WEST (FKA OUTDOOR RESORTS AT ST. LUCIE WEST)

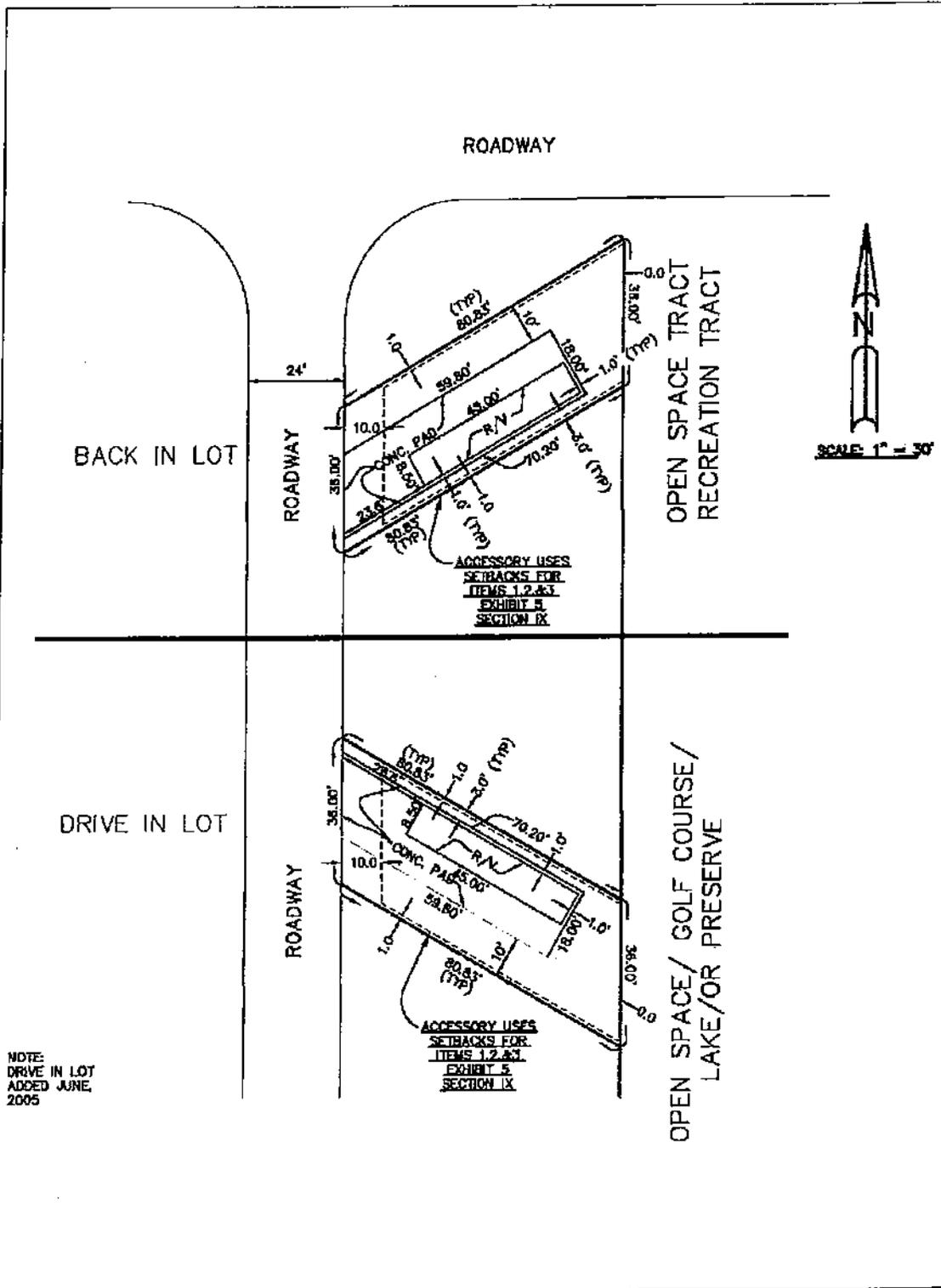
BEING ALL OF THE PLAT OF OUTDOOR RESORTS AT ST. LUCIE WEST PHASE ONE, ST. LUCIE WEST PLAT NO. 118, AS RECORDED IN PLAT BOOK 38, 38A TO 38I, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS ALL OF THE PLAT OF OUTDOOR RESORTS AT ST. LUCIE WEST PHASE TWO, ST. LUCIE WEST PLAT NO. 180 AS RECORDED IN PLAT BOOK 57 PAGES 35 – 38 PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA, TOGETHER WITH ALL OF PLAT OF OUTDOOR RESORTS AT ST. LUCIE WEST PHASE TWO, ST. LUCIE WEST PLAT NO. 180 AS RECORDED IN PLAT BOOK 57 PAGES 35 – 38 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING A TOTAL OF 84.457 ACRES MORE OR LESS.

EXHIBIT 9

Outdoor Resorts @ St. Lucie West Motor Coach Lot

Typical Setback: Graphically Illustrated



P:\04\21860-03\04\001\01\02.dwg 10/16/00 12:19:14 P.M. D:\01\01\01.dwg

NOTE:
DRIVE IN LOT
ADDED JUNE,
2005

EXHIBIT 10

Binding P.U.D. Agreement

EXHIBIT 10

BINDING P.U.D. AGREEMENT

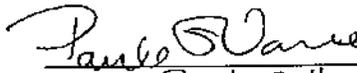
The property, as described on Exhibit "7", was previously under the unified control of Outdoor Resorts at St. Lucie West, Inc. who executed a P.U.D. agreement and proceeded to complete the proposed development of Phases One and Two of the Motorcoach Resort according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations and certain agreements, contracts, deed restrictions and sureties as were found acceptable to the City of Port St. Lucie for such development of Phases One and Two in accordance with the plan approved by the City.

The property, as described on Schedule "A" of this Exhibit 10, is now owned and controlled by the undersigned petitioner who, by express Assignment, is the Successor Developer of Motorcoach Resort replacing Outdoor Resorts at St. Lucie West, Inc. The undersigned petitioner proposes the completion of Phase Three of the project according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations and according to the P.U.D. agreement, as proposed for amendment. Those contracts, deed restrictions and the like pertaining to the prior Phase One and Phase Two are intended to be adopted for Phase Three. Phase Three, upon completion of construction, will be annexed into the control of the private property owners association heretofore established, that has assumed responsibility for continuing operation and maintenance of common areas, functions and facilities. Such responsibilities are not to be provided or maintained at public expense. The undersigned petitioner agrees to bind all of its successors in title hereafter to the commitments made in this paragraph.

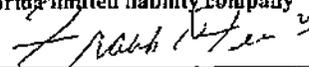
IN WITNESS WHEREOF, the undersigned has set its hand and seal.

WITNESS:


Printed Name: Connie J. Moore


Printed Name: Paula S. Vance

MOTORCOACH RESORT ST. LUCIE WEST, LLC,
a Florida limited liability company

By: 
FRANK H. FEE, III, its express Attorney-in-Fact
pursuant to Power of Attorney attached as
Schedule "B"

SCHEDULE "A"

A parcel of land being all of Water Management Tract No. 4, and a portion of Tract A as shown on the Plat of OUTDOOR RESORTS AT ST. LUCIE WEST-PHASE ONE, ST. LUCIE WEST PLAT NO. 118, recorded in Plat Book 38, Pages 38, 38A through 38I, Public Records of St. Lucie County, Florida and being more particularly described as follows:

Begin at the Southeast corner of Open Space Tract No. 5 as shown on The St. Lucie West Plat No. 118 and running North $00^{\circ}13'48''$ West a distance of 175.11 feet to a point of curve to the left having a radius of 30.00 feet, a central angle of $05^{\circ}13'27''$; Thence Southwesterly along the arc a distance of 2.74 feet; Thence South $89^{\circ}46'09''$ West a distance of 63.25 feet to a point of curve to the left having a radius of 45.00 feet, a central angle of $90^{\circ}00'00''$; Thence Northwesterly along the arc a distance of 70.69 feet; Thence North $00^{\circ}13'51''$ West a distance of 14.60 feet to a point of curve to the right having a radius of 55.00 feet, a central angle of $90^{\circ}00'00''$; Thence Northeasterly along the arc a distance of 86.39 feet; Thence North $89^{\circ}46'09''$ East, a distance of 53.25 feet to a point of curve to the right having a radius of 30.00 feet, a central angle of $05^{\circ}23'34''$; Thence Southeasterly along the arc a distance of 2.74 feet; Thence North $00^{\circ}13'48''$ West a distance of 10.54 feet; Thence along the boundary of said Tract A the following 10 courses and distances:

1. North $89^{\circ}46'12''$ East a distance of 126.77 feet to a point;
2. North $30^{\circ}13'51''$ West a distance of 80.83 feet to a point;
3. North $48^{\circ}43'32''$ West a distance of 36.22 feet to a point;
4. North $30^{\circ}13'48''$ West a distance of 80.83 feet to a point;
5. South $89^{\circ}46'12''$ West a distance of 19.40 feet to a point;
6. North $00^{\circ}13'51''$ West a distance of 9.52 feet to a point;
7. North $89^{\circ}46'09''$ East a distance of 332.00 feet to a point;
8. North $00^{\circ}13'51''$ West a distance of 281.50 feet to a point;
9. North $89^{\circ}46'09''$ East a distance of 821.95 feet to a point of non radial intersection with a curve, which point is the Northeast corner of the above mentioned Tract A and is located South $89^{\circ}58'51''$ East from the radius point of the curve next described;
10. Southerly along a curve to the left of radius 1313.24 feet, central angle $19^{\circ}31'32''$, an arc distance of 447.53 feet to a point of radial intersection with a line; thence South $70^{\circ}29'37''$ West, departing the bounds of Tract A, along said radial line, a distance of 50.00 feet to a point; thence South $07^{\circ}27'12''$ West a distance of 80.67 feet to a point; thence South $67^{\circ}03'46''$ West a distance of 1.01 feet to a point of curvature; thence Westerly and Northwesterly along a curve to the right of radius 30.00 feet, central angle $91^{\circ}42'55''$, an arc distance of 48.02 feet to a point of non radial intersection with a line, which point bears South $68^{\circ}46'40''$ West from the radius point of the curve last above described; Thence South $31^{\circ}43'41''$ West a distance of 26.82 feet to a point;

SCHEDULE "A"
(CONTINUED)

Thence North $52^{\circ}19'57''$ West a distance of 34.61 feet to a point of non radial intersection with a curve, which point is located South $63^{\circ}52'29''$ East from the radius point of the curve next described; Thence Southwesterly and Westerly along a curve to the right of radius 50.00 feet, central angle $63^{\circ}38'38''$, an arc distance of 55.54 feet to a point of tangency; Thence South $89^{\circ}46'09''$ West a distance of 631.35 feet to a point; Thence South $00^{\circ}13'51''$ East a distance of 246.58 feet to a point of curvature; Thence Southwesterly and Westerly along a curve to the right of radius 30.00 feet, central angle $90^{\circ}00'03''$, an arc distance of 47.12 feet to a point of tangency; Thence South $89^{\circ}46'12''$ West a distance of 118.49 feet to a point; Thence North $00^{\circ}13'48''$ West a distance of 70.00 feet to a point; Thence South $89^{\circ}46'12''$ West a distance of 262.34 feet to the Point of Beginning.

SCHEDULE "B"

This Instrument Prepared by:
FRANK H. FEE, III, ESQUIRE
FEE & FEE, P.L.L.C.
426 Avenue A
Fort Pierce, Florida 34950
(772) 461-5028

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that:

WITNESSETH;

WHEREAS, MOTORCOACH RESORT ST. LUCIE WEST, LLC, a Florida Limited Liability Company ("MOTORCOACH") is the owner of future Phase Three located in the resort originally developed by OUTDOOR RESORTS OF AMERICA in Port St. Lucie (St. Lucie West), Florida ("Resort");

WHEREAS, the future Phase Three property has been acquired from OUTDOOR RESORTS OF AMERICA and MOTORCOACH has acceded by assignment to the standing of successor developer of the Resort; and

WHEREAS, MOTORCOACH is planning to embark upon the development of future Phase Three of the Resort, and must apply for certain PUD amendments, and other permits and approvals of and from the City of Port St. Lucie, Florida; and

WHEREAS, JOHN D. RICHARDSON, III is authorized Member and Manager of MOTORCOACH, and is often not conveniently available at the Resort to conduct its development business;



NOW, THEREFORE, in consideration of the premises above set forth, MOTORCOACH does, by this Special Power of Attorney, hereby appoint FRANK H. FEE, III, ESQUIRE of FEE & FEE, P.L.L.C., its Attorney-in-Fact for it, and in its name, to make, do and transact all and every kind of thing or business in respect of the development planning of future Phase Three of the Resort all in order to obtain PUD amendments, permits and approvals from the City of Port St. Lucie necessary and proper for the commencement of development, and for it and in its name and as its act and deed to sign, seal, execute and deliver all documents required for such purpose by the City of Port St. Lucie or other governmental agency having jurisdiction, including, but not limited to, applications, requests, plans, specifications, or such other instruments in writing of whatever kind or nature as may be necessary or proper in the premises, giving and granting to its attorney-in-fact, full power and authority to do and perform all and every act and thing whatsoever necessary and requisite to be done in and about development planning for Phase Three of the Resort made in the ordinary course of its Resort business, as fully and to all intents and purposes as it might or could do if personally present, through its non-resident Member or Manager, and it hereby ratifies and confirms all that its said attorney-in-fact shall lawfully do or cause to be done by virtue of these presents, as fully and to all intents and purposes as it might or could do if personally present, and it hereby ratifies and confirms all that its said attorney-in-fact shall lawfully do or cause to be done by virtue of these presents.

The attorney-in-fact appointed herein shall not be liable for any acts or decisions made by him in good faith under the terms of this Special Power of Attorney.



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2 day of

SEPTEMBER, 2016.

Signed, Sealed and Delivered
in the Presence of:

**MOTORCOACH RESORT ST. LUCIE
WEST, LLC, a Florida Limited Liability
Company**

[Signature]
Printed Name: CAROL A. THOMAS

By: [Signature] (SEAL)
John D. Richardson, III, its Manager

[Signature]
Printed Name: MARY B. PEETA

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF SEWIS

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this day
of SEPTEMBER, 2016, by JOHN D. RICHARDSON, III, as Manager of MOTORCOACH
RESORT ST. LUCIE WEST, LLC, a Florida limited liability company, who is personally known
to me or who provided PA-DRIVER LICENSE as identification and who did not take an oath.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Linda L. Rudloff, Notary Public
Sinking Spring Boro, Berks County
My Commission Expires April 18, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature]
Linda Rudloff NOTARY PUBLIC
My Commission Expires: 04-16-2020
My Commission No.: 1142145

STATE OF FLORIDA
ST. LUCIE COUNTY
THIS IS TO CERTIFY THAT THIS IS A
TRUE AND CORRECT COPY OF THE
ORIGINAL

[Signature]
Deputy Clerk
Date: SEP 07 2016



EXHIBIT 10

BINDING P.U.D. AGREEMENT

The property, as described on Exhibit "7", was previously under the unified control of the undersigned petitioner who (1) proceeded with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations; and (2) provided such agreements, contracts, deed restrictions and sureties as were found acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. A private property owners association was established, and it has assumed responsibility for continuing operations and maintenance of common areas, functions, and facilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title hereafter to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 29th day of October, 2008.

WITNESS:

OUTDOOR RESORTS AT ST. LUCIE WEST, INC.

BY: Gabriel Umbanham

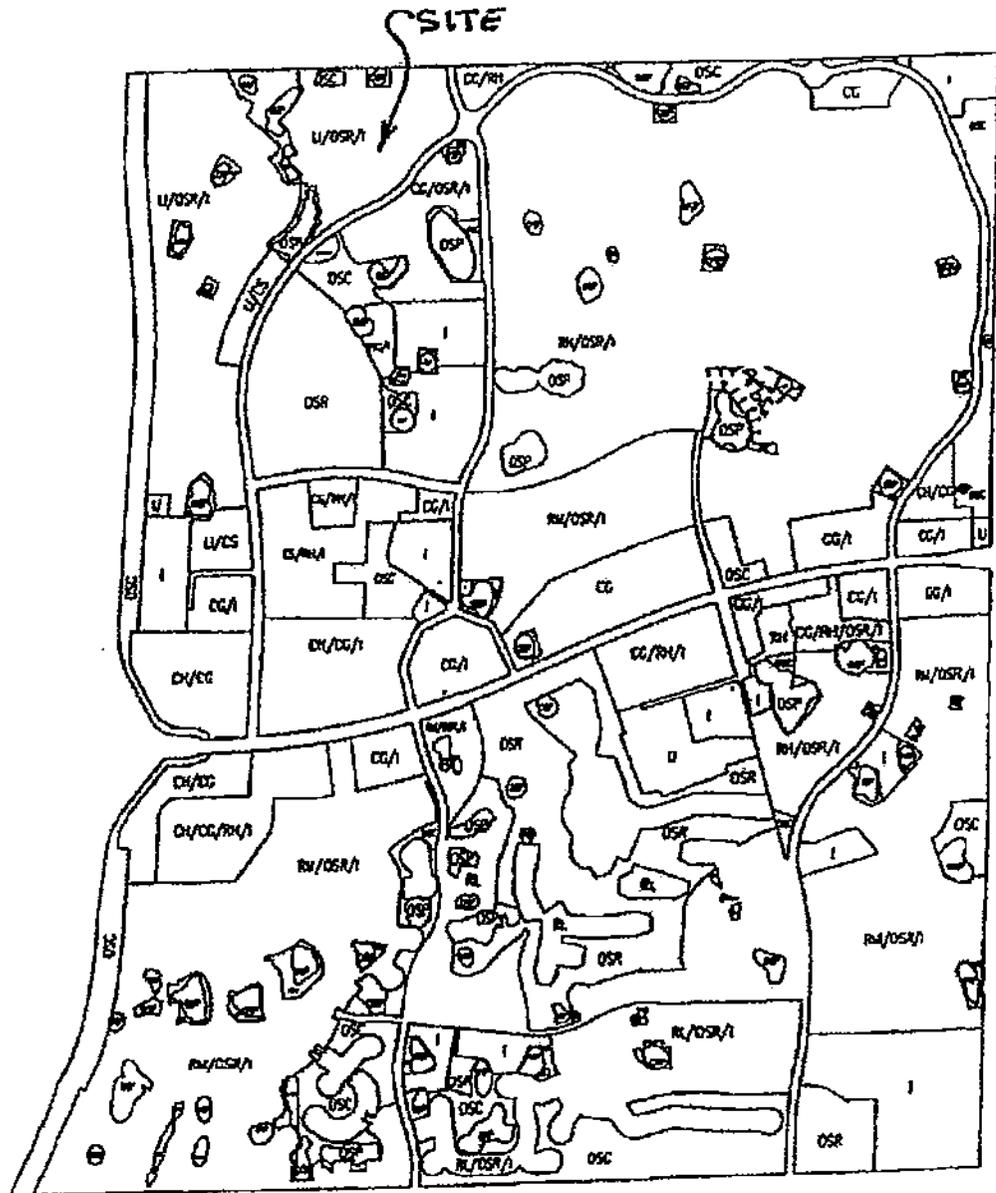
BY: Ronald W. Petty

BY: [Signature]

(CORPORATE SEAL)

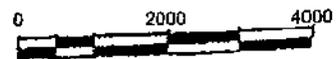
EXHIBIT 11

Future Land Use/Existing Zoning



PLANNING AREA 8
FUTURE LAND USE MAP

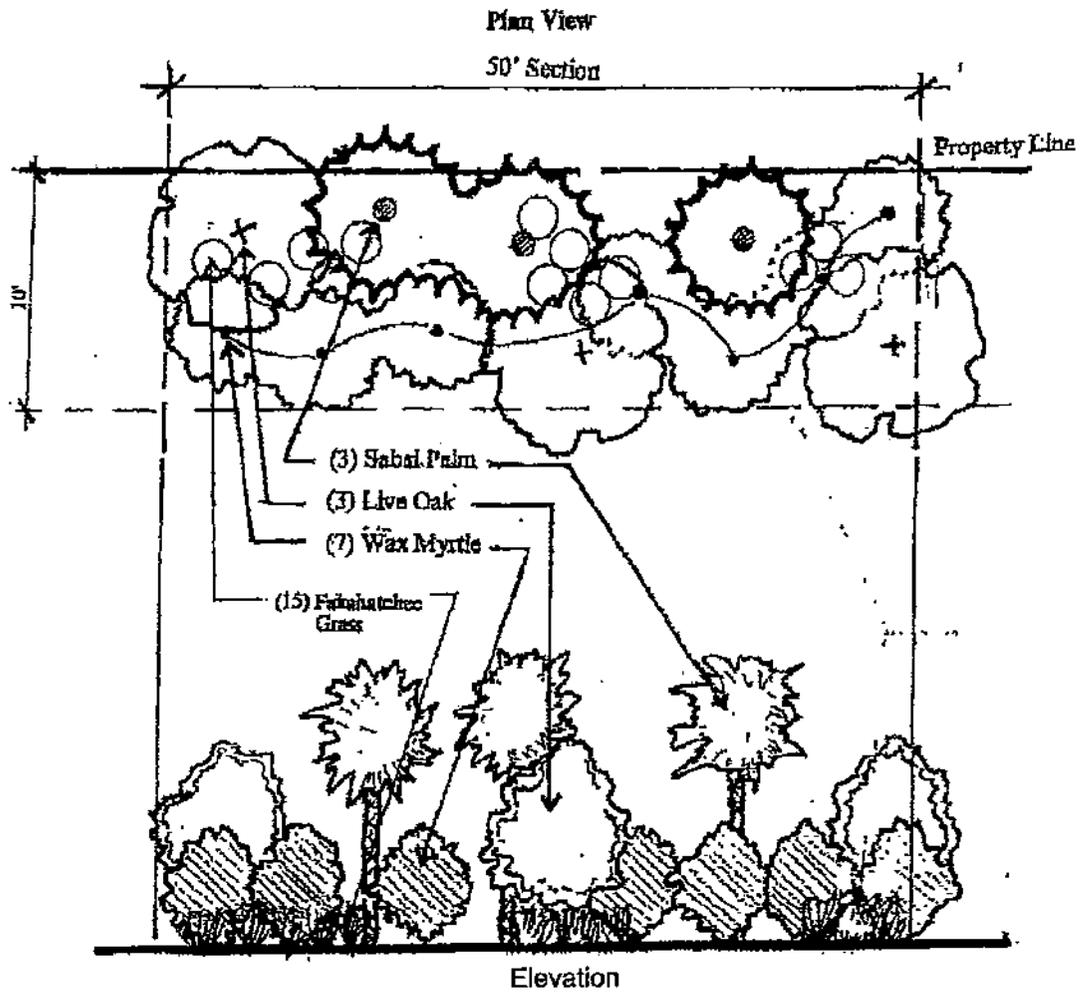
RI	Low Density Residential	LI	Light Industrial
RM	Medium Density Residential	I	Industrial
RH	High Density Residential	U	Utility
CG	Commercial General	OSR	Open Space Recreation
CS	Commercial Service	OSC	Open Space Conservation
CH	Commercial Highway	OSP	Open Space Preservation



MASTER DEVELOPMENT PLAN

EXHIBIT 12A

Typical Native Landscape Buffer



Buffer Plant List:

<u>Qty.</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>Specification</u>
3	LIVE OAK	<i>Quercus virginiana</i>	12'-14' ht. x 6' sprd., FG.
3	SABAL PALM	<i>Sabal palmetto</i>	12'-14' CT., FG.
7	WAX MYRTLE	<i>Myrica cerifera</i>	6'-8' ht. x 4' sprd., FG.
15	FAKAHATCHEE GRASS	<i>Tripsacum dactyloides</i>	Full 3 gal.

NOTES:

- * Irrigation will be provided until material is established (approx. 4-6 weeks)
- * Quantities and specifications may be adjusted based on existing vegetation being required where possible.



Outdoor Resorts at St. Lucie West (PUD)

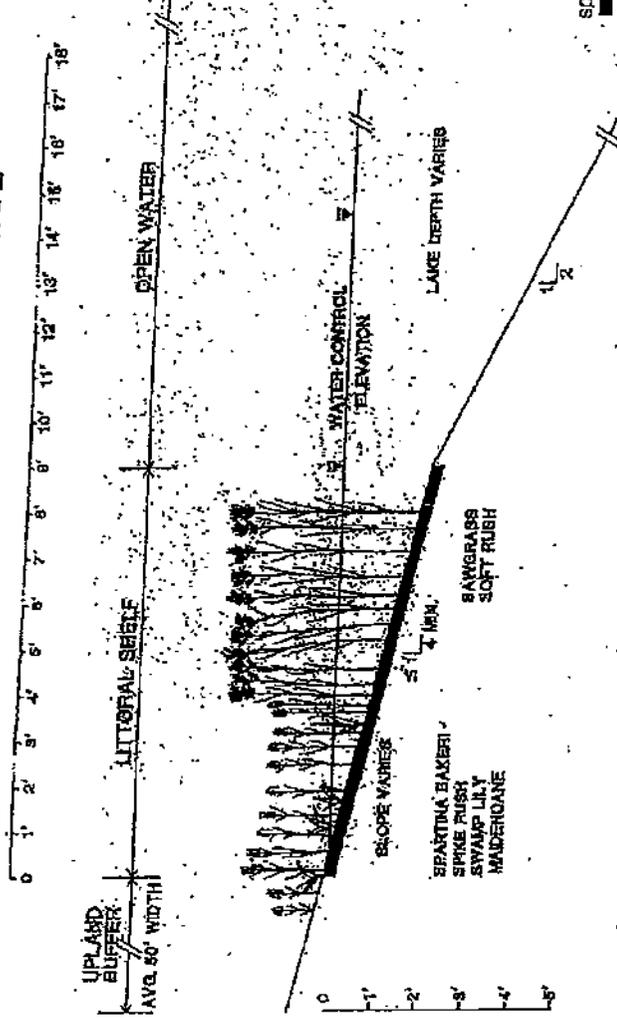
Typical Native Landscape Buffer

Scale 1" = 10'

EXHIBIT 12D

Littoral Shelf Planting

NARROW LITTORAL SHELF (VEGETATED, TYPE E)



- SPARTINA BAKERI
- SPRIKE RUSH
- SWAMP LILY
- MADEIRA

- BANIGRASS
- SOFT RUSH

SCALE: 1"=1'

4" - 8" ORGANIC SOIL

Max. littoral shelf depth: 3'

Littoral shelf slope $\leq 1/4$

Narrow littoral shelves should be used only in areas that do not allow sufficient space for other littoral shelf types:

CZR CONSULTANTS

1000 Peachtree Street, N.E.

Atlanta, Georgia 30309

THOMAS J. WHITE DEVELOPMENT CORPORATION

PO BOX 1000

PORT ST. LUCIE, FLORIDA

NARROW LITTORAL SHELF (VEGETATED, TYPE E)

DATE: JANUARY, 1988

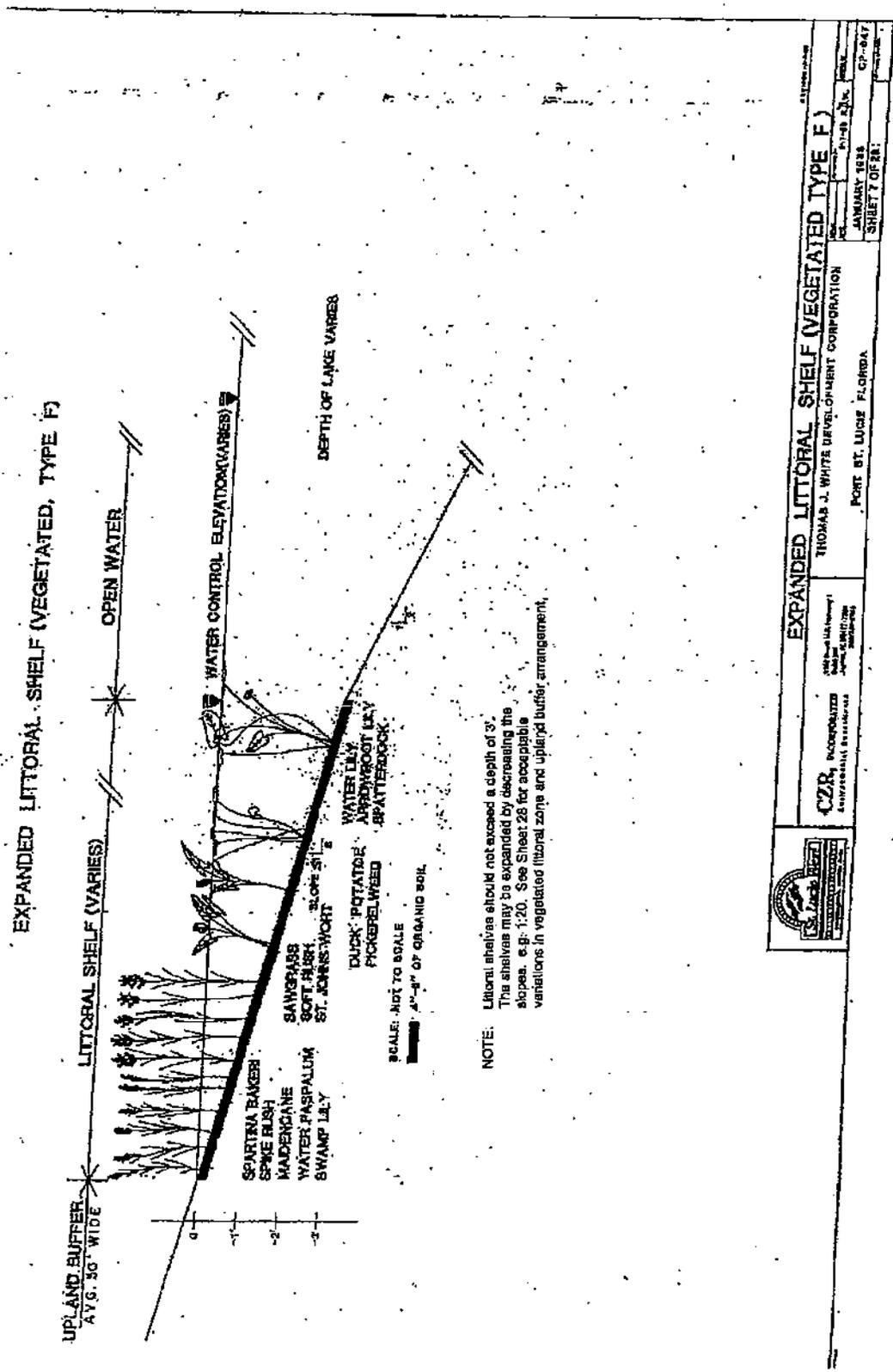
PROJECT: DP-847

SHEET: 2 OF 25

SCALE: 1"=1'

EXHIBIT 12E

Littoral Shelf Planting



	<p style="text-align: center;">EXPANDED LITTORAL SHELF (VEGETATED TYPE F)</p> <p style="text-align: center;">THOMAS J. WHITE DEVELOPMENT CORPORATION</p> <p style="text-align: center;">PORT ST. LUCIE, FLORIDA</p>	<p>DATE: JANUARY 1988</p> <p>SCALE: 1" = 20'</p> <p>SHEET 7 OF 21</p>
<p>C2R, INCORPORATED</p> <p>CONSTRUCTION CONSULTANTS</p>		

Daniel Robinson

From: Thomas Mullin <TMullin@nasonyeager.com>
Sent: Tuesday, October 25, 2016 5:17 PM
To: Daniel Robinson
Cc: Patti Tobin
Subject: RE: P16-160 & P16-168 Ordinances

No changes. Approved.
Thanks.

Thomas Mullin

Attorney at Law

Email: tmullin@nasonyeager.com

Tel: 561-982-7114 | Fax: 561-982-7116

[Profile](#) [vCard](#)



750 Park of Commerce Blvd., Suite 210 | Boca Raton | FL | 33486
www.nasonyeager.com

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Think Green! Please do not print this e-mail unless absolutely necessary.

From: Daniel Robinson [mailto:DRobinson@cityofpsl.com]
Sent: Monday, October 24, 2016 10:50 AM
To: Thomas Mullin <TMullin@nasonyeager.com>
Cc: Patti Tobin <PTobin@cityofpsl.com>
Subject: P16-160 & P16-168 Ordinances

Mr. Mullin,

Please review the ordinances for the above mentioned projects. These project will go to Planning & Zoning Board on November 1, 2016. Please send an approval statement or comments by email no later than November 8, 2016.

Thank you,

Daniel Robinson
City of PSL
Planner
Planning & Zoning Department
(772)344-4216
DRobinson@cityofpsl.com

How is my service? Please contact Bonnie R. Cruz at Bonniec@cityofpsl.com to submit your suggestions, comments and feedback.



CITY OF PORT ST LUCIE

COUNCIL AGENDA MEMORANDUM

Agenda Item #: 10H

Meeting Date: **11/28/2016**

**& Quasi-judicial Hearing
on 12/12/16**

TO: Mayor and City Council

THRU: Patricia Roebling, Interim City Manager

FROM: Patricia A. Tobin, AICP, Director Planning and Zoning

Agenda Item: Ordinance: Outdoor Resorts @ SLW (MotorCoach Resort)
PUD Amendment No. 4 – PUD Amendment Application (P16-160)

16-89

Submittal Date: 11/17/2016

STRATEGIC PLAN LINK: This item is consistent with Goal 3: Balanced, Responsible, and Sustainable Growth.

BACKGROUND: This is an amendment to Ordinance 09-18 for MotorCoach Resort St. Lucie West PUD (FKA Outdoor Resorts at St. Lucie West) which consists of a total of 84.46 acres of an existing recreational vehicle community. The proposed amendment includes a name change, to allow for additional accessory uses for the lots, and to update upland preserve calculations.

ANALYSIS: See attached staff report.

FINANCIAL INFORMATION: N/A

LEGAL INFORMATION: This ordinance was approved as to form by Attorney Thomas Mullins on 10/25/2016.

NOTICE/ADVERTISING: Legal notice shall be provided by the City Clerk's office in accordance with FSS 166.041 (3) (a), "...shall, at least 10 days prior to adoption, be noticed once in a newspaper of general circulation in the municipality..."

PLANNING AND ZONING BOARD: The Planning and Zoning Board unanimously recommended approval of this PUD Amendment application at their November 1, 2016 meeting.

SPECIAL CONSIDERATION: N/A

PRESENTATION INFORMATION: Staff may provide a short presentation on this application.

REQUESTED MEETING DATE: 11/28/2016 & 12/5/2016

LOCATION OF PROJECT: The property is located on the northwest corner of NW Peacock Boulevard and NW California Boulevard.

ATTACHMENTS: Ordinance, PUD, staff report, and recommendation.

PT/DR

RECEIVED
PLANNING DEPARTMENT
NOV 29 2016

NOV 29 2016

PLANNING DEPARTMENT
11/29/2016