

AGENDA REQUEST

ITEM NO. III-B  
 DATE: 09/16/10  
 REGULAR ( )  
 PUBLIC HEARING (X)  
 LEG. (X)  
 QUASI-JD ( )  
 CONSENT ( )

TO: Planning and Zoning Commission

PRESENTED BY:

SUBMITTED BY: Planning and Development Services Department

Britton De Witt  
Senior Planner

SUBJECT: PGA Village Small Scale Future Land Use Map Amendment

BACKGROUND: See attached memorandum.

FUNDS AVAILABLE: N/A

PREVIOUS ACTION: None

RECOMMENDATION: Recommend adoption of the PGA Village small scale Future Land Use Map Amendment (Ordinance No. 10-035).

Coordination/Signatures

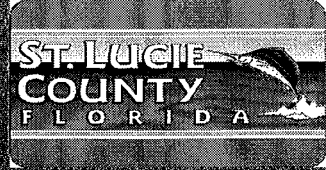
County Attorney (X)   
Daniel S. McIntyre

County Surveyor ( ) \_\_\_\_\_  
Ron Harris

County Engineer ( ) \_\_\_\_\_  
Michael Powley

ERD (X)   
Karen Smith

Originating Dept. (X)   
Mark Satterlee



# PLANNING & ZONING COMMISSION

**Hearing Date:**  
**Thursday**  
**September 16th,**  
**2010**

## Agenda Item No. III – B

### PGA Village

### Small Scale Future Land Use Map Amendment

**Applicant**

PGA Reserve Inc.,  
951 SW Country Club Dr  
Port St. Lucie, FL 34986

**Agent**

Brian Nolan  
Lucido & Associates  
100 Avenue A, Suite 2A  
Ft. Pierce, FL 34950

**File Number**

FLUMA 720104078

**Property Location**

1920 Perfect Dr,  
Port St. Lucie, FL

**Future Land Use**

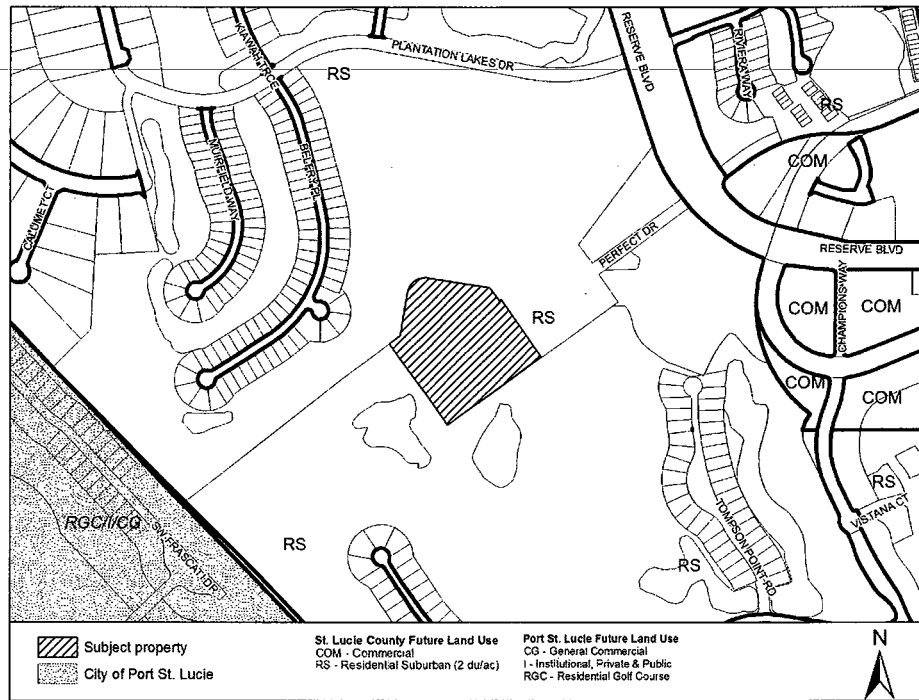
From RS (Residential Suburban - 2 du/acre) to COM (Commercial)

**Zoning**

PNRD (Planned Non-Residential Neighborhood)

**Staff**

Britton De Witt  
Senior Planner  
wilsonb@stlucieco.org  
(772) 462-1582



**Project Description**

PGA Reserve Inc. is petitioning for a change in the Future Land Use of a 9.9 acre parcel from RS (Residential Suburban- 2 du/acre) to COM (Commercial).

The approved Final Development Order for the Reserve, includes authorization for a 90,000 square foot PGA clubhouse.

**Background**

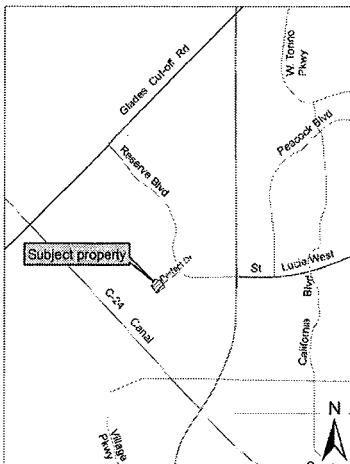
The proposed COM Future Land Use designation to construct a replacement PGA Golf clubhouse complex and new lodging facility to serve the PGA golf facilities at the Reserve. The project has not yet been fully designed. However, the applicant states that the approximate square footage of the new/ replacement clubhouse complex is 30-35,000 square feet. In addition, the petitioner plans to construct approximately 100 hotel units in a new golf lodging facility to be located on site.

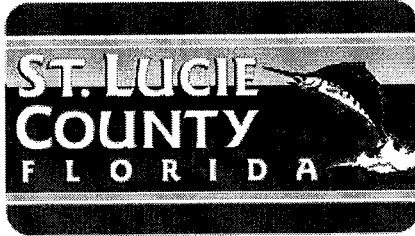
**Notice Requirements**

Public hearing notice in accordance with Section 11.00.03 of the Land Development Code was placed in the St. Lucie News Tribune, letters were sent to property owners within 500 feet of the subject property and a sign was placed on the property.

**Staff Recommendation**

Recommend adoption of the PGA Village small scale Future Land Use Map Amendment (Ordinance No. 10-035).







# Planning and Development Services Department

## MEMORANDUM

---

**TO:** Planning and Zoning Commission

**THROUGH:** Mark Satterlee, AICP, Planning & Development Services Director   
Kara Wood, Planning Manager

**FROM:** Britton De Witt, Senior Planner, Planning Division 

**DATE:** September 16, 2010

**SUBJECT:** PGA Village Small Scale Future Land Use Map Amendment

**ITEM NO.:** III-B

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**APPLICANT/  
OWNER:** PGA Reserve, Inc.  
951 SW Country Club Drive  
Port St. Lucie, FL 34986

**AGENT:** Brian Nolan, ASLA  
Lucido & Associates, P.A.  
100 Avenue A, Suite 2A  
Fort Pierce, Florida 34950

**REQUESTED  
ACTION:** Small scale Future Land Use Map Amendment from to RS (Residential Suburban – 2 du/acre) to COM (Commercial).

**PURPOSE:** The proposed Future Land Use Map Amendment is to permit a replacement PGA golf clubhouse complex and new golf lodging and resort facility.

**LOCATION:** 1920 Perfect Drive, Port Saint Lucie, FL

**TAX ID NO.:** 3327-200-0001-000-4 (9.9 acre portion)

**PARCEL SIZE:** 9.9 acres - portion of a 195 acre parcel

**EXISTING USE:** PGA golf clubhouse complex

**FUTURE LAND  
USE:** RS (Residential Suburban – 2 du/acre)

**ZONING:** PNRD (Planned Non-residential Development) – Portion of the Reserve DRI

**PROPOSED USE:** Golf clubhouse complex, lodging and resort facility.

**PROPOSED  
FUTURE LAND  
USE:** COM (Commercial)

**SURROUNDING PROPERTY:**

North, South, Zoning: PUD (Planned Unit Development)  
East and West: FLU: RS (Residential Suburban – 2 du/acre)  
Existing Use: PGA Golf Complex and PGA Village Residential lots

**SERVICE INFORMATION:**

Public Utility Energy: Florida Power and Light  
Providers: Water: Reserve Utility Corporation  
Wastewater: Reserve Utility Corporation

Public Service Storm Water: South Florida Water Management District  
Providers: Fire Rescue & EMS: St. Lucie County Fire District, Station No. 14  
Law Enforcement: St. Lucie County Sheriff

**Background**

**Location:**

The portion of the PGA Village under review is 9.9 acres located approximately 1,300 feet from Reserve Boulevard at 1920 Perfect Drive. The existing use of the property is a golf clubhouse complex for the PGA of Americas existing golf facilities at the PGA Village Golf Community.

**Current Future Land Use:**

The Future Land Use designation of the subject property is RS (Residential Suburban – 2 du/acre), which "...is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. The RS designation is intended for large lot, single-family detached residential dwellings, at a density of one to two units per gross acre."

**Proposed Future Land Use:**

The proposed Future Land Use designation is COM (Commercial), which "...is intended to accommodate all commercial zoning districts as identified under St. Lucie County's Land Development Code. The COM land use designation is applicable to areas of future commercial development, in addition to those existing developed commercial areas. Office and general retail uses are considered the principal uses."

**Current Zoning:**

The current zoning of the subject property is PNRD (Planned Non-Residential Neighborhood). The purpose of this district "...is to achieve non-residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

- A. Permit creative approaches to the development of non-residential land reflecting changes in the technology of land development;
- B. Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;
- C. Allow design options that encourage an environment of stable character, compatible with surrounding land uses; and
- D. Permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space.

## **Staff Analysis**

### **Compliance with the Comprehensive Plan:**

Staff's analysis indicates that the proposed COM Future Land Use designation in this area is consistent with the St. Lucie County Comprehensive Plan. The Treasure Coast Regional Planning Council has confirmed that the proposed change in Future Land Use does not generate a Notice of Proposed Change (NOPC) to the adopted Reserve (now referred to as PGA Village) Development of Regional Impact (DRI). The change in Future Land Use designation from RS to COM does not result in an increase in anticipated impacts.

The requested change meets Policy 1.1.5.3 requiring the subject property to be within a quarter mile of the same or greater type of land use classification. Directly across the street from the subject property on Reserve Boulevard is property designated COM. The proposed change further complies with Policy 1.1.5.4 requiring all new development projects to occur where water and waste water sewer services can be provided. Existing potable water and wastewater lines service the property (see the Potable Water, Wastewater and Water Treatment section below).

### **Compliance with State Statutes and the State Comprehensive Plan:**

The subject property is a portion of the Reserve DRI (PGA Village) approved by both the County and the Department of Community Affairs (DCA) in 1989. The Treasure Coast Regional Planning Council has confirmed that the proposed change in Future Land Use does not result in an increase in gross impacts, therefore a Notice of Proposed Change (NOPC) to the Reserve DRI is not warranted. Because the proposed change does not require an NOPC and the subject property is no more than 10 acres in size, DCA will not review this FLUMA for compliance with the State Comprehensive Plan.

### **Compatibility with Existing Neighborhood:**

The requested COM (Commercial) Future Land Use designation is to allow expansion of the existing golf club and new lodging facilities. These facilities are consistent with the existing PGA golf facilities and adjacent residential communities. The facility is described as the "ultimate golfing destination" and managed by the Professional Golfing Association of America, Inc. The current PNRD zoning will require a major adjustment to the approved site plan. Staff review of the revised site plan will ensure compatibility with the existing neighborhood, and public notice is required as a part of the approval process. Therefore, the proposed COM Future Land Use and its underlying PNRD zoning is compatible with the surrounding neighborhood.

### **Environmental Resources:**

St. Lucie County Environmental Resource Department has reviewed the petition and submitted a report on the environmental impacts of the proposed FLUMA as follows:

*The Environmental Resources Department (ERD) is in receipt of the July 16, 2010 Planning and Development Services' date-stamped submittal. The applicant requests approval of a Plan Amendment to change the future land use designation of 9.9 acres from RS (Residential Suburban) to COM (Commercial). Environmental Resources staff has completed a site visit and initial review. The project site is located at 1920 Perfect Drive within the Reserve (PGA Village) Development of Regional Impact (DRI). The site consists of an existing clubhouse, associated landscaping, parking, and other golf support areas which were approved as a Planned Non-Residential Development (PNRD). There is no native habitat remaining within the subject property. No improvements are proposed as part of this Plan Amendment application.*

*No improvements are proposed and no native habitat exists within the subject area; therefore, no adverse affects to the environment are anticipated.*

*Landscaping and open space requirements will be reviewed at time of site plan submittal if any future changes to the existing PNRD are requested. Existing landscaping includes some Florida Exotic Pest*

*Plant Council (FLEPCC) listed invasive exotics, specifically Ruellia brittoniana. Staff recommends removal of all FLEPCC listed species and replacement with native species. ERD supports approval of the plan amendment.*

**Natural Hazards:**

The subject property is located in a FEMA flood zone "X," which is an area of low flood risk and generally considered to be out of the 500-year flood plain.

**St. Lucie County Fire District:**

The subject property is serviced by fire station number 14. The Fire District has reviewed the proposed Future Land Use Map Amendment, has no objection to the project and has confirmed payment of the required review fees.

**School Impacts:**

The proposed amendment is a non-residential use, and no school impacts are anticipated.

**Transportation Impacts:**

The subject property is located within the Reserve DRI (PGA Village). Land uses are limited by the gross development entitlements granted under the Final Development Order for The Reserve DRI. St. Lucie County Resolution No. 09-016 (the latest Development Order for the Reserve) contains provisions for the gross development entitlements in condition No. 51. This condition specifically allows the petitioner to make changes to previously approved entitlements by converting all or some of those entitlements to another use, so long as the gross traffic impacts do not exceed the base thresholds used to evaluate the DRI. Provided the applicant adheres to the provisions of condition No. 51, a traffic report is not warranted for the proposed amendment.

**Parks and Recreation:**

The proposed amendment is not for residential use, therefore there are no impacts associated with parks and recreation. The nature of the existing use provides recreational facilities for the nearby residents that satisfy some proportion of the total recreation demand of the community.

**Solid Waste:**

Currently all solid waste generated in St. Lucie County is disposed at the St. Lucie County Bailing and Recycling Facility, located in the southwest corner of the City of Ft. Pierce. This landfill is identified in the recent Evaluation and Appraisal Report of the Comprehensive Plan as having sufficient capacity for at least the next 20 years. This proposed change will not materially impact the level of service standard for the County's solid waste facility found in Policy 6B.1.1.1 at 9.31 pounds per capita, per day.

**Potable Water and Wastewater Treatment:**

Utility services are presently available to the site and are provided by the Reserve Utility Corporation. The Reserve Utility Corporation has confirmed that there is sufficient water supply and wastewater capacity to service this site.

**Development Requirements:**

Approval of the proposed Future Land Use Map Amendment constitutes a preliminary development order and does not grant approval for any specific development scenario. However, upon approval the applicant may proceed to seek permission for further development of the property for commercial purposes. Prior to the issuance of any final development order, the future developer must demonstrate that all public facilities are available to service the parcel and obtain a Certificate of Capacity.

The applicant's intent is to construct a replacement PGA golf clubhouse complex and new golf lodging and resort facility to accommodate 100 guest rooms. A major adjustment to the existing PNRD site plan will be required and include approval by the Board of County Commissioners.

**Analysis Summary:**

As the petitioned property is located within the boundary of an approved Development of Regional Impact, land uses on this property are limited by the gross development entitlements granted under the Final Development Order for The Reserve DRI (PGA Village). The proposed FLUMA is consistent with the provisions of Condition No. 51 of Resolution 09-016 provided the gross impacts of the proposed development do not exceed the base thresholds identified in the impacts assessments used to evaluate this DRI.

The PGA golf clubhouse complex is authorized under the approved Final Development Order for the Reserve for approximately 90,000 square feet of overall non-residential commercial/office use (approx 10,000 sq ft in clubhouse and approximately 80,000 square feet in future retail). The proposed clubhouse will be expanded by approximately 15,000 square feet. This leaves approximately 65,000 square feet of undeveloped commercial square footage (based upon the approved PNRD master plans for the clubhouse complex) that can be used for either commercial or converted use purposes.

Condition No. 51, of Resolution 09-016, provides a use conversion table (see below) that is applicable to the overall Reserve (PGA Village) DRI. The petitioners propose to change approximately 15,000 square feet, of the remaining 65,000 square feet of commercial land use in this area to the equivalent trip generator for hotel units, which in this instance, totals out to 100.65 guest rooms. Since the conversion of this commercial square footage to hotel units is based on equivalent trip generation rates, no changes are required to any part of base Development Order for this DRI since the gross impacts generated from this site have not changed.

Every two years until the completion of the DRI, an annual report is required to be filed with the County, the Treasure Coast Regional Planning Council and the Florida Department of Community Affairs. The most recent report submitted in the winter of 2009/10, indicates that there are no service capacity deficiencies within the Reserve. All required Level of Service (LOS) standards are being met and the introduction of this new clubhouse facility along with the addition of the proposed hotel units is not expected to result in any failed LOS standards.

**Condition No. 51 Table**

Land Use	Trade Off	To Get						
		General Light Industrial	Single Family	Condo/Townhouse	Hotel	Timeshare	Office	Shopping Center
General Light Industrial	1,000 sf	--	1.40 du	2.42 du	1.70 rms	2.57 units	579 sf	253 sf
Single Family	1 du	715 sf	--	1.73 du	1.21 rms	1.83 units	414 sf	181 sf
Condo/Townhouse	1 du	413 sf	0.58 du	--	0.70 rms	1.06 units	239 sf	104 sf
Hotel	1 rm	590 sf	0.82 du	1.43 du	--	1.51 units	341 sf	149 sf
Timeshare	1 Unit	390 sf	0.55 du	0.94 du	0.66 rms	--	226 sf	99 sf
Office	1,000 sf	1727 sf	2.42 du	4.19 du	2.93 rms	4.43 units	--	437 sf
Shopping Center	1,000 sf	3953 sf	5.53 du	9.58 du	6.71 rms	10.14 units	2289 sf	--

**Staff Recommendation:**

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Board of County Commissioners for the PGA Village small scale Future Land Use Map Amendment (Ordinance No. 10-035).

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Suggested motion to recommend approval/denial of this request:

MOTION TO APPROVE:

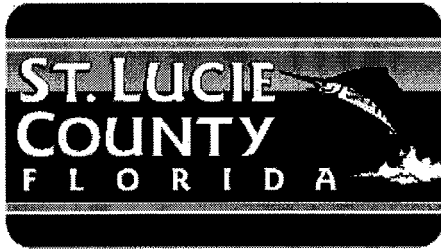
AFTER CONSIDERING THE TESTIMONY PRESENTED DURING THE PUBLIC HEARING, INCLUDING STAFF COMMENTS, I HEREBY MOVE THAT THE PLANNING AND ZONING COMMISSION OF ST. LUCIE COUNTY RECOMMEND THAT THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVE THE PETITION OF **PGA RESERVE INC.**, FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP FROM RS (RESIDENTIAL SUBURBAN – 2 DU/ACRE) TO COM (COMMERCIAL) BECAUSE.....

[CITE REASON(S) WHY – PLEASE BE SPECIFIC]

MOTION TO DENY:

AFTER CONSIDERING THE TESTIMONY PRESENTED DURING THE PUBLIC HEARING, INCLUDING STAFF COMMENTS, I HEREBY MOVE THAT THE PLANNING AND ZONING COMMISSION OF ST. LUCIE COUNTY RECOMMEND THAT THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS DENY APPROVAL OF THE PETITION OF **PGA RESERVE INC.**, FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP FROM RS (RESIDENTIAL SUBURBAN – 2 DU/ACRE) TO COM (COMMERCIAL) BECAUSE.....

[CITE REASON(S) WHY – PLEASE BE SPECIFIC]



## Environmental Resources Department

### Final Report

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**TO:** Britton Wilson, Planning & Development Services Department

**THROUGH:** Karen L. Smith, Environmental Resources Department Director

**FROM:** Jennifer Evans, Senior Environmental Planner

**DATE:** August 24, 2010

**SUBJECT:** PGA Village Plan Amendment  
PA 720104078

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#### **Background**

The Environmental Resources Department (ERD) is in receipt of the July 16, 2010 Planning and Development Services' date-stamped submittal. The applicant requests approval of a Plan Amendment to change the future land use designation of 9.9 acres from RS (Residential Suburban) to COM (Commercial). Environmental Resources staff has completed a site visit and initial review. The project site is located at 1920 Perfect Drive within the Reserve (PGA Village) Development of Regional Impact (DRI). The site consists of an existing clubhouse, associated landscaping, parking, and other golf support areas which were approved as a Planned Non-Residential Development (PNRD). There is no native habitat remaining within the subject property. No improvements are proposed as part of this Plan Amendment application.

#### **Findings**

No improvements are proposed and no native habitat exists within the subject area; therefore, no adverse affects to the environment are anticipated.

Landscaping and open space requirements will be reviewed at time of site plan submittal if any future changes to the existing PNRD are requested. Existing landscaping includes some Florida Exotic Pest Plant Council (FLEPCC) listed invasive exotics, specifically *Ruellia brittoniana*. Staff recommends removal of all FLEPCC listed species and replacement with native species.

#### **Recommendation**

ERD supports approval of the plan amendment.

Please contact Jennifer Evans at 772-462-3862 if you have any questions.

1  
2  
3  
4 **ORDINANCE NO. 10-035**

5 FILE NO.: FLUMA - 720104078

6 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST.**  
7 **LUCIE COUNTY, FLORIDA, TO APPROVE AMENDING THE ADOPTED**  
8 **COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR A 9.9 ACRE (M.O.L.)**  
9 **PARCEL OF LAND OWNED BY PGA RESERVE INC., FROM RS (RESIDENTIAL**  
10 **SUBURBAN – 2 DU/ACRE) TO COM (COMMERCIAL); PROVIDING FINDINGS;**  
11 **PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR**  
12 **SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING**  
13 **WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR FILING WITH**  
14 **THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR AN**  
15 **EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.**

16 **WHEREAS**, the Board of County Commissioners of St. Lucie County, Florida, based on the  
17 testimony and evidence, including but not limited to the staff report, has made the following  
18 determinations:

- 19 1. Brian Nolan, of Lucido and Associates, P.A., Inc., a representative for PGA Reserve  
20 Inc, has filed a petition for an amendment to the adopted Comprehensive Plan Future  
21 Land Use Element for a 9.9 acre (more or less) parcel of land, located at 1920 Perfect  
22 Drive, Port St. Lucie, FL, from RS (Residential) Suburban – 2 du/acre) to COM  
23 (Commercial) with St. Lucie County, Florida, in accordance with Chapter 163, Florida  
24 Statutes; and,  
25  
26 2. The Board of County Commissioners of St. Lucie County as the governing body of St.  
27 Lucie County having jurisdiction over this application pursuant to Chapter 163, Florida  
28 Statutes, is authorized and empowered to consider amendments to the adopted  
29 Comprehensive Plan of St. Lucie County, and,  
30  
31 3. On September 16, 2010, the St. Lucie County Planning and Zoning Commission/Local  
32 Planning Agency held a public hearing, of which due notice was published in the St.  
33 Lucie News Tribune, and recommended to the Board of County Commissioners that  
34 the petition for Future Land Use Map Amendment for PGA Reserve Inc. be  
35 approved/denied; and,  
36  
37 4. On \_\_\_\_\_, the Board of County Commissioners of St. Lucie County, Florida held a  
38 public hearing, of which due notice was placed in the St. Lucie News Tribune, and  
39 deemed the adoption of the amendment to the Comprehensive Plan to be in the best  
40 interests of the citizens and residents of the County.

41  
42 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of St. Lucie  
43 County, Florida:

44  
45 **A. AMENDMENT TO FUTURE LAND USE DESIGNATION**

46 The Future Land Use Designation set forth in the St. Lucie County Comprehensive Plan for  
47 the property described in Exhibit "A," attached hereto, containing 9.9 acres more or less,

1 located at 1920 Perfect Drive, Port St. Lucie, FL, from RS (Residential Suburban – 2 du/acre)  
2 to COM (Commercial), as depicted in the attached Exhibit "B."  
3

4 **B. FINDING OF CONSISTENCY**  
5

6 The Board of County Commissioners of St. Lucie County, Florida, specifically determines that  
7 the approval of this amendment to the adopted Comprehensive Plan Future Land Use  
8 Element is internally consistent with the policies and objectives contained in the St. Lucie  
9 County Comprehensive Plan and consistent with standards for review of plans and plan  
10 amendments of Rule 9J-5, Florida Administrative Code, and provides for the recognition that  
11 impacts of this approval on the public facilities of St. Lucie County will not occur until such time  
12 as a Final Development Order for development on this property is issued.  
13

14 **C. CHANGES TO FUTURE LAND USE MAPS**  
15

16 The St. Lucie County Planning and Development Services Director is hereby authorized and  
17 directed to cause these changes to be made in the Future Land Use Map of the Future Land  
18 Use Element of the St. Lucie County Comprehensive Plan and to make notation of reference  
19 to the date of adoption of this Ordinance.  
20

21 **D. CONFLICTING PROVISIONS**  
22

23 Special acts of the Florida Legislature applicable only to unincorporated areas of St. Lucie  
24 County, County Ordinances and County Resolutions, or parts thereof, in conflict with this  
25 Ordinance are hereby superseded by this Ordinance to the extent of such conflict.  
26

27 **E. SEVERABILITY**  
28

29 If any portion of this Ordinance is for any reason held or declared to be unconstitutional,  
30 inoperative or void, such holding shall not affect the remaining portions of this Ordinance. If  
31 this Ordinance or any provisions thereof shall be held to be inapplicable to any person,  
32 property, or circumstances, such holding shall not affect its applicability to any other person,  
33 property or circumstance.  
34

35 **F. APPLICABILITY OF ORDINANCE**  
36

37 This Ordinance shall be applicable as stated in Paragraphs A, B and C.  
38

39 **G. FILING WITH THE DEPARTMENT OF STATE**  
40

41 The Clerk is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau  
42 of Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.  
43

44 **H. FILING WITH THE DEPARTMENT OF COMMUNITY AFFAIRS**  
45

46 The Planning and Development Services Director shall send a certified copy of this Ordinance  
47 to the Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida  
48 32399-2100.  
49  
50

1 I. **EFFECTIVE DATE**

2  
3 This Ordinance shall take effect thirty-one (31) days after adoption. If the Ordinance is  
4 challenged within thirty (30) days after adoption, the Ordinance shall not be effective until the  
5 State Land Planning Agency or Administration Commission respectively issues a final order  
6 finding the adopted amendment in compliance in accordance with Section 163.3184(10),  
7 Florida Statutes.

8  
9 J. **ADOPTION**

10  
11 After motion and second, the vote on this Ordinance was as follows:

- 12 Charles Grande, Chairman XXX
- 13 Doug Coward, Vice-Chair XXX
- 14 Chris Dzadovsky, Commissioner XXX
- 15 Chris Craft, Commissioner XXX
- 16 Paula Lewis, Commissioner XXX

17  
18  
19  
20  
21  
22  
23  
24 **PASSED AND DULY ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

25  
26 BOARD OF COUNTY COMMISSIONERS  
27 ST. LUCIE COUNTY, FLORIDA

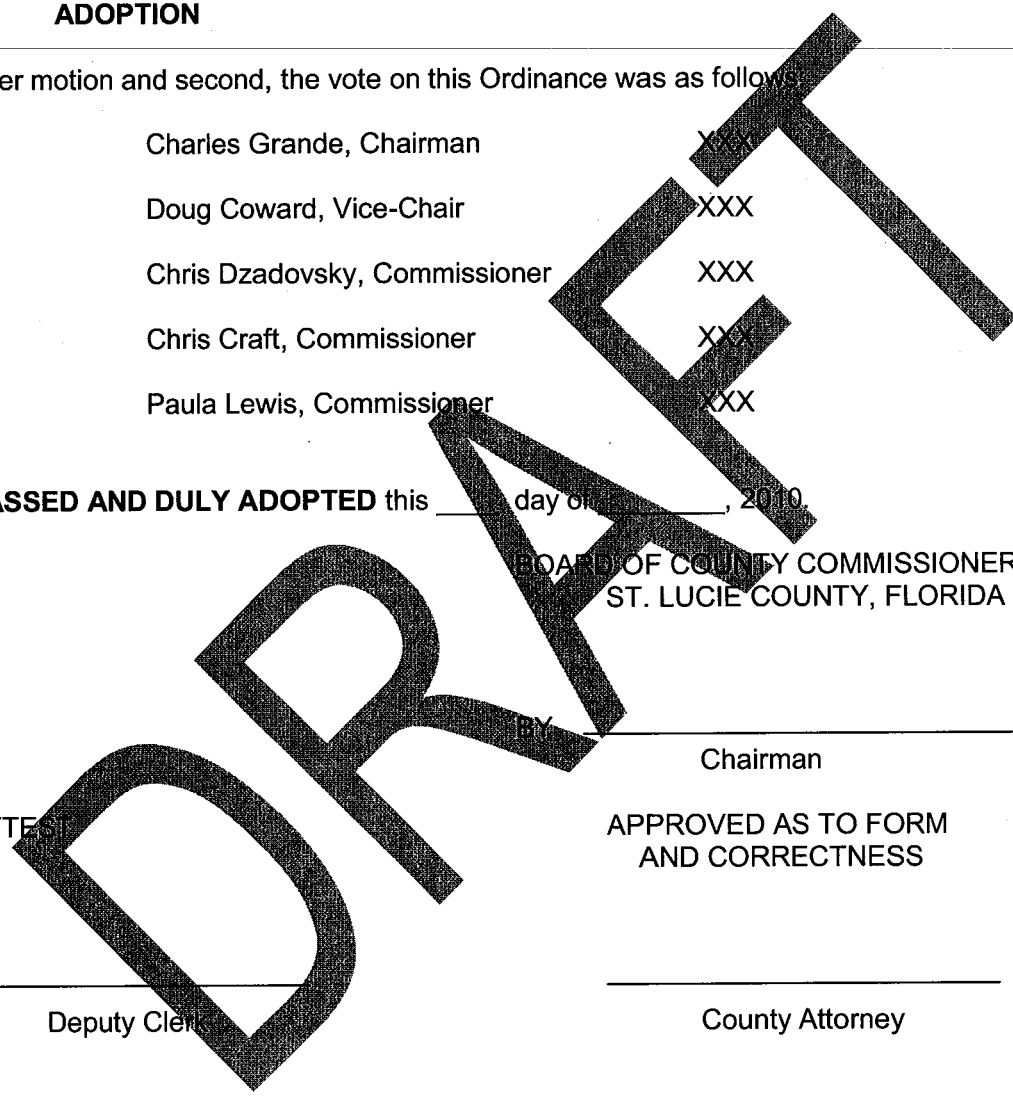
28  
29  
30  
31 BY \_\_\_\_\_  
32 Chairman

33  
34 ATTEST

35 APPROVED AS TO FORM  
36 AND CORRECTNESS

37  
38  
39 \_\_\_\_\_  
40 Deputy Clerk

41 \_\_\_\_\_  
County Attorney



**Exhibit "A"**

**LEGAL DESCRIPTION:**

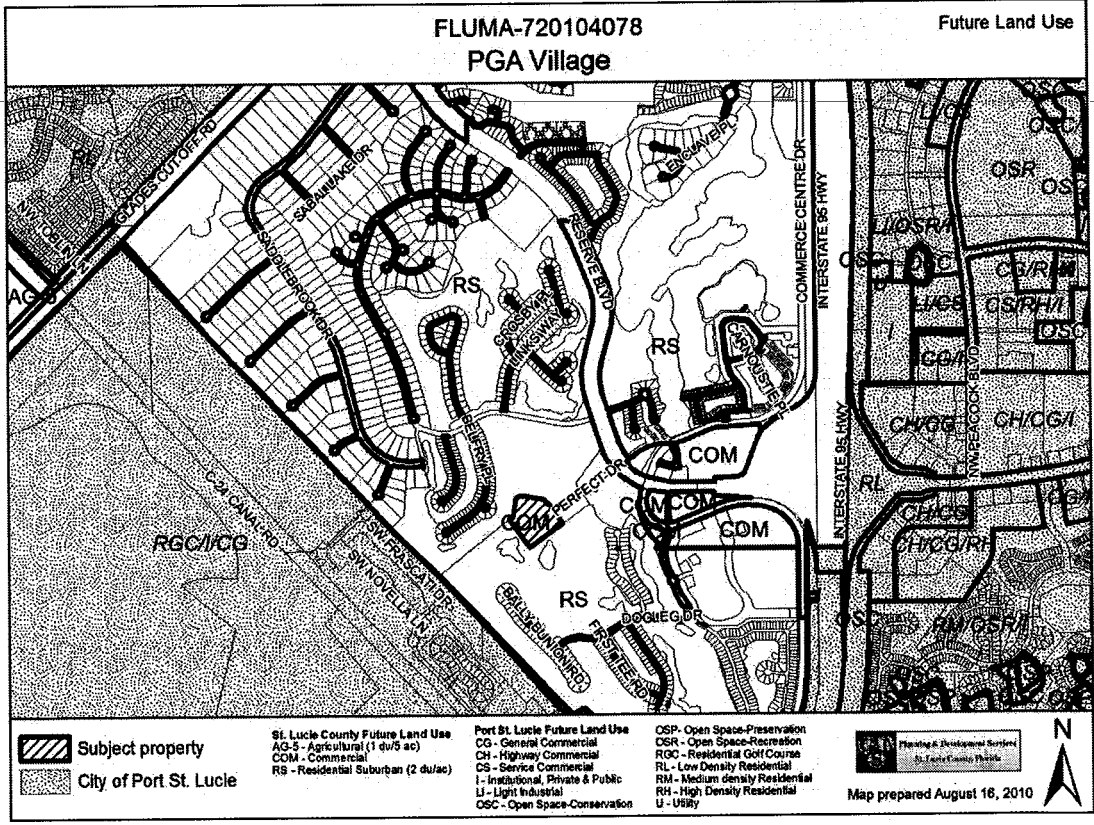
A parcel of land lying in Section 27, Township 36 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 66 according to the Plat of Reserve Plantation Phase I, as recorded in Plat Book 24, Page 20, of the Public Records, of St. Lucie County, Florida, said point being on the Southerly line of a 300.00 foot Ingress and Egress Easement known as 'Reserve Boulevard', and recorded in Official Records Book 629, Pages 2523 through 2526 inclusive of the Public Records, of St. Lucie County, Florida; Thence Southeasterly along the Southerly extension of said 'Reserve Boulevard'; South 4871'37" East, a distance of 270.27 feet to the beginning of a circular curve concave to the Southwest having a radius of 2350.00 feet and a central angle of 2575'29"; thence Southeasterly along the arc of said curve, an arc distance of 1035.97 feet to a point of tangency; thence South 22°46'08" East, a distance of 732.22 feet, to a point of curvature of a circular curve concave to the West having a radius of 1124.00 feet and a central angle of 3876'24"; thence Southerly along the arc of said curve, an arc distance of 750.83 feet, to a point of tangency; thence South 15°20'16" West, a distance of 434.07 feet, to a point of curvature of a circular curve concave to the East having a radius of 1300.00 feet and a central angle of 3535'08"; thence Southerly along the arc of said curve, an arc distance of 762.03 feet to a point of tangency; thence South 18°14'52" East, a distance of 784.39 feet to a point of curvature of a circular curve concave to the Northeast having a radius of 1034.07 feet and a central angle of 18°43'35"; thence Southeasterly along the arc of said curve an arc distance of 338.24 feet to a point of reverse curvature of a curve concave to the West having a radius of 25.00 feet and a central angle of 91°10'34"; thence Southwesterly along the arc of said curve a distance of 39.78 feet; thence South 54°12'07" West, a distance of 596.90 feet; thence North 35°47'53" West, a distance of 140.00 feet; thence South 5472'07" West, a distance of 554.05 feet to the Point of Beginning; thence South 35°47'53" East, a distance of 403.31 feet; thence South 5472'07" West, a distance of 666.09 feet; thence North 35°47'53" West, a distance of 571.88 feet; thence North 54°12'07" East, a distance of 79.08 feet; thence North 09°12'07" East, a distance of 251.17 feet, to a point of curvature of a curve concave to the South having a radius of 100.35 feet and a central angle of 90°00'10"; thence Easterly along the arc of said curve a distance of 157.63 feet to a point of tangency; thence South 80°47'53" East, a distance of 359.19 feet; thence South 35°47'53" East, a distance of 92.19 feet; thence North 5472'07" East, a distance of 13.50 feet to the Point of Beginning.

Said parcel containing 9.9 acres, more or less.

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**Exhibit "B"**  
**FUTURE LAND USE MAP**



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**Exhibit "C"**  
**CONCURRENCY DEFERRAL AFFIDAVIT**

Supplement 4



St. Lucie County

**Concurrency Deferral Affidavit**

I, Soren Spiers, residing or doing business at 951 NW Country Club Dr.  
Name Street  
Port Saint Lucie, FL 34986 772.340.1444  
City State Zip Phone  
have applied for a Small Area Future Land Use Amendment from St. Lucie County, Florida,  
Type of Development Order  
for the following project: 9.9 ac. (mol) parcel located at the PGA Clubhouse within the Reserve DRI  
Name of Proposed Development  
Parcel ID Number(s): A part of Parcel ID Number 3327-200-0001-000-4

I do hereby affirm that in connection with my application for the above project, I have elected to defer the certificate of capacity and reservation of capacity in public facilities for the above property until a later time, but no later than the application for a final development order for the same property.

I understand and acknowledge that the above listed property will be subject to the certificate of capacity before any final development order can be issued, and that St. Lucie County can make no guarantee that adequate public facilities will be available when I apply for the final development order.

I further acknowledge that according to Section 5.08.01 of the St. Lucie County LDC, no final development approval can be granted until capacity in those facilities is available at that time. The issuance of a preliminary development order without a certificate of capacity creates no vested or other rights to develop the subject property.

SOREN SPIERS  
Applicant Name (Printed)

[Signature]  
Signature of Applicant

7/21-2010  
Date

STATE OF Florida COUNTY OF St. Lucie  
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July  
2010 by Soren Spiers who is personally known to  
me or who has produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary

SUSAN N FUNICELLO  
Type or Print Name of Notary

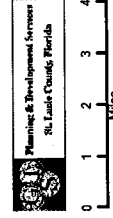
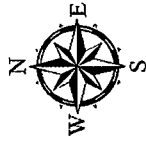
DD766973 Commission Number (Seal)



3



# PGA Village FLUMA-720104078

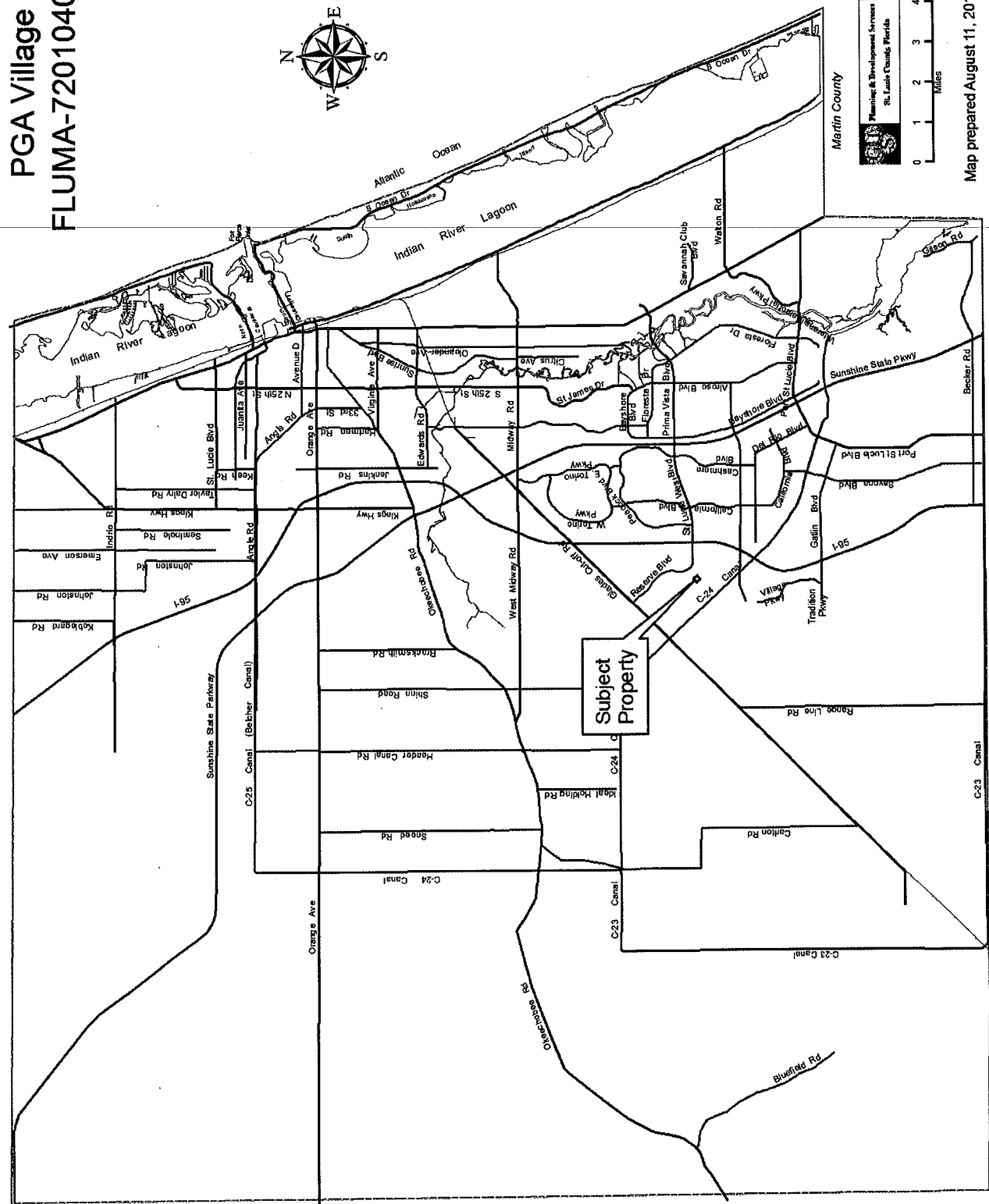


Map prepared August 11, 2010

Indian River County

Martin County

Okeechobee County



Subject Property

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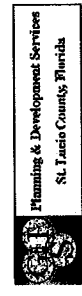
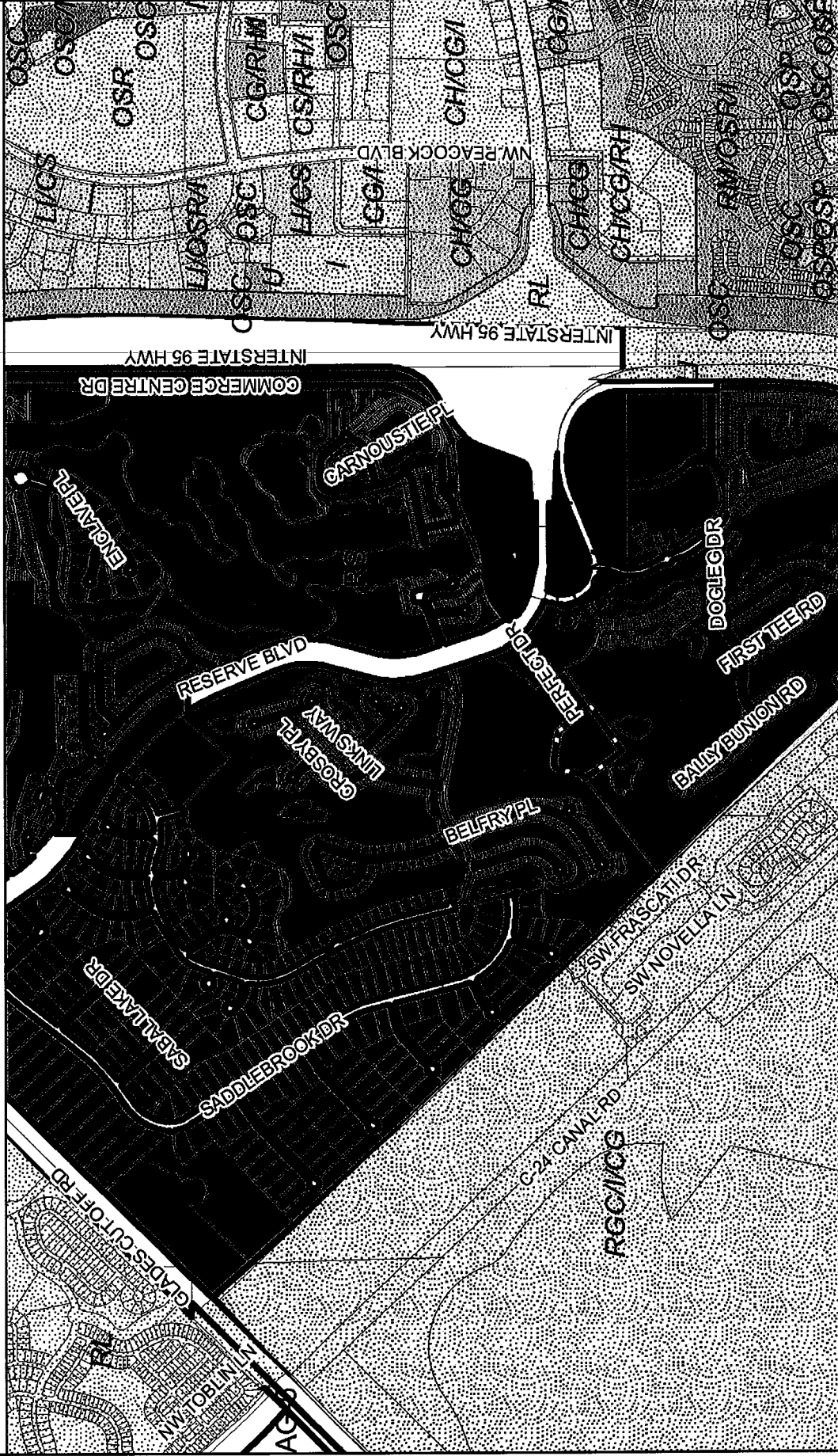
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FLUMA-720104078  
PGA Village

Future Land Use



Map prepared August 11, 2010

- Port St. Lucie Future Land Use**
- OSP - Open Space-Preservation
  - OSR - Open Space-Recreation
  - RGCC - Residential Golf Course
  - RL - Low Density Residential
  - RM - Medium density Residential
  - RH - High Density Residential
  - U - Utility

- St. Lucie County Future Land Use**
- AG-5 - Agricultural (1 du/5 ac)
  - COM - Commercial
  - RS - Residential Suburban (2 du/ac)
  - CG - General Commercial
  - CH - Highway Commercial
  - CS - Service Commercial
  - I - Institutional, Private & Public
  - LI - Light Industrial
  - OSC - Open Space-Conservation

- Subject property**
- City of Port St. Lucie

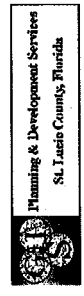
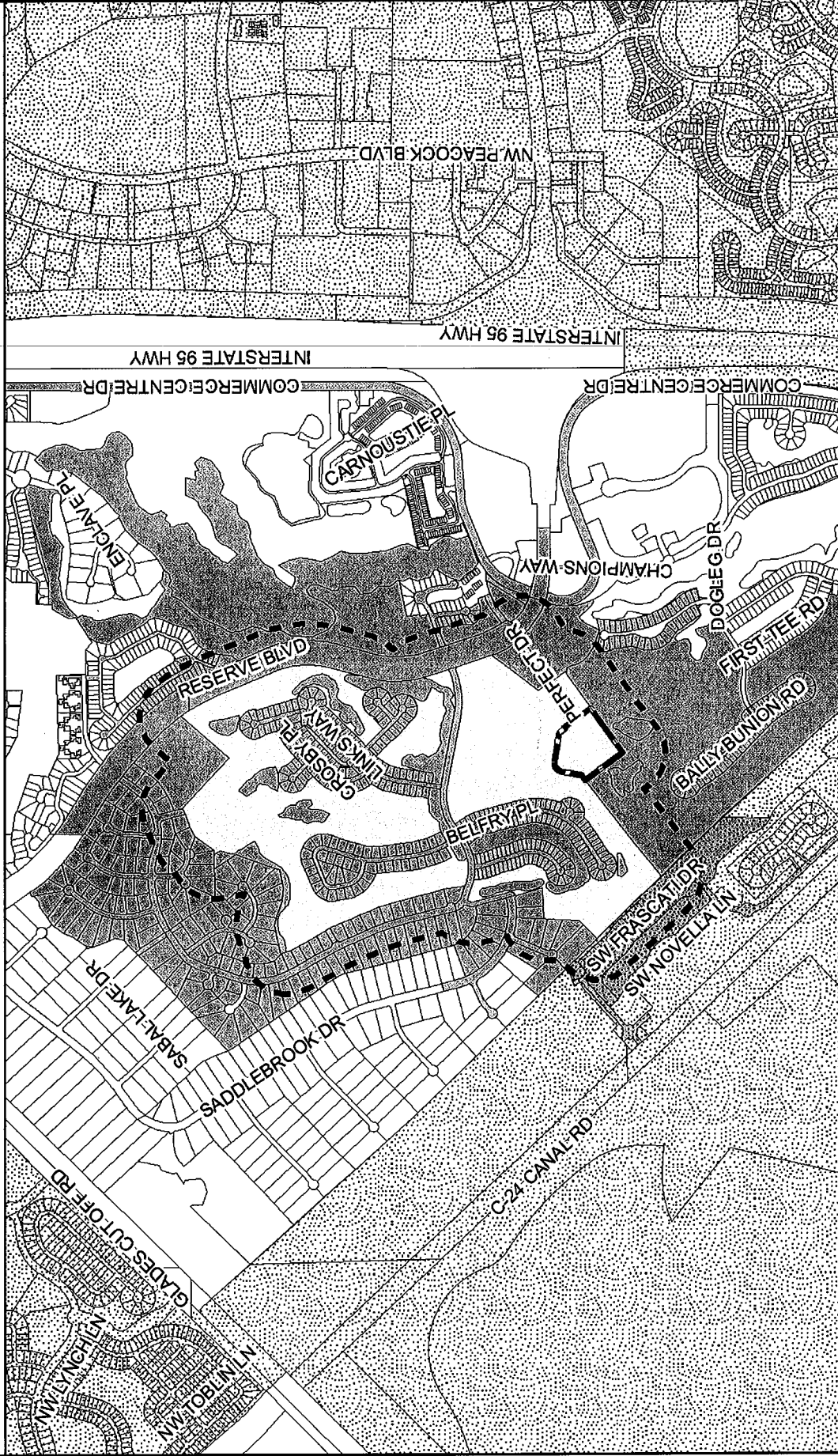
City of Port St. Lucie

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



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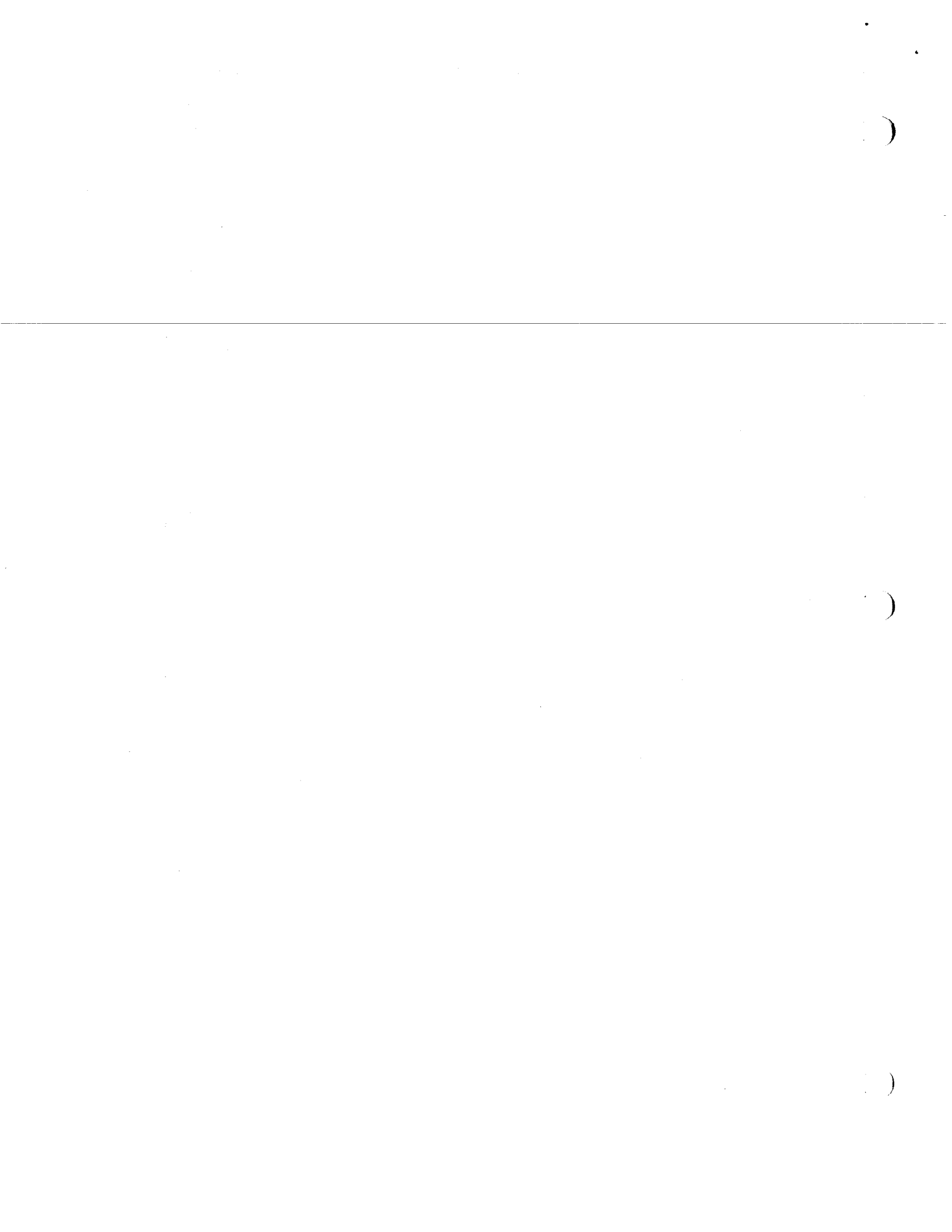
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FLUMA-720104078  
 PGA Village



Map prepared August 6, 2010

-  Subject to Plan Amendment
-  Subject parcel
-  500 ft. notification area
-  Parcels to be notified
-  City of Port St. Lucie





ParcelID	OwnerLName	OwnerFName	Owner2LName	Owner2FName	Address	City	State	Zip
3321-801-0040-000-6	808112 Ontario Inc				3405 Newhaven Grove	Vineland ON	FL	LOR 2CO
3327-701-0044-000-5	Abbott	Jarold	Abbott	Marcia	8557 Belfry Place	Port St Lucie	FL	34986
3327-701-0040-000-7	Abell (TR)	Marcha Jane B			8550 Belfry Pl	Port St Lucie	FL	34986-3021
3321-803-0048-000-8	Akhtar	Yasmin	Ahmed	Iqbal	8031 Plantation Lakes Dr	Port St Lucie	FL	34986
3327-701-0023-000-2	Albinder	Nancy N			1700 Ladysmith Mews	Virginia Beach	VA	23455
3327-701-0031-000-9	Albinder	Charles W			8100 Alister Pl	Port St Lucie	FL	34986-3045
3327-701-0014-000-6	Aldrich (TR)	Nancy K			204 Ranchview Ln S	Wayzata	MIN	55391
3327-701-0048-000-1	Allen	James L			8008 Links Way	Port St Lucie	FL	34986
3327-701-0033-000-5	Andrews (TR)	Jack E			8522 Belfry Pl	Port St Lucie	FL	34986-3021
3328-701-0011-000-8	Anzil	Mark	Anzil	Lisa	8356 Calumet Ct	Port St Lucie	FL	34986-3127
3321-803-0073-000-2	Aptheker	Steven B	Aptheker	Marcelle	10791 Grey Heron Ct	Port St Lucie	FL	34986-3010
3321-803-0054-000-3	Arnold	Harvey E	Arnold	Donna F	8007 Plantation Lakes Dr	Port St Lucie	FL	34986-3014
3328-802-0035-000-2	Arp	Dennis L	Arp	Billie Jo	8412 Muirfield Way	Port St Lucie	FL	34986
3327-700-0100-000-8	Arvary	Drew	Arvary	Eileen	7673 Greenbrier Cir	Port St Lucie	FL	34986
3327-707-0025-000-4	Ashby	Keith E	Baldwin	Patricia A	10101 Spyglass Ln	Port St Lucie	FL	34986-3025
3327-705-0035-000-1	Augustine	Michael E	Wandell	Audra L	8116 Kiawah Trace	Port St Lucie	FL	34986-3043
3328-802-0021-000-1	Babcock	Sheryl A			1910 Rancho Verde Cir West	Danville	CA	94526
3327-700-0033-000-7	Bachner	Peter W	Bachner	Lois M	7706 Greenbrier Cir	Port St Lucie	FL	34986
3321-803-0038-000-5	Bahl	Vinsh	Bahl	Gisela	8044 Plantation Lakes Dr	Port St Lucie	FL	34986
3327-711-0036-000-7	Balien	Howard	Lair	Bomjlu	43 Beschwood Ave	Manhasset	NY	11030
3327-707-0057-000-7	Baker	William A	Baker	Eileen J	3271 SE Belmont Glen Dr	Manietta	GA	30067-9118
3322-700-0055-000-7	Baratta Jr	Anthony J	Baratta	Donna B	7648 Greenbrier Cir	Port St Lucie	FL	34986
3321-803-0013-000-4	Barber	Mark A	Barber	Judy A	3155 NE Loquat Ln	Jensen Beach	FL	34957-5089
3334-600-0032-000-0	Barone	Peter	Barone	Janice	415 Laurel Creek Blvd	Moorestown	NJ	08057
3327-710-0007-000-2	Basilico	Robert F	Basta	Mary Jean	8037 Links Way	Port St Lucie	FL	34986
3328-802-0008-000-4	Basta	Joseph T	Beauchamp	Lillian E	8319 Muirfield Way	Port St Lucie	FL	34986
3327-707-0028-000-5	Beauchamp	Simon C	Beauchamp		10108 Spyglass Ln	Port St Lucie	FL	34986
3321-801-0018-000-3	Beaumer	John			1941 SE Gaskins Cir	Port St Lucie	FL	34952
3327-704-0026-000-2	Bednarek	Thomas F	DeRemer	Kathleen	273 Inem Rd	Dallas	PA	18612
3327-711-0034-000-3	Beier Sr (TR)	Ronald			8305 Riviera Way	Port St Lucie	FL	34986-3293
3321-803-0081-000-1	Bennett	Ralph	Berger	Gary A	10764 Grey Heron Ct	Port St Lucie	FL	34986
3321-801-0035-000-8	Berger	Christine C	Berger		7655 Charleston Way	Fort Pierce	FL	34986-3003
3321-803-0069-000-1	Bhalla	Rajneesh K	Bhalla	Shashi	7825 Long Cove Way	Port St Lucie	FL	34986-3002
3327-704-0011-000-4	Bljou	Paul E	Bljou	Dommalee A	8 Hancock Ln	Middletown	NJ	07748
3327-707-0021-000-6	Black	Larry E	Black	Mary K	10117 Spyglass Ln	Port St Lucie	FL	34986
3327-701-0045-000-2	Blank	Stephen N	Marron	Je-May	8553 Belfry Pl	Port St Lucie	FL	34986-3022
3322-700-0098-000-0	Blocuzzi	Theodore J			7677 Greenbrier Cir	Rockaway	NJ	07869
3328-802-0048-000-6	Bodner	Larry	Bodner	Jeanette	26 Andrea Dr	Port St Lucie	FL	34986-3021
3327-701-0041-000-4	Bohen	Judith M			8554 Belfry Pl	Brooklyn	NY	11236
3327-710-0002-000-7	Boliscar	Marjorie	Whinfield	Dennis A	42 Paerdegat 4th St	Port St Lucie	FL	34986
3327-704-0034-000-1	Bonner	James D	Bonner	Barbara A	8717 Tompson Point Rd	Port St Lucie	FL	34986-3035
3327-707-0049-000-8	Borland Jr	Raymond A	Borland	Doris J	8004 Links Way	Port St Lucie	FL	34986
3327-707-0038-000-4	Bouche	Doretha R	Bouche	Edmund L	8135 Links Way	Port St Lucie	FL	34986
3321-803-0049-000-5	Bouillon Sr	John B	Bouillon	Shirley A	8027 Plantation Lakes Dr	Port St Lucie	FL	34986-3014
3328-701-0014-000-9	Boyle	Christopher	Boyle	Judy A	100 NW Lawton Rd	Port St Lucie	FL	34986-2606
3321-803-0035-000-4	Brandt	Larry M	Brandt	Judy A	8032 Plantation Lakes Dr	Port St Lucie	FL	34986
3327-701-0049-000-0	Braun	Keith	Braun	Joann	8537 Belfry Pl	Port St Lucie	FL	34986
3321-801-0028-000-6	Braun	William E	Braun	Joyce D	7688 Charleston Way	Port St Lucie	FL	34986-3003
3327-704-0002-000-8	Brengard	Michael C	Brengard	Karen C	8742 Tompson Point Rd	Port St Lucie	FL	34986-3096
3327-705-0009-000-0	Breslin	Michael	Breslin	Angela	8109 Kiawah Ter	Port St Lucie	FL	34986
3327-707-0020-000-9	Bretton (TR)	Marilyn J			22 Duck Pond Lane	Merrimack	NH	03054
3327-424-0001-000-2	Bridlewood Development Corp				2702 NE 3rd St	Pompano Beach	FL	33062-4917
3321-803-0046-000-4	Brown	Susan F			8625 Tompson Point Rd	Port St Lucie	FL	34986
3327-704-0027-000-9	Brown	Susan F			8625 Tompson Point Rd	Port St Lucie	FL	34986
3327-701-0012-000-2	Bruins (TR)	Charlotte H			8332 Belfry Place	Port St Lucie	FL	34986-3017
3321-803-0088-000-0	Bruno	Robert			7802 Long Cove Way	Port St Lucie	FL	34986
3322-700-0042-000-3	Buchalter	JoAnn M			7719 La Mirada Dr	Boca Raton	FL	33433
3322-700-0103-000-9	Burchell	James	Burchell	Ann M	7667 Greenbrier Cir	Port St Lucie	FL	34986
3327-709-0016-000-4	Burkdeol	Ronald L	Burkdeol	Catherine A	7917 Links Way	Port St Lucie	FL	34986-3049
3327-704-0020-000-0	Buttry	Joel A			403 Sterling Rd	Jefferson	MA	01522

3321-801-0033-000-4	Calvano	Michael A	Calvano	Nessy Bella	DBE 2 Jakarta Stock Exchange Ste 1403	Jakarta	12190
3321-801-0033-000-3	Campagnola (TR)	Lawrence	Campagnola (TR)	Judy	8722 Tompson Point Rd	Port St Lucie	34986
3321-803-0028-000-6	Cantrell	Gary	Cantrell	Susan	11123 Lands End Chase	Port St Lucie	34986-3009
3328-802-0005-000-3	Caputo (TR)	James R	James R Caputo Rev Liv Trus		8307 Muirfield Way	Port St Lucie	34986-3041
3327-701-0068-000-9	Cardillo	John J	Cardillo	Patricia M	8401 Belfry Pl	Port St Lucie	34986-3020
3327-709-0011-000-9	Casey	Claire M			7900 Links Way	Port St Lucie	34986-3048
3321-803-0008-000-6	Catalan	Judith		David T	200 Doherty St	Fall River	02720
3327-704-0030-000-3	Cavanagh	Kevin	Cavanagh	Barbara	8701 Tompson Point Rd	Port St Lucie	34986
3328-701-0010-000-1	Cepeda	Maria A			8320 Calumet Ct	Port St Lucie	34986-3053
3327-709-0059-000-5	Cerulli	Jerry	Cerulli	Catherine	10209 Crosby Place	Port St Lucie	34986-3114
3327-707-0009-000-6	Cerullo	Paul	Cerullo	Sharyte	7957 Saddlebrook Dr	Port St Lucie	34986-3114
3327-701-0077-000-5	Cerullo	Jessica A			1235 Alvarado Ter	Waiala Waiala	99362-2107
3327-701-0007-000-4	Cerullo	Paul			7980 Plantation Lakes Dr	Port St Lucie	34986-3114
3321-803-0022-000-0	Chalaxani	Prasad	Chalaxani	Mydhili	7957 Saddlebrook Dr	Port St Lucie	34986-3012
3321-803-0057-000-4	Channon	Patricia M			7995 Plantation Lakes Dr	Port St Lucie	34986-3005
3321-803-0078-000-7	Chastain	Owen F	Chastain	Sharyne	9632 Crooked Stick Ln	Port St Lucie	34986
3334-600-0006-000-9	Chin-Aleong	Wanda K	Chin-Aleong	Linda S	8808 Bally Bunion Rd	Port St Lucie	34986
3327-705-0043-000-0	Cholewinski	Ralph J	Cholewinski	Carolyn F	8027 Kiawah Tr	Port St Lucie	34986
3327-709-0010-000-2	Choung	Steven	Choung	Soo	2729 Chatworth Dr	Beloit	53511
3321-803-0055-000-0	Christiano	Claude M	Christiano	Barbara H	8729 Tompson Point Rd	Port St Lucie	34986
3327-704-0037-000-2	Christiano	Claude M	Christiano	Barbara H	8729 Tompson Point Rd	Port St Lucie	34986
3334-600-0051-000-9	Chung	Youngin	Chung	Hye Sun	32 Glenview Dr	Warren	07059
3334-600-0020-000-3	Cicchese	Alfred L	Cicchese	Alice T	8609 Bally Bunion Rd	Port St Lucie	34986
3334-600-0014-000-8	Cimperman	Wayne C	Cimperman	Tami H	8833 Bally Bunion Rd	Port St Lucie	34986
3327-701-0011-000-5	Cioci	Susan	Cioci	Thomas	8328 Belfry Pl	Port St Lucie	34986
3327-711-0002-000-0	Clubside POA Inc				2160 NW Reserve Park Tr	Port St Lucie	34986
3327-701-0060-000-3	Coblitz	Phil	Coblitz	Sandra	4 Willow Farms Ln	Pittsburgh	15238
3328-802-0007-000-7	Cohen	Susan B	Boschen Jr	Richard E	8315 Muirfield Way	Port St Lucie	34986
3321-801-0046-000-8	Collina	Romeo S	Collina	Annie V	1900 Nebraska Ave Ste 8	Fort Pierce	34950-4820
3327-705-0010-000-0	Collins (TR)	Linda M			8105 Kiawah Trce	Port St Lucie	34952
3321-801-0007-000-3	Collura Jr	Domenick A	Collura	Theresa	7680 Wyldewood Way	Port St Lucie	34986
3327-700-0017-000-7	Colucci (TR)	Linda J			2271 Middle Rd	East Greenwich	02818
3327-705-0034-000-4	Connolly	C Robert	Connolly	Agnes	8112 Kiawah Trace	Port St Lucie	34986-3025
3328-802-0016-000-3	Conway (TR)	Carol A			7650 Greenbrier Circle	Port St Lucie	34986
3327-707-0039-000-5	Cook	William A			6718 Whittier Ave	McLean	22101
3327-707-0039-000-5	Cook	Henry L	Cook	Jane F	8044 Links Way	Port St Lucie	34986
3334-600-0022-000-7	Cooper	Darrell H	Cooper	John O	8029 Links Way	Port St Lucie	34986
3327-705-0024-000-1	Coppola (TR)	Joseph C	Coppola (TR)	Charlotte M	8801 Bally Bunion Rd	Port St Lucie	34986
3321-803-0023-000-7	Corace (TR)	Beatrice	Corace (TR)	Lydia	8052 Kiawah Tr	Port St Lucie	34986-3012
3321-803-0079-000-1	Cordle	Morris B	Cordle	Paula G	7984 Plantation Lakes Dr	Port St Lucie	34986
3321-803-0079-000-4	Corey	Hamilton	Corey	Sue W	7921 Links Way	Port St Lucie	34986
3334-600-0045-000-4	Costello	Michael	Costello	Jeanne	10720 Grey Heron Ct	Port St Lucie	34986-3010
3321-801-0032-000-7	Cox	Edward V	Cox	Linda W	8720 Bally Bunion Rd	Port St Lucie	34986
3327-701-0027-000-0	Cox (TR)	Thomas R	Cox (TR)	Linda R	7664 Charleston Way	Port St Lucie	34986-3003
3327-705-0028-000-9	Coyle	Richard A	Coyle	Lori R	8504 Belfry Pl	Port St Lucie	34986
3327-705-0012-000-4	Coyle	James R	Coyle	Claire	8068 Kiawah Tr	Port St Lucie	34986
3321-801-0057-000-8	Cramer	Kenneth J	Cramer	Rochelle A	8004 Kiawah Terr	Port St Lucie	34986
3327-709-0040-000-1	Crossman	E Raymond	Crossman	Brenda E	7724 Wexford Way	Fort Pierce	34986-3007
3327-701-0047-000-6	Crouch (TR)	Katherine	Crouch (TR)	James	10308 Crosby Pl	Port St Lucie	34986-3054
3328-802-0017-000-0	Cullen	David A	Cullen	Judy F	8 Saxford Ln	Nashua	03063-1502
3321-801-0060-000-2	Culpepper	E Brett	Culpepper	Deborah E	8411 Muirfield Way	Port St Lucie	34986
3327-707-0041-000-4	Cunningham	Timothy R	Cunningham	Patricia M	7921 Plantation Lakes Dr	Port St Lucie	34986
3327-700-0045-000-4	Curran	James M	Curran	Audrey L	300 E 57 St #100	New York	10022
3327-701-0025-000-6	Dabberdt	Richard M	Dabberdt	Eva	7668 Greenbrier Cir	Port St Lucie	34986-3021
3327-704-0009-000-7	Dachiet	Thomas	Dachelet	Alvson	8500 Belfry Pl	Ft Pierce	34986-3021
3321-803-0032-000-3	Damenti	Marie A			9600 Conchshell Manor	Plantation	33324
3327-704-0005-000-9	Danielian	Bruce			8518 Belfry Pl	Plantation	34986-3021
3327-709-0009-000-2	Davis	Wintrop F	Davis	Barbara K	9670 Landings Dr	Port St Lucie	34986
3327-710-0004-000-1	Davis	Joseph	Davis	Gale J	7908 Tompson Point Rd	Port St Lucie	34986-3048
3328-802-0027-000-3	Davis	Douglas	Davis	Joy	8049 Links Way	Port St Lucie	34986
3327-707-0050-000-8	DeCesare	Victor D	DeCesare		8444 Muirfield Way	Port St Lucie	34986
3321-803-0059-000-8	Deering Sr	Bryan T	Deering Sr	Debra A	8000 Links Way	Port St Lucie	34986
					7983 Plantation Lakes Dr	Port St Lucie	34986-3060

3328-701-0018-000-7	Deering Sr	Bryan T	Deering	Debra A	7983 Plantation Lakes Dr	Port St Lucie	FL	34986-3060
3328-701-0042-000-3	Deery	Robert E	Deery	Della C	8708 Bally Bunton Rd	Port St Lucie	FL	34986
3321-801-0052-000-3	Deery	Robert E	Deery	Della C	7717 Wexford Way	Port St Lucie	FL	34986-3007
3327-709-0031-000-5	DeFalco	Paul J	DeFalco	Beverly A	7963 Poppy Hills Ln	Port St Lucie	FL	34986-3056
3322-700-0047-000-8	DeLawrey	Richard A	DeLawrey	Regina D	7664 Greenbrier Cir	Port St Lucie	FL	34986
3321-803-0011-000-0	Desai	Sureshachandra N	Desai	Angeline C N	7956 Plantation Lakes Dr	Port St Lucie	FL	34986
3321-803-0012-000-7	Desai	Sureshachandra	Desai	Angeline	7956 Plantation Lakes Dr	Port St Lucie	FL	34986
3327-707-0040-000-5	Desoye	Paul	Desoye	Caroline S	8040 Links Way	Port St Lucie	FL	34986
3327-711-0035-000-0	Detzler	James K	Detzler	Judith Ann	167 North Madison	Oswego	IL	60543
3321-801-0021-000-7	Deuschle	Brian C	Deuschle	Jackie	8072 Kiawah Trace	Port St Lucie	FL	34986-3006
3327-705-0029-000-6	Dichara	John B	Dichara	Jill	7916 Links Way	Port St Lucie	FL	34986
3327-709-0007-000-8	Didominici	Daniel	Didominici	Mary T	8800 Bally Bunton Rd	Port St Lucie	FL	34986-3023
3334-600-0004-000-5	Dilegido	John R	Dilegido	Patricia M	7694 Wexford Way	Port St Lucie	FL	34986
3321-801-0014-000-5	Dillman	Michael L	Dillman	Ann L	PO Box 284	Hampton Falls	NH	03844
3327-705-0036-000-8	Diltz	Robert M	Diltz	Terrace B	7428 Laurels Pl	Port St Lucie	FL	34986-3268
3327-707-0047-000-4	Dinnerman	Helen	Dinnerman	Terrence B	7909 Links Way	Port St Lucie	FL	34986-3049
3327-709-0014-000-0	Doldi	Robert S	Doldi	Minda Q	9604 Enclave Cir	Port St Lucie	FL	34986
3321-803-0061-000-5	Donahue	Richard K	Donahue	Eric	264 N Hollywood Blvd	Las Vegas	NV	89110
3328-701-0016-000-3	Donnelly	Richard B	Donnelly	Mandy	10125 Spyglass Way	Port St Lucie	FL	34986
3327-707-0019-000-9	Doran	Mark J	Doran	Tamara D	11100 Lands End Chase	Port St Lucie	FL	34986-3008
3321-803-0014-000-1	Doss	Eric	Doss	Judith A	7679 Wyldwood Way	Port St Lucie	FL	34986
3321-801-0008-000-0	Dryden	Gary O	Dryden	Stephanie	8040 Plantation Lake Dr	Port St Lucie	FL	34986
3321-803-0037-000-8	Dryer	James R	Dryer	Paul A	8107 Links Way	Port St Lucie	FL	34986
3327-709-0043-000-2	Duchin	Robert J	Duchin	Paul A	8323 Calumet Ct	Port St Lucie	FL	34986
3328-701-0015-000-6	Dunbar	Lionel	Dunbar	Paul A	8741 Bally Bunton Rd	Port St Lucie	FL	34986
3334-600-0029-000-6	Duncan	Jackie P	Duncan	Frances C	8117 Alister Pl	Blainville QC	FL	34986-3045
3327-707-0035-000-4	Dykes Sr	James B	Dykes Sr	Chris D	86 De Tournois St	Port St Lucie	FL	34986-3030
3327-705-0041-000-6	Edmond	Jean-Pierre	Edmond	Chris D	7785 Green View Trl	Port St Lucie	FL	34986-3010
3321-801-0062-000-6	Edwards	Mark A	Edwards	Julie Ann Ellsworth Trust	10763 Grey Heron Ct	Port St Lucie	FL	34986
3321-803-0077-000-0	Elam	James H	Elam	Engles	10109 Crosby Pl	Port St Lucie	FL	34986
3327-710-0013-000-7	Ellsworth	Julie Ann	Ellsworth	Engles	10113 Crosby Pl	Port St Lucie	FL	34986
3327-700-0009-000-7	Emanuel	Geraldine	Emanuel	Engles	7683 Wyldwood Way	Orland Park	IL	60462
3321-801-0039-000-7	Engles	Joel F	Engles	Engles	8108 Wheeler Dr	Port St Lucie	FL	34986-3003
3321-801-0036-000-5	Evans	Adolfo U	Evans	Engles	7659 Chardston Way	Louisville	KY	40245
3322-700-0056-000-4	Fadel	Gary L	Fadel	Diana M	15518 Champion Pl	Port St Lucie	FL	34986
3327-709-0024-000-3	Fahringer	Ronald J	Fahringer	Melanie L	7966 Poppy Hills Ln	Port St Lucie	FL	34986
3327-709-0008-000-5	Farago	Robert	Farago	Theresa A	7912 Links Way	Port St Lucie	FL	34986
3334-600-0036-000-8	Fanna	Lasio	Farago	Catherine S	8713 Bally Bunton Rd	Port St Lucie	FL	34986
3327-701-0058-000-6	Federal Home Loan Mortgage	Vincent	Farina	Anna	PO Box 50122	McLean	VA	22102-2205
3321-803-0056-000-7	Ferguson (TR)	Alexander	Ferguson (TR)	Charlene C	7999 Plantation Lakes Dr	Port St Lucie	FL	34986-3005
3321-801-0026-000-2	Ferrin	Frederick H	Ferrin	Cynthia M	7696 Charleston Way	Port St Lucie	FL	34986-3003
3327-707-0022-000-3	Fetrow	Lynn W	Fetrow	Cynthia M	10113 Spyglass Ln	Port St Lucie	FL	34986
3327-704-0008-000-0	Figalora	Raymond	Figalora	Maria	40 Sincal Dr	West Islip	NY	11795
3321-803-0062-000-2	Finrock	Patrick	Finrock	S Jean	7971 Plantation Lakes Dr	Port St Lucie	FL	34986-3013
3327-701-0024-000-9	Finlayson	Richard N	Finlayson	Eleanor V	8438 Belfry Pl	Port St Lucie	FL	34986
3321-803-0096-000-1	Fischetti (LF EST)	Margaret M	Fischetti (LF EST)	Janice S	8036 Plantation Lakes Dr	Port St Lucie	FL	34986
3334-600-0005-000-2	Fletcher	Robert R	Fletcher	Barbara	8804 Bally Bunton Rd	Port St Lucie	FL	34986
3327-705-0044-000-7	Floyd	Reginald	Floyd	Deborah L	1707 Behrens Rd	Port St Lucie	FL	34986
3327-701-0073-000-7	Flynn	Daniel J	Flynn	John J	8317 Belfry Pl	Port St Lucie	FL	34986
3321-801-0066-000-4	Foote	Amelia J	Bowman	John J	7903 Plantation Lakes Dr	Port St Lucie	FL	34986
3327-704-0017-000-6	F-P Investments Ltd	John A	Frensell	Kathryn K	% Stephen D Scaccia	Janesville	WI	53547-0591
3328-802-0024-000-2	Frensell	Joel R	Friedman	Lauren S	8451 Muirfield Way	Port St Lucie	FL	34986-3000
3322-700-0050-000-2	Friedman	Joel R	Friedman	Lauren S	7 Michael Ln	Scotch Plains	NJ	07076
3328-802-0014-000-9	Friedman	Richard	Friedman	Susan	7395 W 18th Ln	Hialeah	FL	33014
3334-600-0021-000-0	Furman	Richard	Furman	Susan	8805 Bally Bunton Rd	Port St Lucie	FL	34986
3321-801-0025-000-5	Gaffney	John G	Gaffney	Karen A	324 W 9th St	Cincinnati	OH	45202-2043
3321-803-0085-000-9	Garofalo	Henry	Garofalo	Jean	7928 Plantation Lakes Dr	Port St Lucie	FL	34986
3321-803-0024-000-4	Gault Jr	A Ken	Gault	Diane L	9406 W Boynton Beach Blvd	Boynton Beach	FL	33437-4418
3322-700-0041-000-6	Gemma	Anthony N	Perrotta	Cynthia A	7289 Reserve Creek Dr	Port St Lucie	FL	34986
3321-803-0019-000-6	Geminger	Lynn	Geminger	Mary A	3789 Tuscany	Poland	OH	44514
3321-803-0052-000-9	Giordano	Patrick	Giordano	Ada	11445 Lands End Chase	Port St Lucie	FL	34986-3009
3334-600-0033-000-7	Gipp	Frederick T	Gipp	Ada	1821 NW 109th Ave	Plantation	FL	33322
					10 Bergers Ct	Yaphank	NY	11980-1509

3328-802-0019-000-4	Gnizak	Eleanor B	Gnizak	Raymond J	8425 Muirfield Way	Port St Lucie	FL	34986
3327-704-0015-000-2	Godwin	Franklin E	Godwin	Veronica M	9864 E Grand River Suite 110 #325	Brighton	MI	48116
3334-600-0011-000-7	Goldzwieg	Arthur	Goldwin	Linda A	9159 Isles Cay Dr	Delray Beach	FL	33446
3327-701-0075-000-1	Gordon	Roy C	Goodrich	Winsome M	13320 Perry Cir	Warren	MI	48093-1330
3327-701-0072-000-0	Gordon	Vincent	Gordon	Elizabeth A	2125 SW Idaho Lane	Port St Lucie	FL	34953
3327-707-0015-000-1	Gordon	David L	Gordon	Elizabeth A	8100 Links Way	Port St Lucie	FL	34986
3321-803-0033-000-0	Goyal	Anil K	Goyal	Josephine H	3535 SW Racquet Club Way	Palm City	FL	34990-2612
3321-803-0034-000-7	Goyal	Ajay K	Goyal	Lorraine M	8028 Plantation Lakes Dr	Port St Lucie	FL	34986-3013
3327-707-0035-000-7	Grabby	Timothy L	Grant	8333 Belfry Pl	8113 Allister Pl	Port St Lucie	FL	34986
3327-701-0069-000-6	Grant	William N	Grant	Lorraine M	7650 Westford Way	Port St Lucie	FL	34984
3321-801-0015-000-2	Greene	Gene L	Greaves	Maryann	37 Balfour Rd	Palm Beach Gardens	FL	33418
3321-801-0029-000-3	Greeter	Robert	Greaves	Maryann	8424 Muirfield Way	Port St Lucie	FL	34986
3328-802-0032-000-1	Greaves	Marianne	Griffin	Joan	7654 Greenbrier Cir	Port St Lucie	FL	34986
3327-707-0032-000-6	Griffin	Stanley	Griffin	Josephine H	8101 Alister Pl	Port St Lucie	FL	34986
3334-600-0031-000-3	Groff	Paul F	Groff	Victoria M	125 Justabout Rd	Venetia	PA	15367
3334-600-0052-000-6	Groff	Patricia C	Grossberg	Josephine H	8748 Bally Bunion Rd	Port St Lucie	FL	34986-3086
3334-600-0035-000-1	Grossberg	Jeffrey	Grossberg	Marine L	8000 Peters Rd Ste A-200	Plantation	FL	33324
3321-803-0079-000-1	Guerrier	Georges C	Guerrier	M Kertly	7232 LONG COVE WAY	Port St Lucie	FL	34986-3002
3327-704-0021-000-7	Hachinsky	David M	Guerrier	M Kertly	8601 Tompson Point Rd	Port St Lucie	FL	34986
3327-701-0028-000-7	Hains	James W	Hains	Lois E	8506 Belfry Pl	Port St Lucie	FL	34986-3021
3327-704-0039-000-6	Halbert	Doug	Halbert	April	42 Maxwell Dr	Kitchener ON	NC	NZR 1A4
3327-704-0004-000-2	Halbert	Raymond	Halbert	Victoria M	8734 Tompson Point Rd	Port St Lucie	FL	34986
3321-801-0039-000-6	Haley (TR)	Vernon F	Haley (TR)	Victoria M	7671 Charleston Way	Port St Lucie	FL	34986-3003
3321-803-0016-000-5	Hall	Frank	Haley (TR)	Victoria M	11146 Lands End Chase	Port St Lucie	FL	34986-3009
3327-709-0006-000-1	Hann (TR)	Ki-Hwang	Hann (TR)	In-Sook	7920 Links Way	Port St Lucie	FL	34986
3321-801-0030-000-3	Hammer	William H	Hammer	Pamela J	7672 Charleston Way	Port St Lucie	FL	34986
3327-701-0067-000-2	Hanefeld	Kirk C	Kelly	Kathleen A	15 Meyer Hill Dr	Acton	MA	01720
3327-710-0008-000-9	Hanna	Richard A	MacBride	Abigail A	8033 Links Way	Port St Lucie	FL	34986
3328-701-0026-000-6	Hansen (TR)	Robert T	Hansen (TR)	Jo Lynn	7993 Saddlebrook Dr	Port St Lucie	FL	34986
3321-801-0058-000-5	Harris II	John E	Harris	Kathleen W	7716 Westford Way	Port St Lucie	FL	34986-3007
3327-705-0048-000-5	Hartmann	Scott A	Hartmann	Joyce	2915 Amelia Dr	Fayetteville	NC	28304-3723
3327-709-0003-000-0	Haxton-Donaghey (TR)	Judi	Haynes	Winsome C	7932 Links Way	Port St Lucie	FL	34986
3334-600-0018-000-6	Haynes	Audley A	Haynes	Winsome C	7 Olive St	Central Islip	NY	11722
3327-707-0056-000-0	Healy Jr	William A	Helstrom	Alexandra	7 Lighthouse Pt	Lloyd Harbor	NY	11743
3334-600-0010-000-0	Helstrom	Richard B	Helstrom	Alexandra	8824 Bally Bunion Rd	Port St Lucie	FL	34986
3327-705-0023-000-4	Henry	Charles T	Carreau	Ann M	8048 Kiawah Tree	Port St Lucie	FL	34986-3023
3321-803-0029-000-9	Henry	David E	Henry	Mary F	8008 Plantation Lakes Dr	Port St Lucie	FL	34986-3013
3328-802-0049-000-3	Herbert	William H	Herbert	Linda J	1741 NW 108 Terr	Pembroke Pines	FL	33026
3327-710-0006-000-5	Hess	Peter T	Hess	Patricia L	8041 Links Way	Port St Lucie	FL	34986
3322-700-0106-000-0	Hoatson	William R	Hoatson	Grace	4 Whalen Ct	West Orange	NJ	07052-3679
3334-600-0043-000-0	Hodus	Jerry	Hodus	Harriet	3 Lues Dr	Monroe	NY	10950
3328-802-0026-000-6	Hoffmann	Ronald	Hoffmann	Kirsi	8448 Muirfield Way	Port St Lucie	FL	34986
3321-803-0058-000-1	Hollis (TR)	Valeria W	Hollis (TR)	Cynthia S	7991 Plantation Lakes Dr	Port St Lucie	FL	34986-3060
3321-803-0084-000-2	Holmes	Donald R	Holmes	Cynthia S	7818 Long Cove Way	Port St Lucie	FL	34986-3001
3321-801-0017-000-6	Holt Jr	Ernest P	Honzak	Elaine	7682 Westford Way	Port St Lucie	FL	34986-3006
3327-701-0043-000-8	Honzak	Carl	Honzak	Elaine	67 Meadow Rd	Brainerd Manor	NY	10510
3327-709-0022-000-9	Horan	David C	Horan	Linda P	10120 Crosby Place	Port St Lucie	FL	34986-3050
3321-801-0053-000-0	Houdeshell	Jesse W	Houdeshell	Donna J	7721 Westford Way	Port St Lucie	FL	34986-3007
3327-709-0032-000-2	Howden	William B	Howden	Phyllis E	7967 Poppy Hills Lane	Port St Lucie	FL	34986
3327-705-0033-000-7	Huber	Michael	Huber	Roberta A	8108 Kiawah Trace	Port St Lucie	FL	34986
3327-707-0024-000-7	Hudock	George C	Hudock	Frances V	10105 Spyglass Ln	Port St Lucie	FL	34986
3321-803-0074-000-9	Hultberg	Robert	Hultberg	Ann-Marie	10785 Grey Heron Ct	Port St Lucie	FL	34986
3321-801-0013-000-8	Hunger Jr	Robert F	Hunger	Janice H	7698 Westford Way	Port St Lucie	FL	34986-3006
3327-701-0016-000-0	Hurt (TR)	Maure	Hurt (TR)	Gerlinde Bachman Hurt Rev Tr	8410 Belfry Pl	Port St Lucie	FL	34986
3321-803-0085-000-5	Husein	Thomas R	Imboden	Barbara A	7822 Long Cove Way	Port St Lucie	FL	34986
3327-701-0018-000-4	Imboden	Mabel	Imboden	Emilie	8418 Belfry Pl	Port St Lucie	FL	34986
3327-707-0046-000-7	Ing	Walker P	Slaughter I	Emilie	10 Chestnut Ln	Bedford	MA	01730-1052
3327-701-0042-000-1	Inman Jr	Clyde	Inman	Georgia F	8558 Belfry Pl	Port St Lucie	FL	34986-3021
3327-705-0013-000-1	Isley	Walker P	Isley	Doryne	4 Magnolia Ave	MT Vernon	NY	10553
3327-704-0018-000-3	Ismail	Hendricks	Walton	Lottie Mae	Box 8104	Suffolk	VA	23438
3327-710-0017-000-5	Izhar	Tahseen	Hussain	Fauzia	10125 Crosby Pl	Port St Lucie	FL	34986-3051
3328-802-0028-000-0	Jaensson	Bengt R	Jaensson	Bente	8440 Muirfield Way	Port St Lucie	FL	34986
3327-705-0045-000-4	James (TR)	John T	Jaensson	Bente	8055 Kiawah Tree	Port St Lucie	FL	34986-3024

3327-705-0019-000-3	Jeffier	Eileen K				8032 Kiawah Terr	Port St Lucie	FL	34986
3327-711-0030-000-5	JMCI Lic	Jeffrey N	Johnson	Elizabeth R		10109 Spyglass Ln	Traverse City	MI	49684-7427
3327-707-0023-000-0	Johnson	Paul J	Jones	Susan		104 Ravine Lake Rd	Port St Lucie	FL	34986
3334-600-0023-000-4	Jones	Glenn H				1406 S 25th St	Bernardsville	NJ	07924
3321-801-0054-000-7	Jones	Marlin D	Wang	Eve M		8259 Riviera Way	Fort Pierce	FL	34947-4706
3327-701-0020-000-1	Jue	Hyun	Jun (TR)	Christine M		5847 Sandringham Ln	Rockford	IL	61107-2566
3321-801-0042-000-0	Jung	Charles	Jung	Christine M		7687 Charleston Way	Port St Lucie	FL	34986
3334-600-0027-000-2	Jurwiak Sr	Robert J	Jurwiak	Joanne M		8749 Bally Bunton Rd	Port St Lucie	FL	34986
3321-803-0082-000-8	Kamm	Dorothy L		Paula		10786 Grey Heron Ct	Port St Lucie	FL	34986-3010
3334-600-0047-000-8	Kellard	John	Kellard	Nancy L		5 Meadow Hill Pl	Armonk	NY	10504
3327-704-0023-000-1	Kelly	Kevin C	Kelly	Diane S		7806 Long Cove Way	Williamsburg	MI	49690
3321-803-0087-000-3	Kelly	John M	Kerns	Kimberly R		8108 Links Way	Port St Lucie	FL	34986
3327-707-0013-000-7	Kerins	John J				8116 LINKS WAY	Port St Lucie	FL	34986
3327-707-0011-000-3	Keyes (TR)	John J				10124 Crosby Pl	Port St Lucie	FL	34986
3328-410-0002-000-9	King	Patricia F				10124 Crosby Pl	Port St Lucie	FL	34986
3327-709-0023-000-6	King (TR)	Patricia F				10124 Crosby Pl	Port St Lucie	FL	34986
3328-701-0012-000-5	King (TR)	Patricia F				10124 Crosby Pl	Port St Lucie	FL	34986
3328-701-0013-000-2	King (TR)	Patricia F				10124 Crosby Pl	Port St Lucie	FL	34986
3321-801-0044-000-4	Klassen	Daniel	Klassen	Jennifer L		28925 North 111th Pl	Scottsdale	AZ	85262
3321-803-0041-000-9	Klinger	Roseann M	Klinger	Linda R		8056 Plantation Lakes Dr	Port St Lucie	FL	34986-3013
3321-803-0053-000-6	Knight Jr	E H	Klueppelberg	Sharon L		7691 Wextord Way	Port St Lucie	FL	34986-3006
3321-803-0036-000-6	Koerselman	William J	Knight	Kathleen K		8011 Plantation Lakes Dr	Port St Lucie	FL	34986-3014
3327-707-0055-000-3	Kohn	Hal S	Koerselman	Nancy		8534 Belfry Place	Port St Lucie	FL	34986
3327-707-0042-000-9	Kornblum	Carl	Jackson	Susan J		27 Vandover Dr	Belle Mead	NJ	08502
3327-701-0029-000-4	Kornylak	Thomas	Kornblum	Alyse		8032 Links Way	Port St Lucie	FL	34986
3327-709-0012-000-6	Kosman	James A	Kornylak	Minjoo		1706 Surfside Dr	Fort Pierce	FL	34949-3306
3327-705-0032-000-0	Koster	William J	Kosman	Carol A		7901 Links Way	Port St Lucie	FL	34986-3049
3328-802-0030-000-7	Koval	Samuel W	Kost	Deniese L		195 Carriage Hill Dr	London ON	NSX 3W8	
3321-803-0017-000-2	Kumar	John J	Koster	Celeste G		828 Ponce de Leon Dr	Fort Lauderdale	FL	33316
3328-410-0001-000-2	Lago (LF EST)	John M	Kumar	Pushparani		8432 Muirfield Way	Port St Lucie	FL	34986
3334-600-0039-000-9	Lagrega	Frank	Lago (LF EST)	Theresa L		3206 Chapel Hill Blvd	Boynton Beach	FL	33435
3327-701-0056-000-2	Lal	Everett RS	Lai	Lily		6 Paul Pl	Blawvelt	NY	10913
3328-802-0033-000-8	Lam	Ernestina C	Anselmi	Ambretta		94 Centre St	Dover	MA	02030
3327-709-0026-000-7	Lambert	George R	Lall	Mary C		18 Edgewaterby Gardens	Edgewaterby Middlesex	MI	48302
3327-711-0028-000-8	Landon	Fred B	Lambert	Mary V		1280 Water Cliff Dr	Bloomfield Hills	MI	48302
3328-802-0029-000-7	Lapio	Daniel	Landon	Susan D		7958 Poppy Hills Ln	Port St Lucie	FL	34988-1594
3327-705-0015-000-5	Latchman	Eugene H	Lapio	Maria		325 Lakeview Ave W	Port St Lucie	FL	34986-3056
3327-704-0028-000-6	Lazer	David	Latchman	Alinda		329 Swartley Rd	Brightwaters	NY	11718
3327-701-0048-000-3	Le Clerc	William J	Lawrence	Carol A		8016 Kiawah Tree	Hatfield	PA	19440-1238
3321-803-0018-000-9	Lease (TR)	Pauline A	Levy	Caroline		10108 Crosby Pl	Port St Lucie	FL	34986-3023
3328-802-0010-000-1	LeFebvre	Judith A	Lee	Caroline		3 Coach Hill Ln	Northport	NY	11768
3327-709-0044-000-9	Legel	James T	Lee	Diane M		8541 Belfry Pl	Port St Lucie	FL	34986-3022
3327-709-0038-000-4	Levese	Leny J	Lefebvre	Pauline A		8733 Tompson Point Rd	Port St Lucie	FL	34986
3327-709-0004-000-7	Levine	Irwin	Legel	Lee		11167 Lands End Chase	Port St Lucie	FL	34986-3009
3327-707-0034-000-0	Levine	Rosalie	Leonard	Lee		8813 Bally Bunton Rd	Port St Lucie	FL	34986
3334-600-0048-000-5	Lewis	Jary W	Levy	Oka Ja		8327 Muirfield Way	Port St Lucie	FL	34986-3041
3327-701-0013-000-8	Lieberman	Kenneth S	Lewis	Claude F		8302 Belfry Pl	Port St Lucie	FL	34986-3017
3334-600-0013-000-1	Limata	Albert J	Limata	Judy		10104 Crosby Pl	Port St Lucie	FL	34986
3328-701-0023-000-5	Lincoln	Sally L	Lincoln	Joyce L		3131 Copenhaver Rd	Port St Lucie	FL	34986
3327-230-0001-000-7	Little III	John P	Lincoln	Donna M		7928 Links Way	Street	MD	21154
3321-801-0038-000-9	Lockwood	Kathi L	Lorlie	Susan J		8109 Alister Pl	Port St Lucie	FL	34986
3327-704-0035-000-8	Lordson	Shawn	Lorlie	Susan M		8732 Bally Bunton Rd	Port St Lucie	FL	34986
3327-701-0037-000-3	Lortie	Frances R	Lorlie	Susan M		8630 Tompson Point Rd	Port St Lucie	FL	34986
3327-705-0026-000-5	Lowler		Lorlie	Carole L		1582 Silver Dell Rd	Lafayette	CA	94549
				Peggy B		8120 Links Way	Port St Lucie	FL	34986
				Norman C		7981 Saddlebrook Dr	Port St Lucie	FL	34986-3114
				Sally L		2934 Westgate Ave	West Palm Beach	FL	33409
				John P		7667 Charleston Way	Port St Lucie	FL	34986-3003
				Aaron L		180 St Clair Cir	Benwyn	PA	19312
				Kathi L		67 Melemy Rd	Hudson	NH	03051
				Shawn		8060 Kiawah Tr	Port St Lucie	FL	34986

3321-803-0063-000-9	Low	John	Hobbie-Low	Julia	18 Timberline	Millwood	NY	10546
3327-701-0035-000-9	Lubelski (TR)	Richard H	Lubelski (TR)	Marie E	8530 Belfry Place	Port St Lucie	FL	34986-3021
3334-600-0026-000-5	Lucci	Penny	Lynch	Dorothy	8753 Bally Bunion Rd	Port St Lucie	FL	34986
3328-802-0022-000-8	Lynch	Edward	Lynch	Dorothy	8441 Muirfield Way	Port St Lucie	FL	34986-3000
3328-802-0027-000-9	Macchia	Faith L	MacDonald	Robert S	8312 Muirfield Way	Port St Lucie	FL	34986
3327-707-0026-000-1	Macchia	Anthony	MacDonald	Robert S	10100 Spynlass Ln	Port St Lucie	FL	34986-3044
3327-704-0016-000-9	MacDonald	Nancy A	Mack	Sharla J	99 Fox Ridge Rd	Stamford	CT	06903
3328-802-0044-000-8	Mack	Gary M	Madden	Nanette S	8324 Muirfield Way	Port St Lucie	FL	34986-3042
3327-709-0018-000-1	Madden	Robert W	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-711-0005-000-8	Mainstreet Village III LLC	Richard	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-314-0021-000-0	Mainstreet Village III LLC	Robert J	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-314-0020-000-3	Mainstreet Village III LLC	William H	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-704-0025-000-5	Malouky	James W	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-704-0006-000-6	Malek	Patricia K	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3328-802-0043-000-1	Maloney	Joseph	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-801-0037-000-2	Manfield	Karen	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-803-0030-000-9	Marrazo	Jennifer L	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-801-0012-000-1	Mars Realty Inc	Hachiro	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-701-0017-000-7	Marsh	Patrick J	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3328-701-0017-000-0	Massman	Real	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-700-0048-000-5	Masuda	Robert J	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-705-0003-000-8	Maitoni	Ray	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-711-0031-000-2	Maurice	Susan C	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-709-0035-000-9	Mazzara	Michael E	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-700-0037-000-5	McCarthy	Michael E	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-700-0044-000-3	McDermott	Ray	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-709-0025-000-0	McFerrin	Susan C	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-705-0017-000-9	McGeary (TR)	Michael E	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-701-0071-000-3	McGrath	Edward J	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-803-0007-000-9	McLaughlin	William F	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-803-0076-000-3	McLaughlin	R E	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3328-802-0038-000-3	Meadows	Barbara J	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3334-600-0030-000-6	Mehan	Ravi	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-701-0066-000-5	Melvin	Christy	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-704-0010-000-7	Michalopoulos	John R	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-803-0064-000-6	Michals	Edward	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-803-0068-000-4	Millas	Edward	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3334-600-0009-000-0	Miller	Mary Jo	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-803-0060-000-8	Milloway	Voss C	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-709-0030-000-8	Mills	John	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-803-0080-000-4	Minton	Jaceline H	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-709-0028-000-1	Miret (TR)	Paul J	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3328-802-0018-000-7	Miryees	Mary C	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3328-701-0024-000-2	Mitchell	John P	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-705-0020-000-3	Mordell	Steven	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3328-802-0040-000-0	Money	Debra	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-707-0070-000-4	Montroe Jr	Jack L	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-801-0045-000-1	Moore	Michael A	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-709-0037-000-7	Moyer	Thomas L	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-801-0065-000-7	Muraw	Tim	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3328-802-0020-000-4	Mullin	Joseph W	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-707-0053-000-9	Murphy	John L	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3334-600-0015-000-5	Murray	John P	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-701-0010-000-8	Murti (TR)	Duane A	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3328-802-0025-000-9	Myers	Mavin I	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-705-0008-000-3	Nasem	Tahir	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-801-0018-000-2	Nail	Carroll S	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-801-0049-000-9	Needham	Margaret H	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3327-701-0055-000-5	Nelson	Thomas E	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3321-801-0048-000-2	Netzler	Wayne F	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050
3334-600-0016-000-2	New	Philip	Brunetti	Clair	1601 Forum Pl Ste 805	West Palm Beach	FL	34986-3050



3322-111-0001-000-6	Port St Lucie City of	John A	Portik	Phyllis J	121 SW Port St Lucie Blvd	Port St Lucie	FL	34984-5099
3327-705-0022-000-7	Portik	John H	Porter	Anita M	8044 Kiawah Tr	Port St Lucie	FL	34986-3023
3334-600-0046-000-1	Porter	Ida	Porter	Anita M	8724 Bally Bunton Rd	Port St Lucie	FL	34986
3327-707-0043-000-6	Pover (LF EST)	Ida	Rovsgno (TR)	Ida	8028 Links Way	Port St Lucie	FL	34986-3036
3327-705-0004-000-5	Praver	Heide U	Prose (TR)	Priscilla R	8209 Kiawah Tr	Port St Lucie	FL	34986
3327-701-0008-000-1	Prose (TR)	Frederick	Pruitt	Roberta	8516 Belfry Pl	Port St Lucie	FL	34986
3328-802-0034-000-5	Pruitt	Richard	Pullizzi	Lorena	8416 Muirfield Way	Port St Lucie	FL	34987
3321-801-0014-000-3	Pulizzi	Lorenzo	Purcell	Mary L	11435 SW Aventino Dr	Port St Lucie	FL	34986
3322-700-0053-000-3	Purcell	David M	Py	Mary Jo	5 Washington Rd	Atkinson	NH	03811
3327-707-0038-000-8	Py	Phillip W	Pyun	Boowhan	8048 Links Way	Port St Lucie	FL	34986
3327-707-0059-000-1	Pyun	Seong	Rains	Cyndi J	8139 Links Way	Port St Lucie	FL	34986
3321-801-0001-000-1	Rains	Glenn A	Rak	Laurie	2913 S Federal Highway	Port Pierce	FL	34982
3322-701-0054-000-8	Rak	Richard J	Ranelli	Mary F	8517 Belfry Pl	Port St Lucie	FL	34986-3022
3322-700-0049-000-2	Ranelli	David W	Ray	Mary F	223 Giants Neck Rd	Niatic	CT	06357
3322-700-0039-000-9	Ray	Donald R	Readinger	Cynthia H	7680 Greenbrier Cir	Port St Lucie	FL	34986
3327-709-0022-000-3	Readinger	Paulina	Reddy	Kambam	2 Field Lane	Califon	NJ	07830
3328-701-0022-000-8	Reddy	Richard	Reed	Brenda	1459 A Captains Walk	Fort Pierce	FL	34980
3327-701-0050-000-0	Reed	Mark J	Regan (TR)	Lynn K	3994 SE Old St Lucie Blvd	Stuart	FL	34996
3327-707-0093-000-3	Regan (TR)	Phillip W	Register	Deanna D	8105 Alister Pl	Port St Lucie	FL	34986
3327-709-0021-000-2	Register	Joseph E	Rehor	Marianne L	PO Box 880217	Port St Lucie	FL	34988-0217
3321-803-0002-000-4	Reserve Association Inc				182 Amsterdam Av	West Babylon	NY	11704
3327-710-0001-000-0	Reserve Association Inc				2160 NW Reserve Park Trce	Fort Pierce	FL	34986-3223
3327-707-0003-000-4	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3328-802-0003-000-9	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3327-701-0003-000-6	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3328-802-0002-000-2	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3321-803-0001-000-7	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3321-801-0001-020-7	Reserve Association Inc				2160 NW Reserve Park Trce	Port Pierce	FL	34986-3223
3322-323-0001-000-7	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3327-705-0001-000-4	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3327-701-0002-000-9	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3327-709-0001-000-6	Reserve Association Inc				2160 SW Reserve Park Trce	Fort Pierce	FL	34986-3223
3327-707-0001-000-0	Reserve Association Inc				9700 Reserve Blvd	Port St Lucie	FL	34986-3264
3327-701-0001-000-2	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3328-802-0001-000-5	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3327-213-0005-000-2	Reserve Association Inc				2160 NW Reserve Park Trce	Port St Lucie	FL	34986-3223
3321-803-0003-000-1	Reserve Association Inc				2160 NW Reserve Park Trce	Fort Pierce	FL	34986-3223
3321-803-0003-000-1	Reserve Association Inc				2160 NW Reserve Park Trce	Fort Pierce	FL	34986-3223
3321-803-0003-000-1	Reserve Association Inc				2160 NW Reserve Park Trce	Fort Pierce	FL	34986-3223
3321-803-0003-000-1	Reserve Association Inc				2160 NW Reserve Park Trce	Fort Pierce	FL	34986-3223
3327-707-0002-000-7	Reserve Homes Ltd Lp				1601 Forum Pl Ste 805	West Palm Beach	FL	33401
3327-707-0008-000-9	RH USA Inc				8180 NW 29th St	Miami	FL	33122
3327-705-0021-000-0	Riaz	Sanwat	Richards	Lynnda P	8040 Kiawah Trace	Port St Lucie	FL	34986
3327-701-0015-000-3	Richards	William J	Rineberg (TR)	Barbara A	90 Jackson Rd Ext	Penfield	NY	14526
3327-710-0003-000-4	Rineberg (TR)	Richard F	Riordan (LF EST)	Diana M	8053 Links Way	Port St Lucie	FL	34986
3321-803-0067-000-7	Riordan (LF EST)	Patrick	Roberts	Patricia	7813 Long Cove Way	Port St Lucie	FL	34986
3327-705-0037-000-5	Roberts	Pamela	Roberts	Michael K	8204 Kiawah Tr	Port St Lucie	FL	34986-3027
3321-801-0027-000-9	Roberts	James A	Roberts	Anna E	880 W Route 22 #233	Lake Zurich	IL	60047
3328-701-0021-000-1	Roberts	Roy J	Rodriguez (LF EST)	Emilio G	7973 Saddlebrook Dr	Port St Lucie	FL	34986-3114
3327-705-0031-000-3	Roberts	Frederick	Rosemann	Dennis J	6500 Pine Lane	Port St Lucie	FL	34986
3328-802-0011-000-8	Rodriguez (LF EST)	John	Rogers (TR)	Jacqueline A	7952 Plantation Lakes Dr	Port St Lucie	FL	34986-3052
3327-709-0005-000-2	Rogers (TR)	John	Rohsler (TR)	Barbara T	10212 Crosby Pl	Port St Lucie	FL	34986-3028
3321-801-0034-000-1	Rohsler (TR)	Robert F H	Rollins	Donna L	8205 Kiawah Trace	Port St Lucie	FL	34986
3334-600-0024-000-1	Rollins	Willie T	Romano	Barbara A	8761 Bally Bunton Rd	Port St Lucie	FL	34986
3322-700-0035-000-1	Romano	Ralph A	Rose (TR)	Janis	19 Delbarton Dr	Madison	NJ	07940
3327-711-0027-000-1	Rose (TR)	Herbert J	Rosenbaum	James E	8251 Riviera Way	Port St Lucie	FL	34986
3334-600-0025-000-8	Rosenbaum	Mark	Rott	Caren P	8757 Bally Bunton Rd	Port St Lucie	FL	34986-3023
3327-705-0018-000-6	Ross	Lawrence A	Russell A Buyers Rev TR		8028 Kiawah Trce	Port St Lucie	FL	34986
3321-801-0006-000-6	Rott	James E			7684 Wyldwood Way	Port St Lucie	FL	34986
3327-709-0027-000-4	Russell A Buyers Rev TR				7954 Poppy Hills Ln	Port St Lucie	FL	34986-3056



3327-705-0030-000-6	Sabella	Victor	Sabella	Many	8076 Kiawah Trace	Port St Lucie	FL	34986
3328-701-0025-000-9	Sachs	Howard G	Sachs	Sharon E	7989 Saddlebrook Dr	Port St Lucie	FL	34986
3321-803-0015-000-8	Sama	Anthony L	Sama	Margaret E	11124 Lands End Chase	Port St Lucie	FL	34986-3009
3327-710-0019-000-9	Samale	Michael T	Samale	Shirley A	10205 Crosby Pl	Port St Lucie	FL	34986
3321-803-0050-000-5	Sanz	Agustin C	Sanz	Carla E	8023 Plantation Lakes Dr	Port St Lucie	FL	34986-3014
3328-802-0073-000-5	Saracini	Michael	Saracini	Regina	8445 Muirfield Way	Port St Lucie	FL	34986-3000
3328-802-0046-000-2	Sarraf	Fouad Y	Sarraf	Sybilie E	8316 Muirfield Way	Port St Lucie	FL	34986-3042
3321-803-0025-000-1	Saville	Robert J	Saville	Camille	2225 Arca Palm Rd	Boca Raton	FL	33432
3321-801-0063-000-3	Sawyer	Karen I	Sawyer	Margaret E	7913 Plantation Lakes Dr	Port St Lucie	FL	34986
3321-803-0021-000-3	Scarafoni	Gary P	Scarafoni	Carol N	48 E New Lenox Rd	Pittsfield	MA	01201-8305
3328-802-0012-000-5	Schaeffer	James R	Schaeffer	Nancy P	8335 Muirfield Way	Port St Lucie	FL	34986-3041
3327-701-0026-000-3	Scherer	George W	Scherer	Katherine V	8502 Belfry Pl	Port St Lucie	FL	34986-3021
3327-704-0012-000-1	Schiffli	Salvatore	Schiffli	Robin I	8700 Tompson Point Rd	Port St Lucie	FL	34986
3327-709-0034-000-6	Schmidt (TR)	Robert D	Weber-Schmidt (TR)	Patricia A	10204 Crosby Pl	Port St Lucie	FL	34986-3008
3321-801-0010-000-7	Schmitz II	John W	Schmitz	Stacie L	7687 Wyndwood Way	Port St Lucie	FL	34986-3002
3321-803-0072-000-5	Schubel	Scott E	Schubel	Joanne L	7837 Long Cove Way	Port St Lucie	FL	34986-3021
3327-701-0031-000-1	Schukraft (TR)	Dick	Schukraft (TR)	Barbara	8514 Belfry Pl	Port St Lucie	FL	34986-3027
3327-705-0038-000-2	Schuster	Jack	Schuster	Rita	8208 Kiawah Tr	Port St Lucie	FL	34986-3018
3327-701-0076-000-8	Schwan	Martin R	Schwan	Marilyn A	8305 Belfry Pl	Port St Lucie	FL	34986
3327-701-0016-000-8	Schwartzman	Jolanto	Schwan		10137 Spyglass Ln	Whipple	OH	45788
3321-803-0075-000-6	Schleppi (TR)	Ann J	Schleppi	Alice B	2290 Duck Creek Rd	Port St Lucie	FL	34986-3006
3321-801-0016-000-9	Schleppi I	Robert	Schleppi	Alexandra L	7686 Wexford Way	Port St Lucie	FL	34986
3327-705-0002-000-1	Scott	Ralph H	Seeger	Judy M	8217 Kiawah Trace	Port St Lucie	FL	34986-3006
3321-801-0019-000-0	Seeger	A Randall	Seeger		7675 Wexford Way	Lawrence	NY	11559
3327-701-0061-000-0	Seider	Glen A	Serio (TR)	Joan	7728 Wexford Way	Port St Lucie	FL	34986-3007
3321-801-0056-000-1	Serie (TR)	Salvatore	Serie (TR)		10105 Crosby Pl	Port St Lucie	FL	34986-3051
3327-709-0045-000-6	Shaiman (TR)	Paula	Sheehan	Diane	7663 Greenbrier Cir	Port St Lucie	FL	34986
3322-700-0105-000-3	Sheehan	John	Shiakes	Carol H	8704 Bally Bunion Rd	Port St Lucie	FL	34986
3327-705-0040-000-9	Sheppard	Christine	Shoobe	Ruth	8216 Kiawah Tr	Port St Lucie	FL	34986
3334-600-0041-000-6	Shiakes	J R	Levy-Shouldice	Melissa Ann	8505 Belfry Pl	Port St Lucie	FL	34986
3327-710-0016-000-8	Shouldice	Donald R			10121 Crosby Pl	Port St Lucie	FL	34986-3018
3327-701-0074-000-4	Showers (EST)	Kenneth			8313 Belfry Pl	Denville	NJ	07831
3328-802-0013-000-2	Sidorisky	Ronald M	Siegel	Susanne	5 Leslie Ann Ct	Port St Lucie	FL	34986
3327-709-0055-000-9	Siegel	Julian R	Siegrist	Margaret R	10300 Crosby Pl	Port St Lucie	FL	34986-3004
3321-801-0002-000-8	Siegrist	George	Siegrist	Christine	7904 Plantation Lakes Dr	Port St Lucie	FL	34986
3327-707-0027-000-8	Sigman	Gordon	Castellino		10104 Spyglass Ln	Port St Lucie	FL	34986-3007
3321-801-0059-000-2	Silver	Stanley D	Silver	Marilyn H	7700 Wexford Way	Port St Lucie	FL	34986-3012
3321-803-0026-000-8	Singh	Rajinder	Kaur	Anrit	7996 Plantation Lakes Dr	Port St Lucie	FL	34986
3322-700-0108-000-4	Skannel	Brenda K	Martinez	Alexandra M	7657 Greenbrier Cir	Port St Lucie	FL	34986
3321-801-0004-000-2	Slaton	Michael E			7912 Plantation Lakes Dr	Holland	MI	49423-9304
3327-709-0013-000-3	Slikkers	Leon R	Sloan	Gail F	5228 147th Ave	Port St Lucie	FL	34986
3327-709-0005-000-4	Sloan	Sara B	Sloan	Lisa S	7924 Links Way	Port St Lucie	FL	34986
3327-704-0003-000-5	Sloan	Richard J	Slovin	Halle	8738 Tompson Point Rd	Port St Lucie	FL	34986
3334-600-0012-000-4	Slovin	Jonathan H	Smetstad	Maureen M	8832 Bally Bunion Rd	Port St Lucie	FL	34986-3042
3328-802-0042-000-4	Smith	Steven	Smith	Sally B	8332 Muirfield Way	Port St Lucie	FL	34986
3327-700-0097-000-3	Smith	Peter J	Smith (TR)	Linda J	7681 Greenbrier Cir	Port St Lucie	FL	34986
3327-705-0006-000-9	Smith	Rodney R	Sokobin	Helene	8201 Kiawah Trace	Port St Lucie	FL	34986
3322-700-0101-000-5	Smith (TR)	K Frank	Sonne	Rebecca	7671 Greenbrier Cir	Port St Lucie	FL	34986
3327-707-0045-000-0	Sokobin	Michael	Soowal	Diane	8020 Links Way	Port St Lucie	FL	34986
3334-600-0007-000-6	Sonne	Warren J	Spahn	Debra A	8812 Bally Bunion Rd	Port St Lucie	FL	34986-3017
3327-704-0029-000-3	Song	Jennifer A	Spleen	Myrra Q	8518 Belfry Pl	Port St Lucie	FL	34986
3327-701-0021-000-8	Spahn	Carl P	PGA Village POA Inc		8633 Tompson Point Rd	Palm City	FL	34990
3321-803-0031-000-6	Spleen	Stephen P			5675 SW Mapp Rd	Port St Lucie	FL	34986-3013
3334-600-0002-000-1	Spvglass HOA Inc				3600 Club Place	Boca Raton	FL	33496-2702
3334-600-0001-000-4	Spvglass HOA Inc				3600 Club Place	Fort Pierce	FL	34982-5632
3327-708-0004-000-4	St Lucie County				2300 Virginia Ave	Fort Pierce	FL	34982-5632
3327-213-0005-010-5	St Lucie County				2300 Virginia Ave	Port St Lucie	FL	34986
3321-801-0050-000-9	Staxler (TR)	Scott R	Staxler (TR)	Nancy L	9004 Short Chip Circle	Port St Lucie	FL	34986
3327-709-0042-000-5	Staub Jr	William E	Staub	Carol A	10316 Crosby Place	Brielle	NJ	08730-1210
3321-801-0061-000-9	Stavac	Gary D	Stavac	Deborah L	904 Teaberry Ln	Port St Lucie	FL	34986
3327-701-0053-000-1	Steffey	James	Steffey	Nancy	10321 Belfry Pl	Port St Lucie	FL	34986
3327-709-0039-000-1	Steinberg	Richard H			10304 Crosby Pl	Port St Lucie	FL	34986-3054



3327-704-0031-000-0	Veres	Dean P	Veres	Helen C	8705 Thompson Points Rd	Port St Lucie	FL	34986
3321-803-0045-000-7	Vigrass	David H	Vigrass	Gerry V	8043 Plantation Lakes Dr	Port St Lucie	FL	34986
3328-803-0001-000-8	Village Lazio Association Inc				1601 Forum Pl Ste 805	West Palm Beach	FL	33401
3327-709-0041-000-8	Vincente (TR)	Raphael	Vincente (TR)	June	10312 Crosby Pl	Port St Lucie	FL	34986
3321-801-0031-000-0	Wafer	Mark V	Wafer	Valerie K	40 Grouse Cr	Ashburn ON	FL	34986
3321-801-0035-000-4	Wall IV (TR)	George A	Wall (TR)	Carole M	7729 Wexford Way	Port St Lucie	FL	34986-3013
3321-803-0028-000-2	Walters (TR)	Olga M	Walters (TR)	Madelyn A	8004 Plantation Lakes Dr	Port St Lucie	PA	18966-1159
3327-707-0054-000-4	Walters Jr	James J	Walters	Michelle	95 Post Rd	Churchville	FL	34986
3327-701-0052-000-4	Webb	Richard S	Webb		8525 Belfry Pl	Port St Lucie	FL	34986
3327-711-0033-000-6	Weber	Ursula			Edenstrasse 6	CH-7270 Dawos	FL	34986
3321-801-0003-000-5	Weigzyn	Donald J	Weigzyn	Gail	7908 Plantation Lakes Dr	Port St Lucie	FL	
3327-710-0015-000-1	Weichselgartner	Michael			ABT HAEFELLE-STR 37	85560 Ebersberg	FL	
3327-705-0007-000-6	Weiman	Ronnie	Koistinen	Seppo	Pellaksenkujala 6	Port St Lucie	FL	34986-3032
3327-709-0035-000-3	Weitzel (LF EST)	Carol G			10208 Crosby Pl	Port St Lucie	FL	34986
3322-700-0038-000-2	Welch	Shirley H			7682 Greenbrier Cir	Port St Lucie	CT	06450-8314
3322-700-0104-000-6	Welles	Majella K			142 Colindale Dr	Merriden	FL	34986-3021
3327-701-0038-000-0	Wells	Donna			8542 Belfry Pl	Port St Lucie	FL	15317
3321-801-0047-000-5	Weisch	Woodrow	Weisch	Irma	122 Cedar Ln	McMurray	PA	15317
3321-803-0066-000-0	West	Manuel D	West	Patricia E	7805 Long Cove Way	Port St Lucie	FL	34986-3002
3328-802-0004-000-6	Whalen	Richard P	Whalen	Lucille C	8303 Muirfield Way	Port St Lucie	FL	34986-3041
3334-600-0034-000-4	Whigham	Gary K			8721 Bally Bunton Rd	Port St Lucie	FL	34986-3086
3334-600-0017-000-9	Whitener (TR)	Sandra V			30530 Fox Club Dr	Farmington Hills	WI	483331-1988
3327-705-0014-000-8	Wiesenfeld	John R	Wiesenfeld	Sally J	8012 Kiawah Tr	Port St Lucie	FL	34986
3328-802-0015-000-6	Wilbanks	Roy E	Wilbanks	Cynthia H	8401 Muirfield Way	Port St Lucie	FL	34986
3321-801-0005-000-9	Williams	Paul G	Williams	Leslie G	7690 Wyldwood Way	Port St Lucie	FL	34986-1728
3321-803-0043-000-3	Williams	Suzanne			PO BOX 366	Alexandria Bay	NY	13607
3328-802-0039-000-0	Williams	Robert			15 Glassbury Ct	Mount Kisco	NY	10549
3322-700-0036-000-8	Wilson	Eileen M	Wilson	Sue E	7913 Links Way	Port St Lucie	FL	34986
3327-709-0015-000-7	Wilson	George E	Wilson	Christine L	8025 Links Way	Port St Lucie	FL	34986
3327-710-0010-000-6	Wilson (TR)	William W			84 Wachovia Bank /TR FL01.35/Tax Unit	Jacksonville	FL	32231-0062
3321-803-0065-000-3	Wolfe	Norman W	Wachovia Bank NA (TR)	Betty S	8015 Kiawah Tr	Port St Lucie	FL	34986
3327-705-0042-000-3	Wood (TR)	Chester W	Wood (TR)	Linda K	8526 Belfry Pl	Port St Lucie	FL	34986
3327-701-0034-000-2	Woodland (LF EST)	Bruce C	Woodland (LF EST)	Wilma R	8112 Links Way	Port St Lucie	FL	34986-3037
3327-707-0012-000-0	Woodland (LF EST)	Rommel J			8212 Kiawah Tr	Port St Lucie	FL	34986
3327-705-0039-000-9	Worth	Irene			8108 Alister Place	Port St Lucie	FL	34986
3327-707-0029-000-2	Wyder (TR)	John A	Wyder (TR)	Brian M	8020 Kiawah Trace	Port St Lucie	FL	34986
3327-705-0016-000-2	Wyder	Robert S	Wyder	Victoria N	8271 Spotswood Trl	Stannardsville	VA	22973-2848
3327-705-0011-000-7	Yoon	Sung H	Yoon	Hi K	7670 Greenbrier Cir	Port St Lucie	FL	34986
3322-700-0044-000-7	Zachry	F Glenn	Zachry	Linda M	8604 Tompson Point Rd	Port St Lucie	FL	34986
3327-704-0019-000-0	Zaharako	James	Zaharako	Dorothy B	8626 Tompson Point Rd	Port St Lucie	FL	34986
3327-704-0014-000-5	Zanakis	Michael	Zanakis	Alexandra	8705 Bally Bunton Rd	Port St Lucie	FL	34986
3334-600-0038-000-2	Zeek	Bob K	Zeek	Jance L	2160 NW Reserve Park Tree	Port St Lucie	FL	34986
3328-701-0001-000-5	Reserve Association Inc				951 SW Country Club Dr	Port St Lucie	FL	34986
Applicant	Soren Spiers				100 Avenue A, Suite 2A	Ft Pierce	FL	34950
Agent	Lucido & Associates, PA							
Golf Villas Condo								
3327-702-0024-000-2	Abigail A MacBride				PO Box 1206	Stannardsville	VA	22973-1206
3327-702-0017-000-0	Anthony J Kocis Patrice A Kocis				111 Turk Mar Dr	Aliquippa	PA	15001
3327-702-0021-000-1	Apple Chevrolet Inc				8585 159th St	Timley Park	IL	60477-1166
3327-702-0011-000-8	Brian F Croissant Terrance M Petak				1121 Woodhill Dr	Gibsonia	PA	15044-9231
3327-702-0004-000-6	Charles E Tatz Elaine Tatz				6180 Sun Blvd #608D	St Petersburg	FL	33715
3327-702-0019-000-4	Daniel E Brown Katherine L Brown				2388 SW Island Creek Trl	Palm City	FL	34990-4930
3327-702-0005-000-3	David Comstock				9966 Perfect Dr	Port St Lucie	FL	34986-3033
3327-702-0037-000-6	Davis S Graf Gina M Graf				8635 Plum Hollow Pt	Holland	OH	43528
3327-702-0048-000-6	Dennis G Granstad Kathleen M Granstad				PO Box 1556	Anna Maria	FL	34216
3327-702-0015-000-6	Devi Estates Inc				6501 Irvine Center Dr	Irvine	CA	92618
3327-702-0014-000-9	Duane R Mutti				4 Harbor Acres	Sandpoint	NY	11050
3327-702-0014-000-9	Duane R Mutti				15940 Meadowood Dr	Wellington	FL	33414
3327-702-0034-000-5	Edward R Sarmit Carol Sarmir				1740 SW St Lucie West Bvd #160	Port St Lucie	FL	34986
3327-702-0043-000-1	Jack T Kennebeck (TR) Teri M Kennebeck				225 Lone Ln	Allentown	PA	18940
3327-702-0028-000-0	James A Osborne Janet Osborne				315 N Meramec Ave #10	Newtown	PA	18940
					8218 Nottingham Pkwy	Clayton	MO	63105
						Louisville	KY	40222-5566



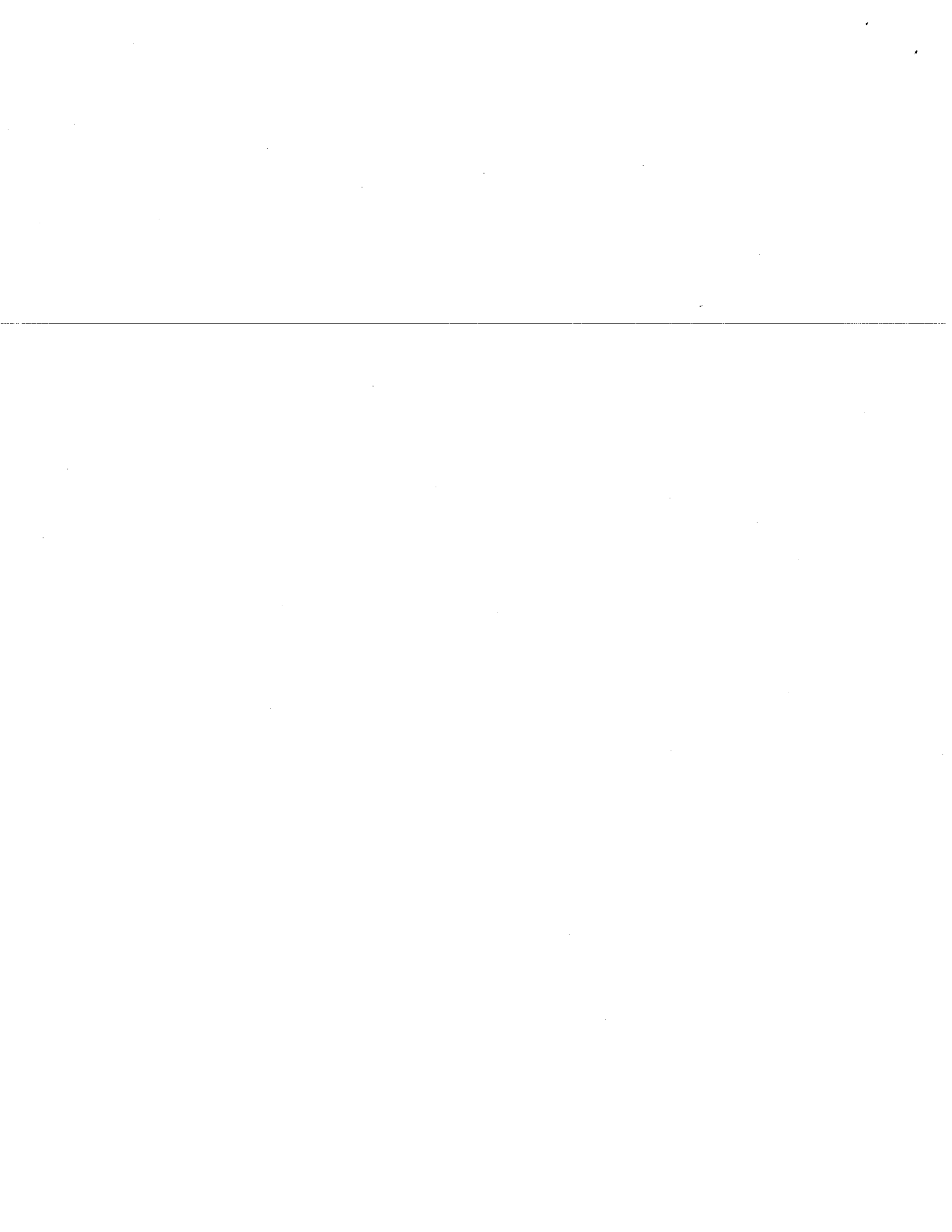


3327-703-0059-000-9	Raymond J Morris Jr	5 Andrea Dr	New Paltz	NY	12561-4304
3327-703-0059-000-2	Raymond Seire Yanik Pitre	9115 L'Ormiere Blvd	Quebec	CT	628 3K2
3327-703-0056-000-2	Richard J Kreuzer Sr Scott D Kreuzer	16 Coral Dr	Terryville	CT	6786
3327-703-0024-000-5	Richard L Evans Alanna M Evans	192 Carnes Cir	Brooklyn	MI	49230-9724
3327-703-0045-000-8	Richard P Pfaller Paula J Pfaller				
3327-703-0109-000-5	Robert Glass	W8239 Buttercup St	Wautoma	WI	54982
3327-703-0086-000-7	Robert M Beam Janet L Beam	60 Croyden Rd	Mineola	NY	11501
3327-703-0076-000-4	Robert Manrique Simone S Lima	24348 Bramblewood Dr	Novi	MI	48374-4003
3327-703-0134-000-9	Robert McKenna	9895 Perfect Dr Unit 124	Port St Lucie	FL	34986
3327-703-0127-000-7	Robert R Lalonde Shelaigh D Lalonde	9821 Perfect Dr	Port St Lucie	FL	34986
3327-703-0029-000-1	Robert S Madden	6918 Cochr Dr	Niagara Falls ON	NY	L2G 2J1
3327-703-0131-000-5	Ronald J Anania (TR)	58 Cove Rd	Huntington	NY	11743
3327-703-0067-000-8	Ronald M Nocera Brenda J Nocera	74 Snell Rd	Geneva	NY	14456
3327-703-0072-000-6	Ronald M Nocera	3702 Dijon Way	Palm Beach Gardens	FL	33410
3327-703-0119-000-8	Roy L Esperance	7350 Heatherhill Ct	Bethesda	MD	20817
3327-703-0088-000-1	Sadrudin E Patel (TR)	185 Fletcher Ln	Shelburne	VT	5482
3327-703-0001-000-8	Salvatore P Babbino Barbara M Babbino	1682 Groton Ct	Wheaton	IL	60187
3327-703-0106-000-4	Samir Farag	5591 Coral Tree Ln	Palm City	FL	34990
3327-703-0029-000-0	Sarah L Francis	322 Windham Loop	Staten Island	NY	10314
3327-703-0014-000-2	Stanley P Gorman Linda L Stewart-Gorman	10021 Perfect Dr	Port St Lucie	FL	34986-3062
3327-703-0131-000-8	Stephen C Geiger Christopher M Geiger	7154 Sevier Rd	Jamesville	NY	13078
3327-703-0065-000-4	Stephen D Clark	2915 Ricky Dr	Endwell	NY	13760-1531
3327-703-0007-000-0	Steven DeMaio	229 Pine Woods Rd	Bristol	VT	5443
3327-703-0100-000-2	Steven G Howe (TR) Carolyn C Barnett- Ho	31 Old Kettle Ct	Stroudsburg	PA	18560
3327-703-0011-000-1	Steven R Ripley	79 Van Buren St	Port Jefferson Station	NY	11776
3327-703-0026-000-9	Suzanne Paquette Chantal Cloutier	2111 Sumac Ln	Apleton	WI	54915-1081
3327-703-0039-000-3	Tajuddin M Jva JoAnn M Jva	10055 Perfect Dr	Port St Lucie	FL	34986-3062
3327-703-0037-000-9	Terrence R O'Connor Marilyn J O'Connor	892 Rue Emelie-Chambard	Quebec QC	NY	G1X 4X8
3327-703-0021-000-4	Theodore W Sharples (TR)	5423 Via Del Sole	Williamsville	NY	14721
3327-703-0122-000-6	Thomas A Callaghan Mary T Callaghan	642 E Country Grove Cir	Peardland	TX	77584-2048
3327-703-0174-000-6	Thomas P Lupinacci	3547 Winding Trl Cir	Virginia Beach	VA	23455
3327-703-0065-000-0	Thomas P Lupinacci Richard O Koenig	12856 Arrowwood Dr	Palm Beach Gardens	FL	33418
3327-703-0120-000-8	Timothy L Grady Junean W Grady	702 Chateau Rive	Muskerry Ballincollig	County Cork	
3327-703-0069-000-2	Todd M Marfyak Kim Marfyak	2000 Union Center Rd	Peekskill	NY	10566
3327-703-0040-000-3	Victor Bertucci Sarah Bertucci	8113 Alister Pl	Ulster Park	NY	12487
3327-703-0089-000-8	Victor Presutti Jr Nickie M Presutti	66 Brookfield Rd	Port St Lucie	FL	34986
3327-703-0041-000-0	Victor Vazquez Alma N Vazquez	20 Redwood Lane	Harwinton	CT	6791
3327-703-0009-000-4	W G Rosier Invests of FL Inc	5815 Seagrape Dr	Centerach	NY	11720
3327-703-0051-000-6	William A Crova	1674 Scrub Jay Rd	Fort Pierce	FL	34982-3248
3327-703-0043-000-4	William A Crova John J Crova	1111 Mill Creek Dr	Apopka	FL	32703
3327-703-0092-000-2	William J O'Connor	10079 Perfect Dr	Salado	TX	76571-0000
		37054 Grant Ave	Port St Lucie	FL	34986-3062
		189 Shellridge Dr	Romulus	MI	48174-1133
			Romulus	MI	48174-1133
			East Amherst	NY	14051-1389

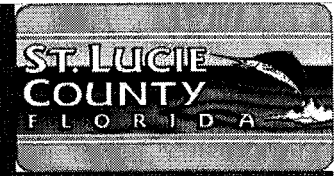
Associations

	Briarcliff	Libby Gallagher	9309 Briarcliff Trace	Port St Lucie	FL	34986
	Callaway Place	Fred Stoll	10126 Inverness Way	Port St Lucie	FL	34986
	Castle Pine I	Tim Schum	9219 Wentworth Ln	Port St Lucie	FL	34986
	Castle Pines II	Richard Wright	8132 Carnoustie Pl	Port St Lucie	FL	34986
	Castle Pines Condos	Thomas Cann	1167 SW Thoreau Ct	Palm City	FL	34990
	Castle Pines HOA	Mary Tuttle	8121 Mulligan Cir	Port St Lucie	FL	34986
	Clubside	Peter Perry	9616 Crooked Stick Ln	Port St Lucie	FL	34986
	Cypress Point	David Horan	10120 Crosby Pl	Port St Lucie	FL	34986
	Fairway Landings	Ken Sheppard	9620 Fairwood Ct	Port St Lucie	FL	34986
	Golf Villas I	Thomas Cann	1167 SW Thoreau Ct	Palm City	FL	34990
	Golf Villas II	Raymond Morris	9919 Perfect Dr	Port St Lucie	FL	34986
	Greenbrier	Jay Rachell	7634 Greenbrier	Port St Lucie	FL	34986
	Hawk's View	Martin Hayes	7140 Hawks View Trail	Port St Lucie	FL	34986
	Island Point	Joe Valentinio	9209 Short Chip Cir	Port St Lucie	FL	34986
	Kingsmill	Walt McKee	8918 First Tee Rd	Port St Lucie	FL	34986
	Maidstone	Bob Tauber	7305 Bob O'Link Way	Port St Lucie	FL	34986
	Marsh Landing	Frank Menick	7213 Marsh Ter	Port St Lucie	FL	34986

Muirfield	Ben Jaenison	8440 Muirfield Way	Port St Lucie	FL	34986
Mystic Pines	Cedric Terry Sweet	7221 Mystic Way	Port St Lucie	FL	34986
Oakhill	Keith Braun	8557 Belfry Pl	Port St Lucie	FL	34986
Pine Creek TH	Alexis Nakos	7378 Pine Creek Way	Port St Lucie	FL	34986
Reserve Golf Villas	June Heck	7625 Winged Foot Ct	Port St Lucie	FL	34986
Reserve Plantation	Dr. Robert Deery	7717 Wexford Way	Port St Lucie	FL	34986
Sabal Creek	Horace Webb	7825 Sabal Lakes Dr	Port St Lucie	FL	34986
Soyglass	Ron Shillakes	8704 Bally Bunton Rd	Port St Lucie	FL	34986
The Lakes	Bob Brayton	8828 Champions Way	Port St Lucie	FL	34986
The Pines	Russell Knowles	7409 Laurels Pl	Port St Lucie	FL	34986
Tompson Point	Susan Somers	9913 Avenel Ln	Port St Lucie	FL	34986
Torrey Pines	James Zaharako	8604 Tompson Point Rd	Port St Lucie	FL	34986
Willow Pines	Mel Harsh	7076 Torrey Pines Cir	Port St Lucie	FL	34986
Ralph Scott, President	Rocco Olivieri	7039 Willow Pine Way	Port St Lucie	FL	34986
	PGA Village Property Owners Association, Inc.	2140 NW Reserve Park Trace			







# PUBLIC HEARING NOTICE

## September 16, 2010

### PGA Village

### Small Scale Future Land Use Map Amendment

Addressed to:

**Location:**  
BOCC Chambers  
SLC Administration Annex,  
2300 Virginia Ave, Ft  
Pierce, Florida 34982

**Time: 6:00 PM**  
(or soon thereafter)

**Applicant**  
PGA Reserve Inc.,  
951 SW Country Club Dr  
Port St. Lucie, FL 34986

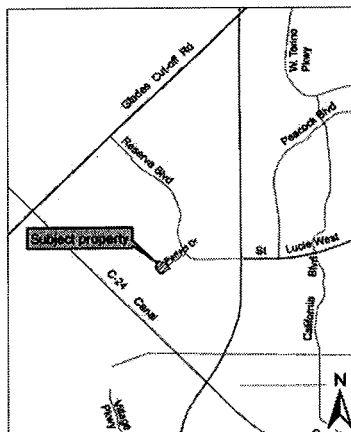
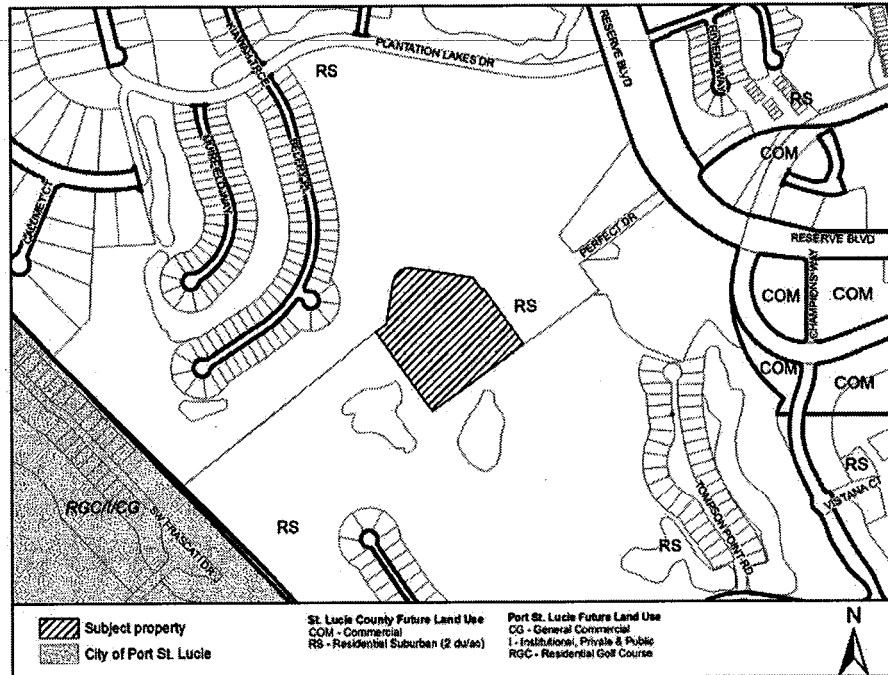
**Agent**  
Brian Nolan  
Lucido & Associates  
100 Avenue A, Suite 2A  
Ft. Pierce, FL 34950

**Property Location**  
1920 Perfect Dr,  
Port St. Lucie, FL

**Future Land Use**  
From RS (Residential Suburban - 2 du/acre) to COM (Commercial)

**Zoning**  
PNRD (Planned Non-Residential Neighborhood)

**Staff Recommendation**  
Approval



**Project Description**

PGA Reserve Inc. is petitioning for a change in the Future Land Use of a 9.9 acre parcel from RS (Residential Suburban- 2 du/acre) to COM (Commercial).

**Background**

The proposed COM Future Land Use designation is to construct a replacement PGA Golf clubhouse complex and new lodging facility to serve the PGA golf facilities at the Reserve. The project has not yet been fully designed. However, the applicant states the approximate square footage of the new/ replacement clubhouse complex is 30-35,000 square feet. In addition, the petitioner plans to construct approximately 100 hotel units in a new golf lodging facility to be located on site. The approved Final Development Order for the Reserve, includes authorization for a 90,000 square foot PGA

clubhouse.

The Planning & Zoning Commission strongly encourages your input and comment at the public hearing. You may also mail or email written comments in advance of the public hearing for inclusion in the official record regarding this proceeding.

Further details are available in the Planning & Development Services Department, please contact:

Staff Britton De Witt  
Senior Planner  
Tel. 772-462- 2822  
Email Wilsonb@StLucieco.org  
Mail 2300 Virginia Avenue  
Fort Pierce, Florida 34982

Anyone with a disability requiring accommodation to attend this meeting may contact the SLC Community Services Director at least 48 hours in advance at 772-462-1546 or TDD 772-462-1428.

## LEGAL DESCRIPTION:

A parcel of land lying in Section 27, Township 36 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 66 according to the Plat of Reserve Plantation Phase I, as recorded in Plat Book 24, Page 20, of the Public Records, of St. Lucie County, Florida, said point being on the Southerly line, of a 300.00 foot Ingress and Egress Easement known as "Reserve Boulevard", and recorded in Official Records Book 629, Pages 2523 through 2526 inclusive of the Public Records, of St. Lucie County, Florida; Thence Southeasterly along the Southerly extension of said "Reserve Boulevard"; South  $48^{\circ}11'37''$  East, a distance of 270.27 feet to the Beginning of a circular curve concave to the Southwest having a radius of 2350.00 feet and a central angle of  $25^{\circ}15'29''$ ; thence Southeasterly along the arc of said curve, an arc distance of 1035.97 feet to a point of tangency; thence South  $22^{\circ}56'08''$  East, a distance of 732.22 feet, to a point of curvature of a circular curve concave to the West, having a radius of 1124.00 feet and a central angle of  $38^{\circ}16'24''$ ; thence Southerly along the arc of said curve, an arc distance of 750.83 feet, to a point of tangency; thence South  $15^{\circ}20'16''$  West, a distance of 434.07 feet, to a point of curvature of a circular curve concave to the East having a radius of 1300.00 feet and a central angle of  $33^{\circ}35'08''$ ; thence Southerly along the arc of said curve, an arc distance of 762.03 feet to a point of tangency; thence South  $18^{\circ}14'52''$  East, a distance of 784.39 feet, to a point of curvature of a circular curve concave to the Northeast having a radius of 1034.87 feet and a central angle of  $18^{\circ}43'35''$ ; thence Southeasterly along the arc of said curve an arc distance of 338.24 feet to a point of reverse curvature of a curve concave to the West having a radius of 25.00 feet and a central angle of  $91^{\circ}10'34''$ ; thence Southwesterly along the arc of said curve a distance of 39.78 feet; thence South  $54^{\circ}12'07''$  West, a distance of 596.90 feet; thence North  $35^{\circ}47'53''$  West, a distance of 140.00 feet; thence South  $54^{\circ}12'07''$  West, a distance of 554.05 feet to the Point of Beginning; thence South  $35^{\circ}47'53''$  East, a distance of 403.31 feet; thence South  $54^{\circ}12'07''$  West, a distance of 666.09 feet; thence North  $35^{\circ}47'53''$  West, a distance of 571.88 feet; thence North  $54^{\circ}12'07''$  East, a distance of 79.08 feet; thence North  $09^{\circ}12'07''$  East, a distance of 251.17 feet, to a point of curvature of a curve concave to the South having a radius of 100.35 feet and a central angle of  $90^{\circ}00'00''$ ; thence Easterly along the arc of said curve a distance of 157.63 feet to a point of tangency; thence South  $80^{\circ}47'53''$  East, a distance of 359.19 feet; thence South  $35^{\circ}47'53''$  East, a distance of 92.19 feet; thence North  $54^{\circ}12'07''$  East, a distance of 13.50 feet to the Point of Beginning.

Said parcel containing 9.9 acres, more or less.

# ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION/ LOCAL PLANNING AGENCY PUBLIC HEARING AGENDA

September 16<sup>th</sup>, 2010

**NOTICE OF PROPOSED SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP**  
A public hearing on this proposal will be held before the Planning and Zoning Commission/ Local Planning Agency on **September 16, at 6:00 P.M.**, or as soon thereafter as the item may be heard, in the County Commission Chambers, 3rd Floor of the St. Lucie County Administration Annex, 2300 Virginia Avenue, Fort Pierce, Florida.  
The purpose of this public hearing is to consider a recommendation to the Board of County Commissioners of the following Comprehensive Plan Amendments:

## ORDINANCE NO. 10-035

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA TO APPROVE AMENDING THE ADOPTED COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR A 9.9 ACRE (M.O.L.) PARCEL OF LAND OWNED BY PGA RESERVE INC. FROM RS (RESIDENTIAL SUBURBAN - 2 DU/ACRE) TO COM (COMMERCIAL); PROVIDING FINDINGS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.**

**Petition Applicant:** PGA Reserve Inc.

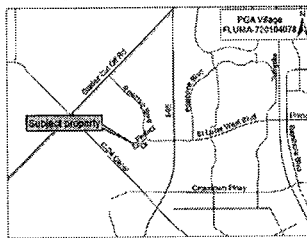
**Petition File Number:** FLUMA 720104078

**Location:** 1920 Perfect Drive, Port St. Lucie, FL

### Legal Description:

A parcel of land lying in Section 27, Township 36 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows: Commence at the Northeast corner of Lot 66 according to the Plat of Reserve Plantation Phase I, as recorded in Plat Book 24, Page 20. of the Public Records, of St. Lucie County, Florida, said point being on the Southerly line, of a 300.00 foot Ingress and Egress Easement known as 'Reserve Boulevard', and recorded in Official Records Book 629, Pages 2523 through 2526 inclusive of the Public Records, of St. Lucie County, Florida; thence Southeasterly along the Southerly extension of said 'Reserve Boulevard'; South 46°1'37" East, a distance of 270.27 feet to the Beginning of a circular curve concave to the

Southwest having a radius of 2350.00 feet and a central angle of 25°5'29"; thence Southeasterly along the arc of said curve, an arc distance of 1035.97 feet to a point of tangency; thence South 22°56'08" East, a distance of 732.22 feet, to a point of curvature of a circular curve concave to the West, having a radius of 1124.00 feet and a central angle of 38°7'24"; thence Southerly along the arc of said curve, an arc distance of 750.83 feet, to a point of tangency; thence South 15°20'16" West, a distance of 434.07 feet, to a point of curvature of a circular curve concave to the East



having a radius of 1300.00 feet and a central angle of 33°5'08"; thence Southerly along the arc of said curve, an arc distance of 762.03 feet to a point of tangency; thence South 18°14'52" East, a distance of 784.39 feet, to a point of curvature of a circular curve concave to the Northeast having a radius of 1034.87 feet and a central angle of 18°43'35"; thence Southeasterly along the arc of said curve an arc distance of 338.24 feet to a point of reverse curvature of a curve concave to the West having a radius of 25.00 feet and a central angle of 91°10'34"; thence Southwesterly along the arc of said curve a distance of 39.79 feet; thence South 54°12'07" West, a distance of 596.90 feet; thence North 35°47'53" West, a distance of 140.00 feet; thence South 54°2'07" West, a distance of 554.05 feet to the Point of Beginning; thence South 35°47'53" East, a distance of 403.31 feet; thence South 54°2'07" West, a distance of 606.09 feet; thence North 35°47'53" West, a distance of 571.88 feet; thence North 54°12'07" East, a distance of 79.08 feet; thence North 09°12'07" East, a distance of 251.17 feet, to a point of curvature of a curve concave to the South having a radius of 100.35 feet and a central angle of 90°00'10"; thence Easterly along the arc of said curve a distance of 157.63 feet to a point of tangency; thence South 80°47'53" East, a distance of 359.19 feet; thence South 35°47'53" East, a distance of 82.19 feet; thence North 54°2'07" East, a distance of 13.50 feet to the Point of Beginning. Said parcel containing 9.9 acres, more or less.

**Purpose:** To amend the Future Land Use Map for a 9.9 acre portion of a parcel from RS (Residential Suburban - 2 dwelling units/acre) to COM (Commercial).

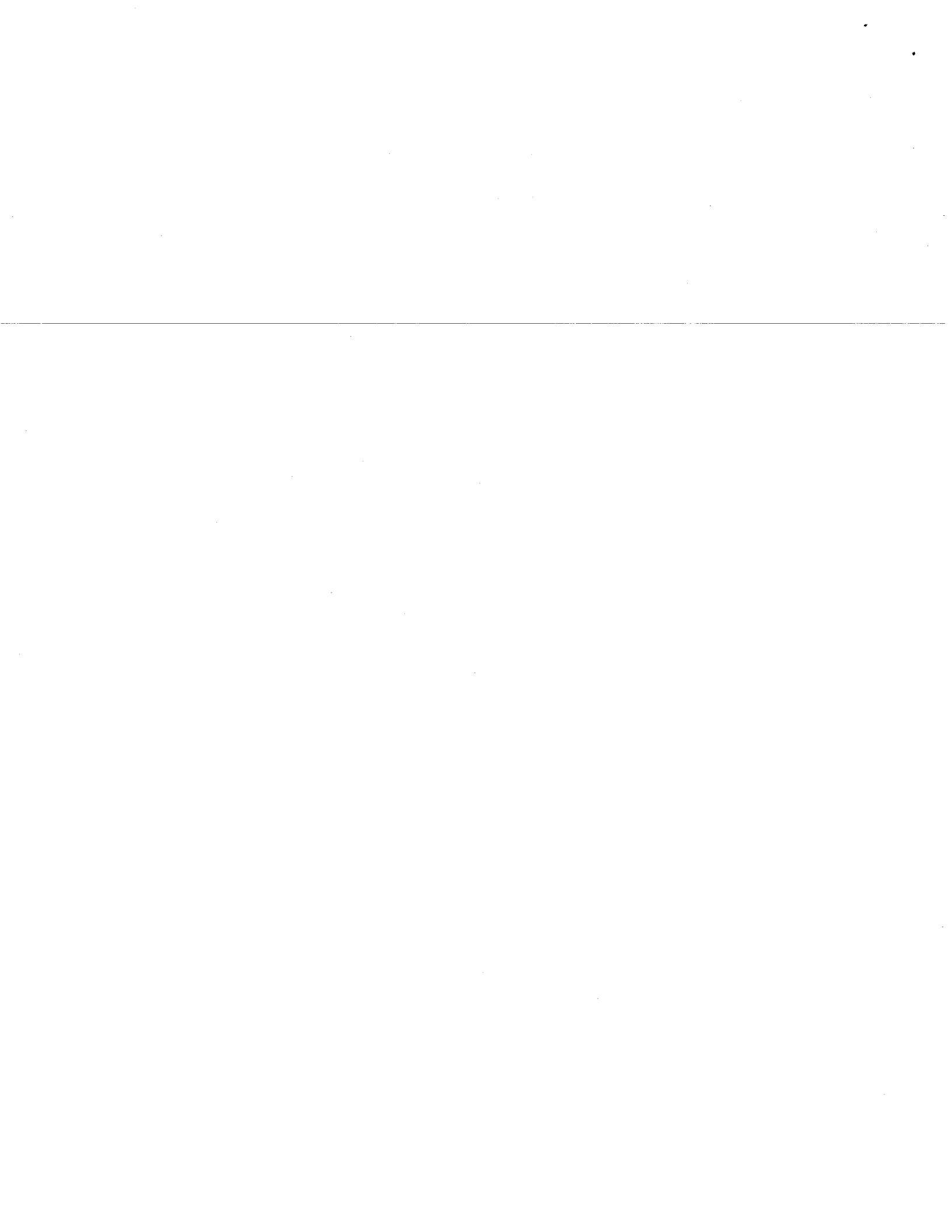
All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Planning and Zoning Commission/Local Planning Agency should be received by the Planning and Development Services Department - Planning Division at least 3 days prior to the scheduled hearing. The petition file is available for review at the Planning and Development Services Department offices located at 2300 Virginia Avenue, 2<sup>nd</sup> Floor, Fort Pierce, Florida, during regular business hours. Please call 772/462-2822 or TDD 772/462-1428 if you have any questions or require additional information.

The St. Lucie County Planning and Zoning Commission/Local Planning Agency has the power to review and recommend to the St. Lucie County Board of County Commissioners, for approval or disapproval, any applications within their area of responsibility.

The proceedings of the Planning and Zoning Commission/Local Planning Agency are electronically recorded. **PURSUANT TO Section 286.0105, Florida Statutes,** if a person decides to appeal any decision made by the Planning and Zoning Commission/Local Planning Agency with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Risk Manager at least forty-eight (48) hours prior to the meeting at (772)462-1548 or T.D.D. 772/462-1428. Any questions about this agenda may be referred to St. Lucie County Planning Division at (772) 462-2822.

**PLANNING AND ZONING COMMISSION/  
LOCAL PLANNING AGENCY  
ST. LUCIE COUNTY, FLORIDA  
/S/CRAIG MUNDT, CHAIRMAN  
PUBLISH DATE: September 3, 2010**



# Small Area Future Land Use Map Amendment



**PGA Village**

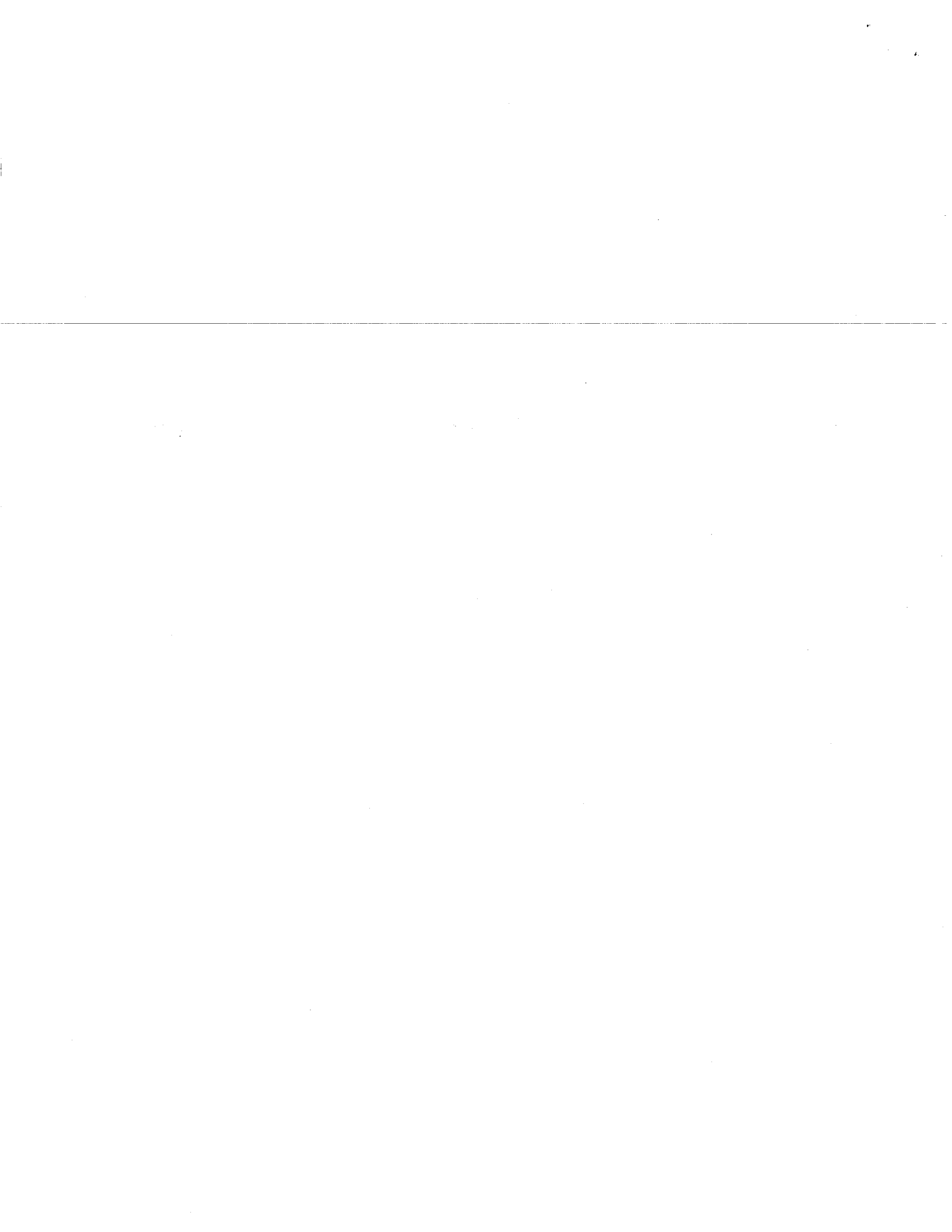
St. Lucie County, Florida

PGA Golf Properties  
951 SW Country Club Drive  
Port Saint Lucie, FL 34986

July 16, 2010



Lucido & Associates



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Exhibit K: \_\_\_\_\_ Service Capacity Verifications

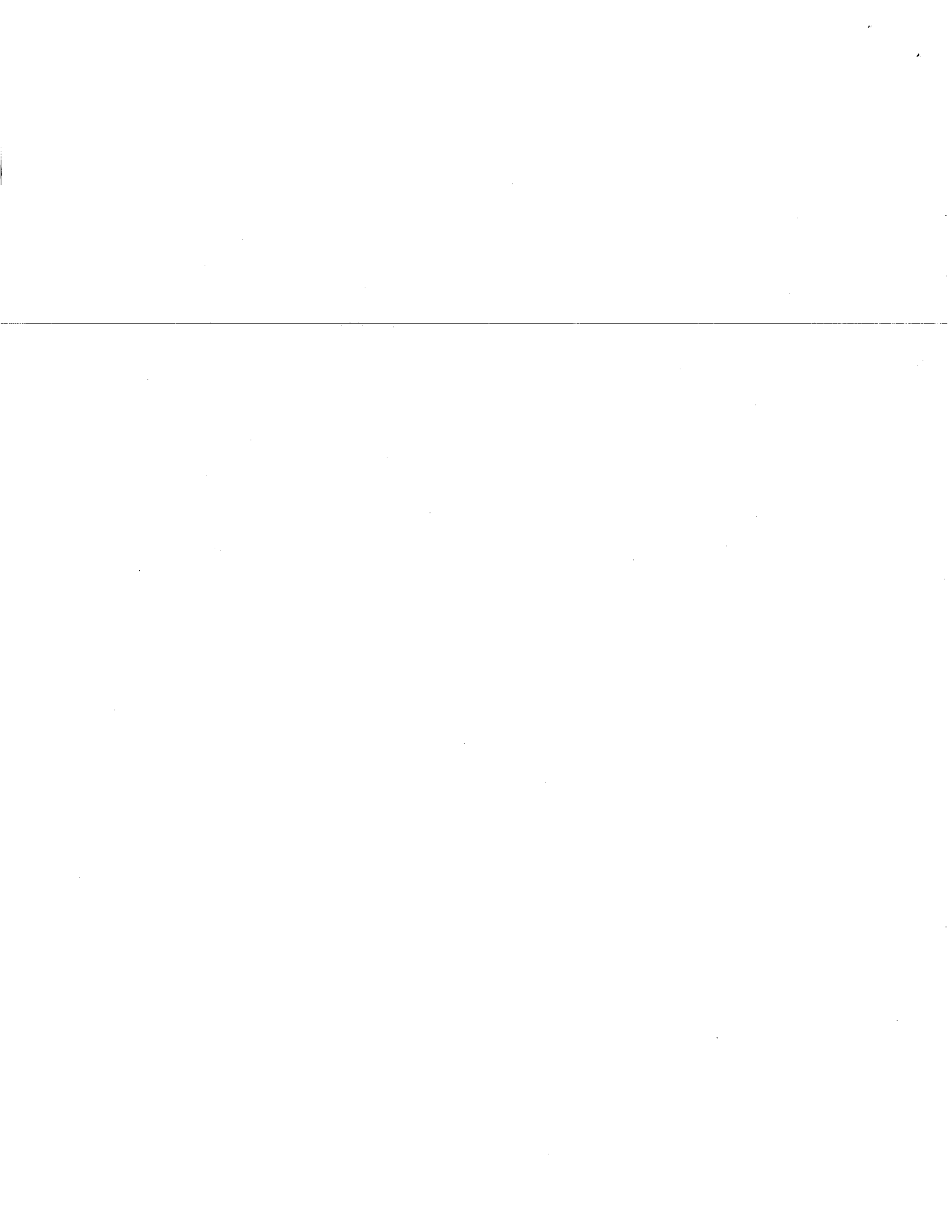
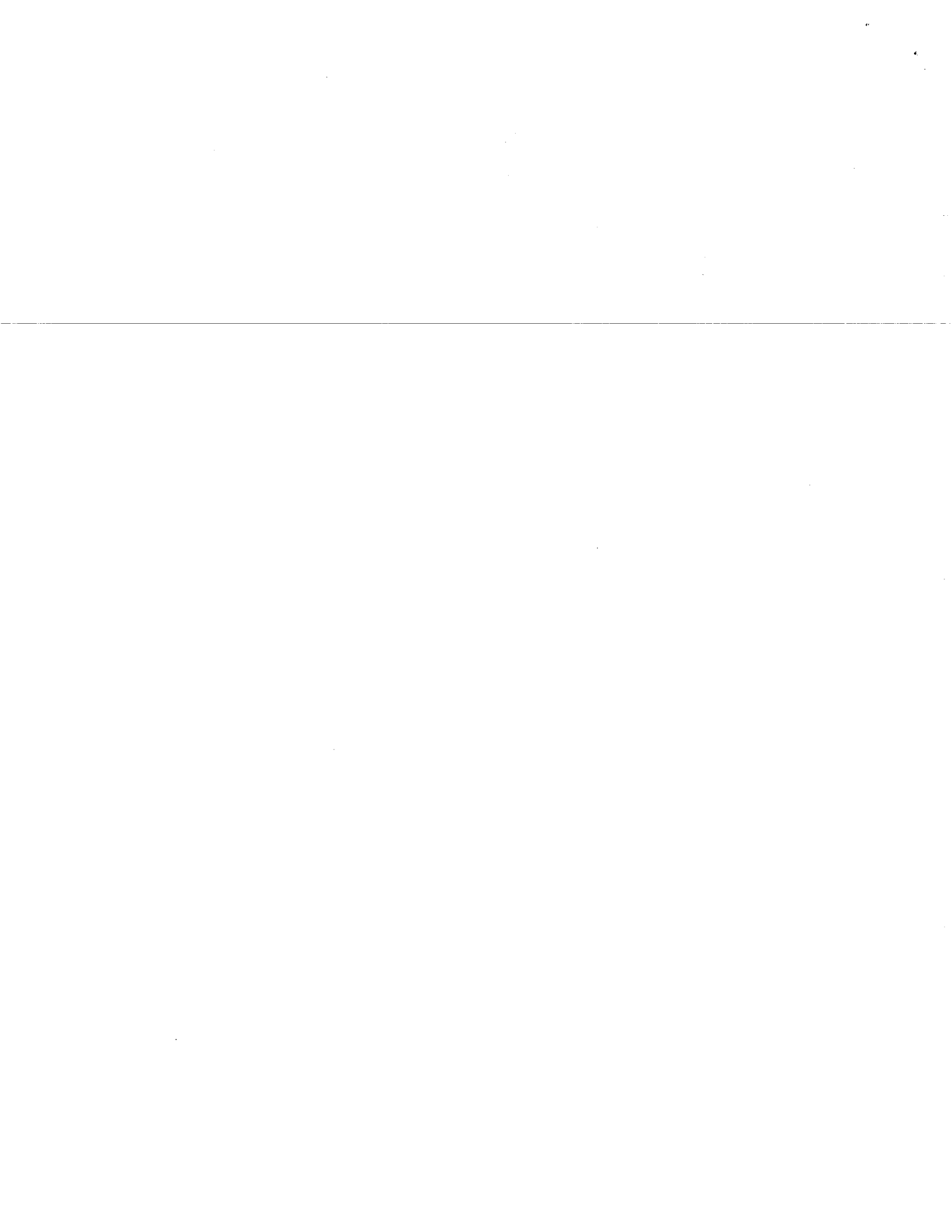
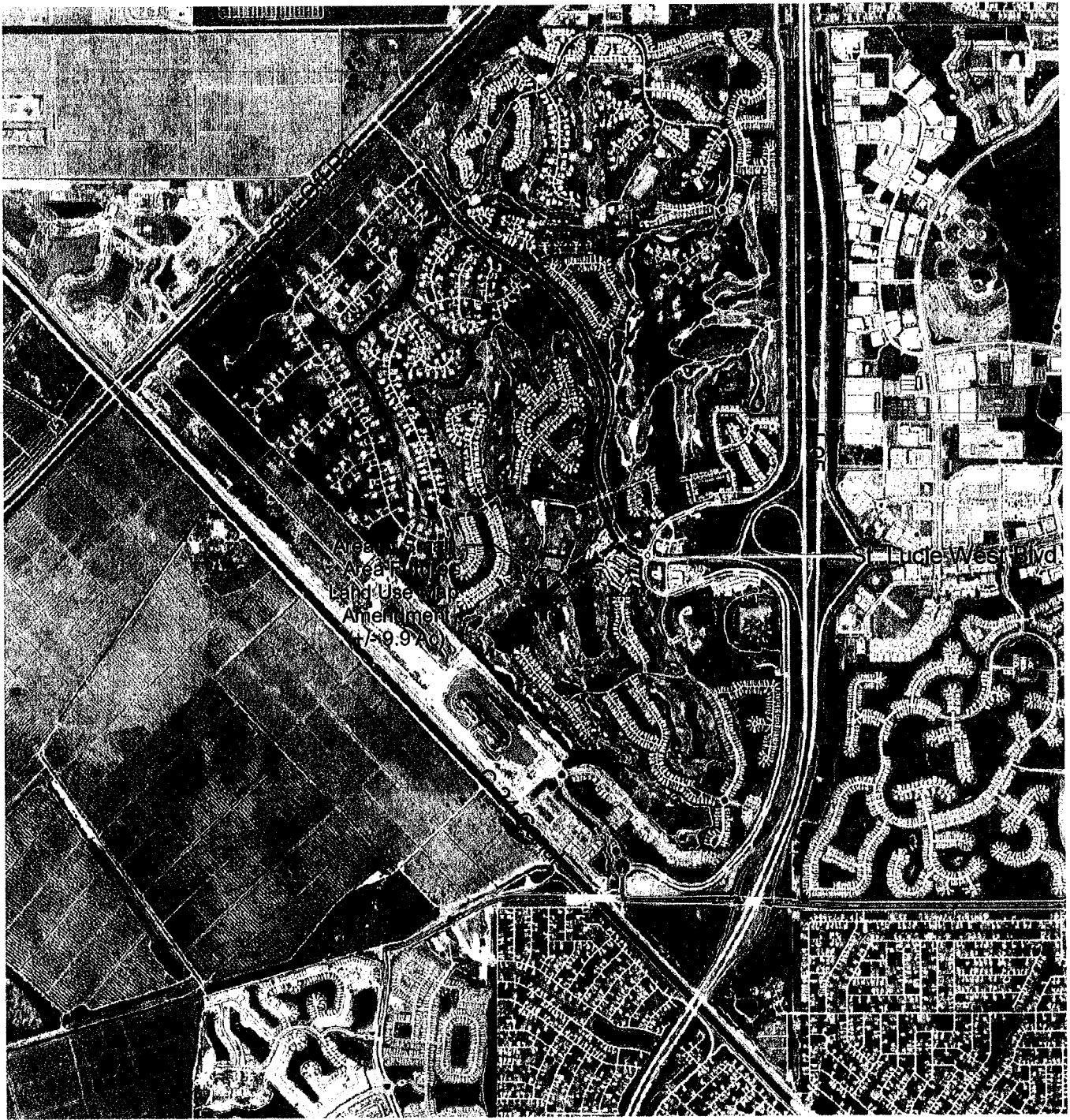




Exhibit A

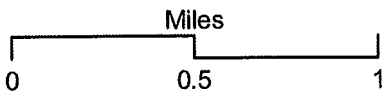
Site Aerial Exhibits





**Legend**


 PGA Clubhouse

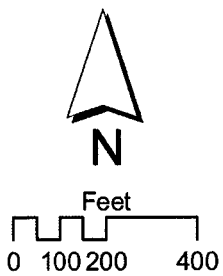


# PGA Clubhouse Site Aerial Exhibit



**Legend**

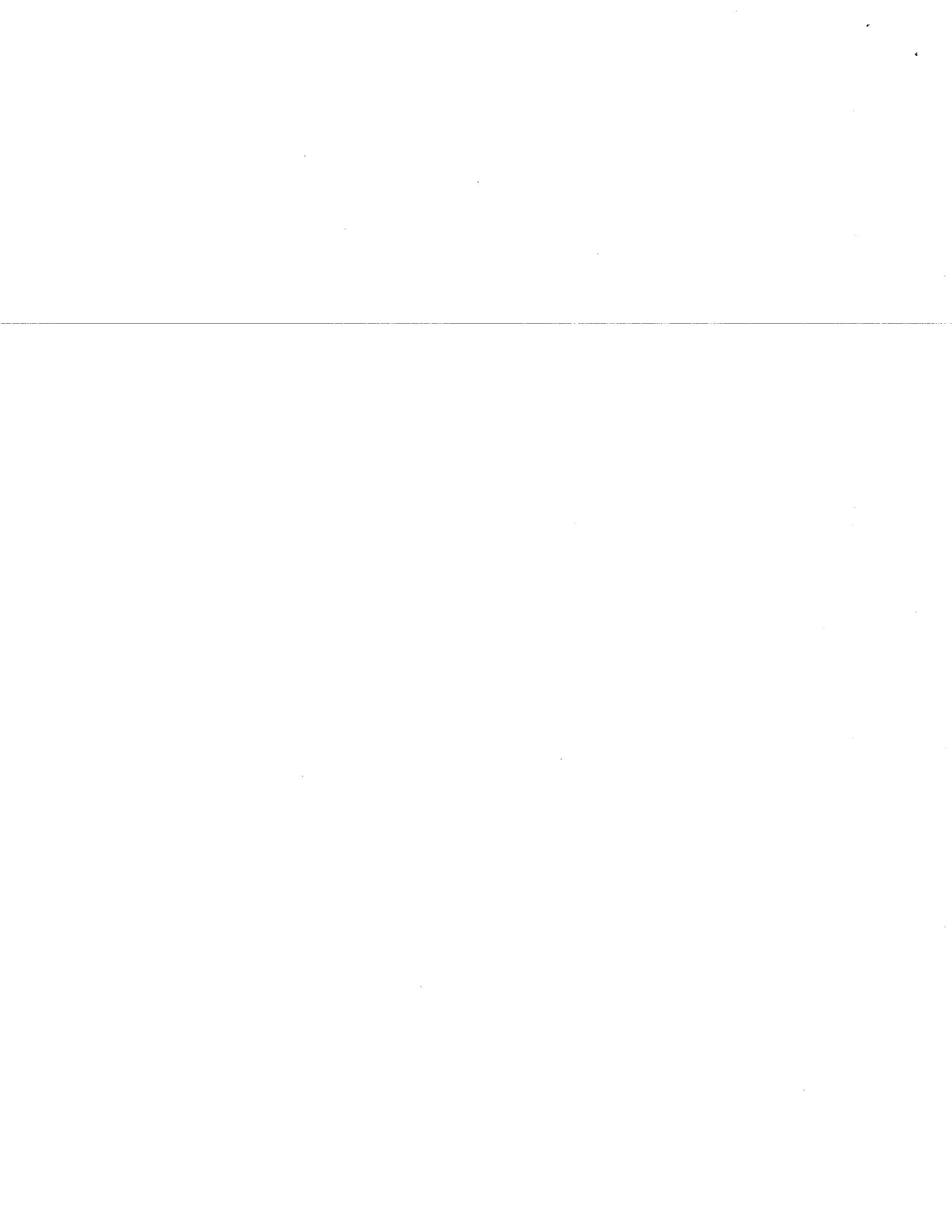
 PGA Clubhouse



# PGA Clubhouse Site Aerial Exhibit




**Exhibit B**

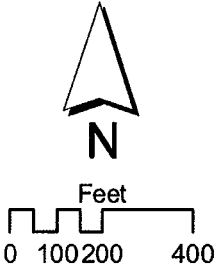
**Existing Future Land Use Exhibit**





**Legend**

-  PGA Clubhouse
-  RS
-  ROW



# PGA Clubhouse Existing Future Land Use Exhibit



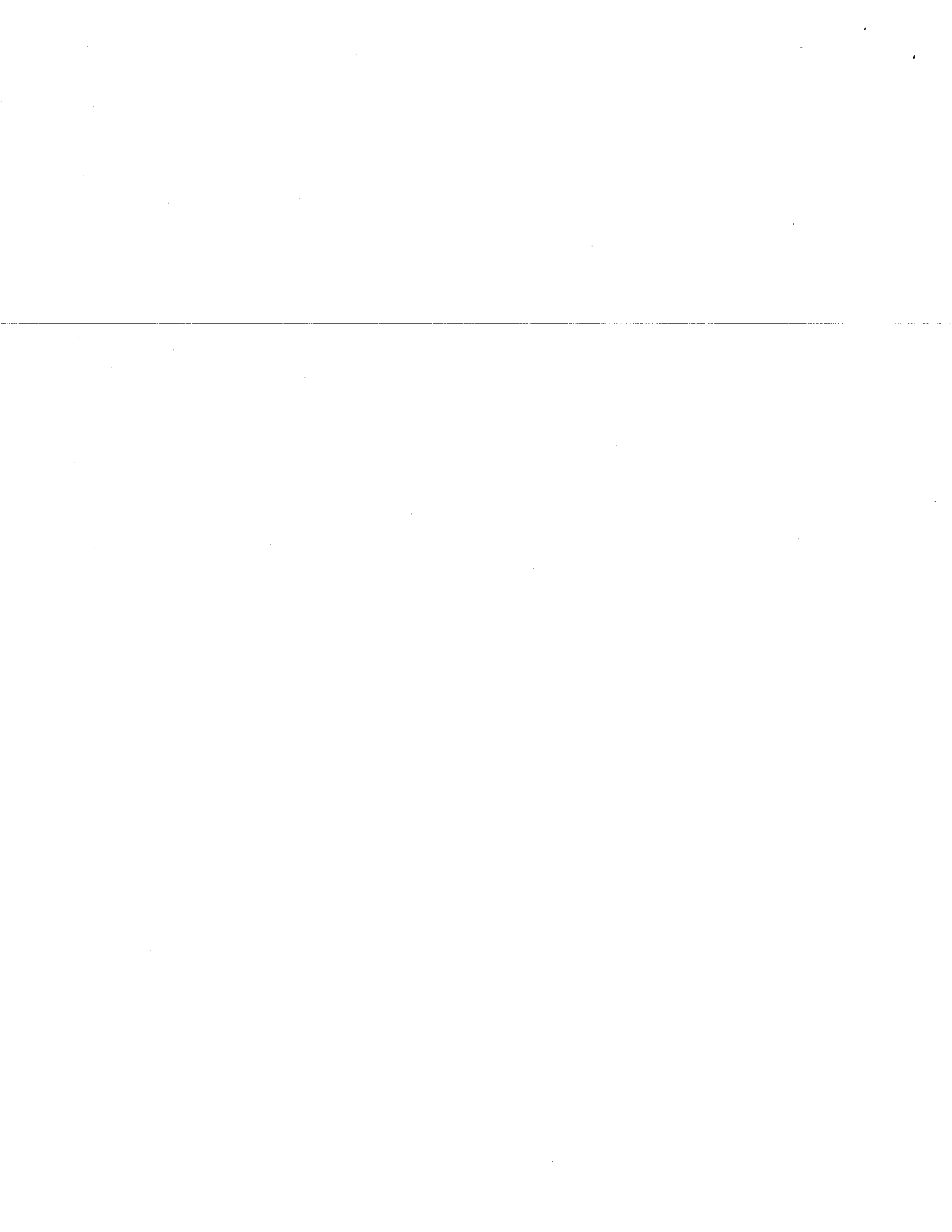
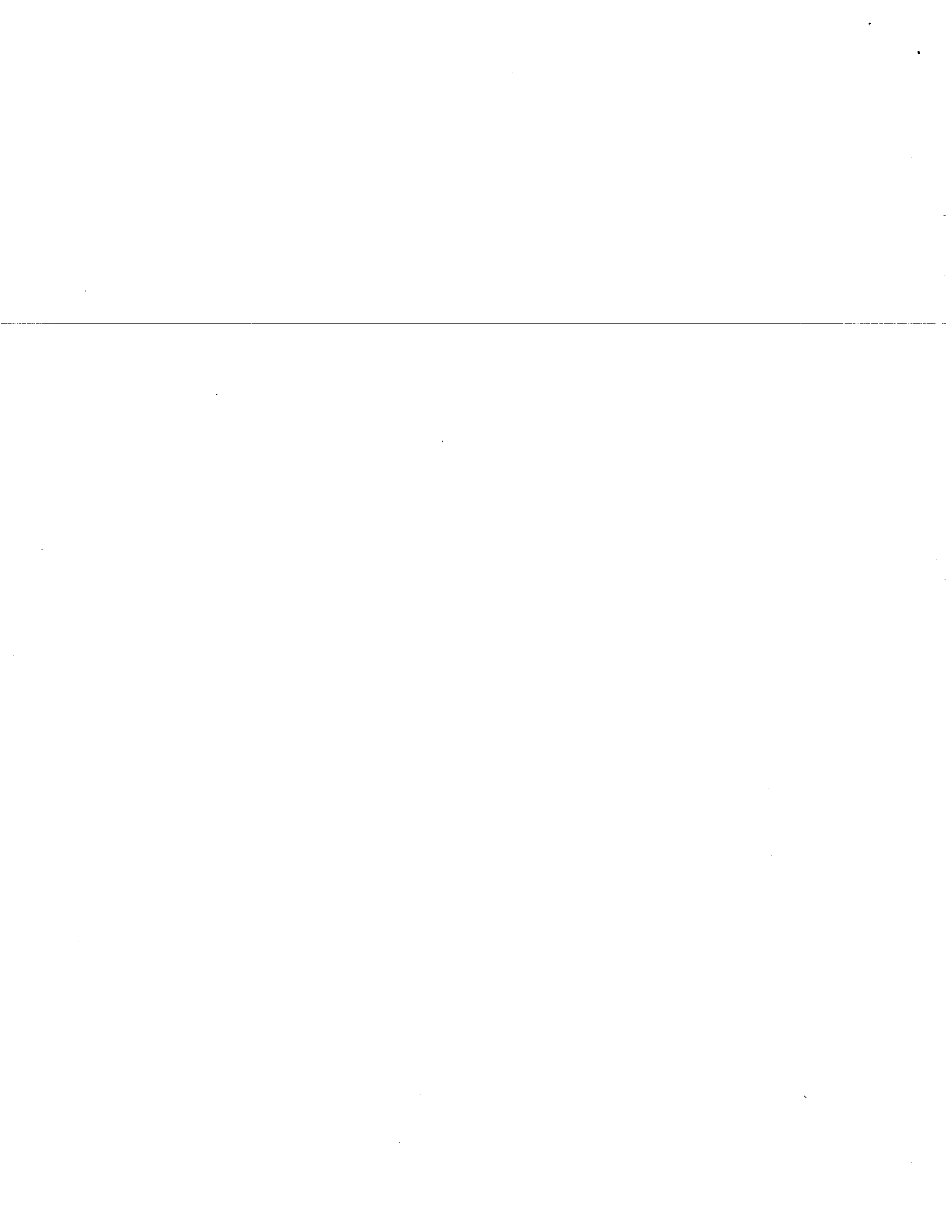
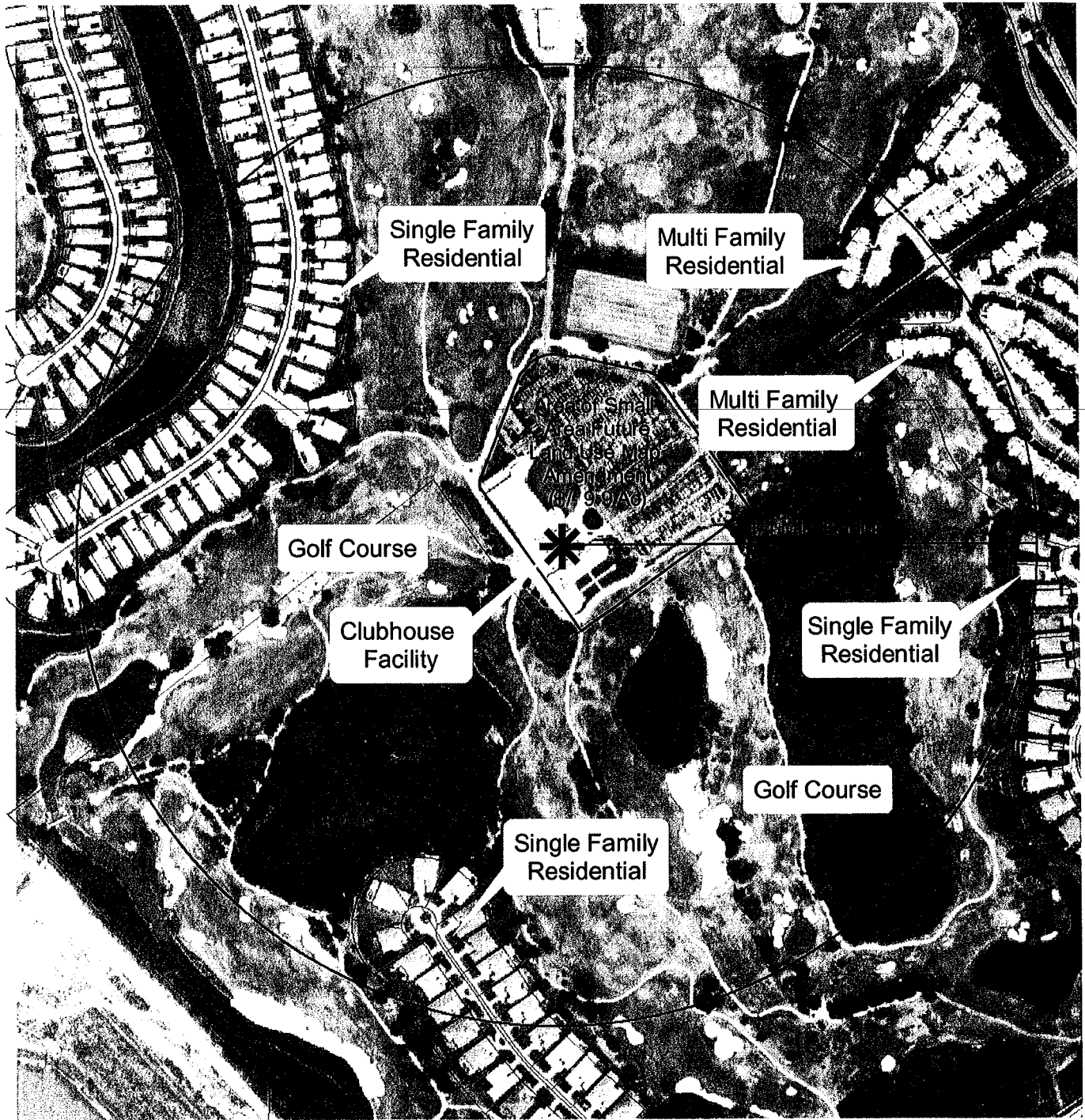




Exhibit C

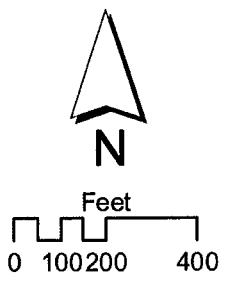
Existing Use of Land Exhibit



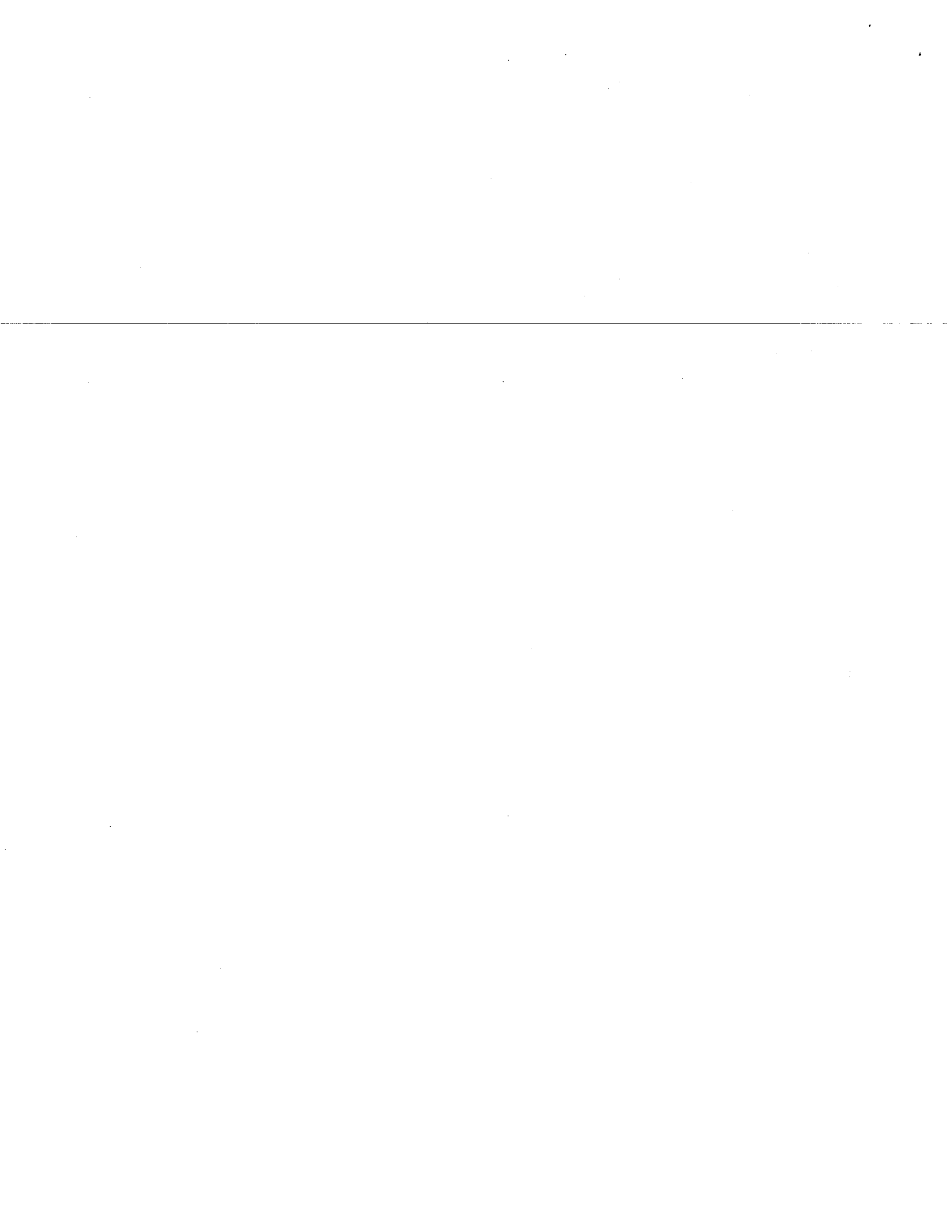


**Legend**

 PGA Clubhouse

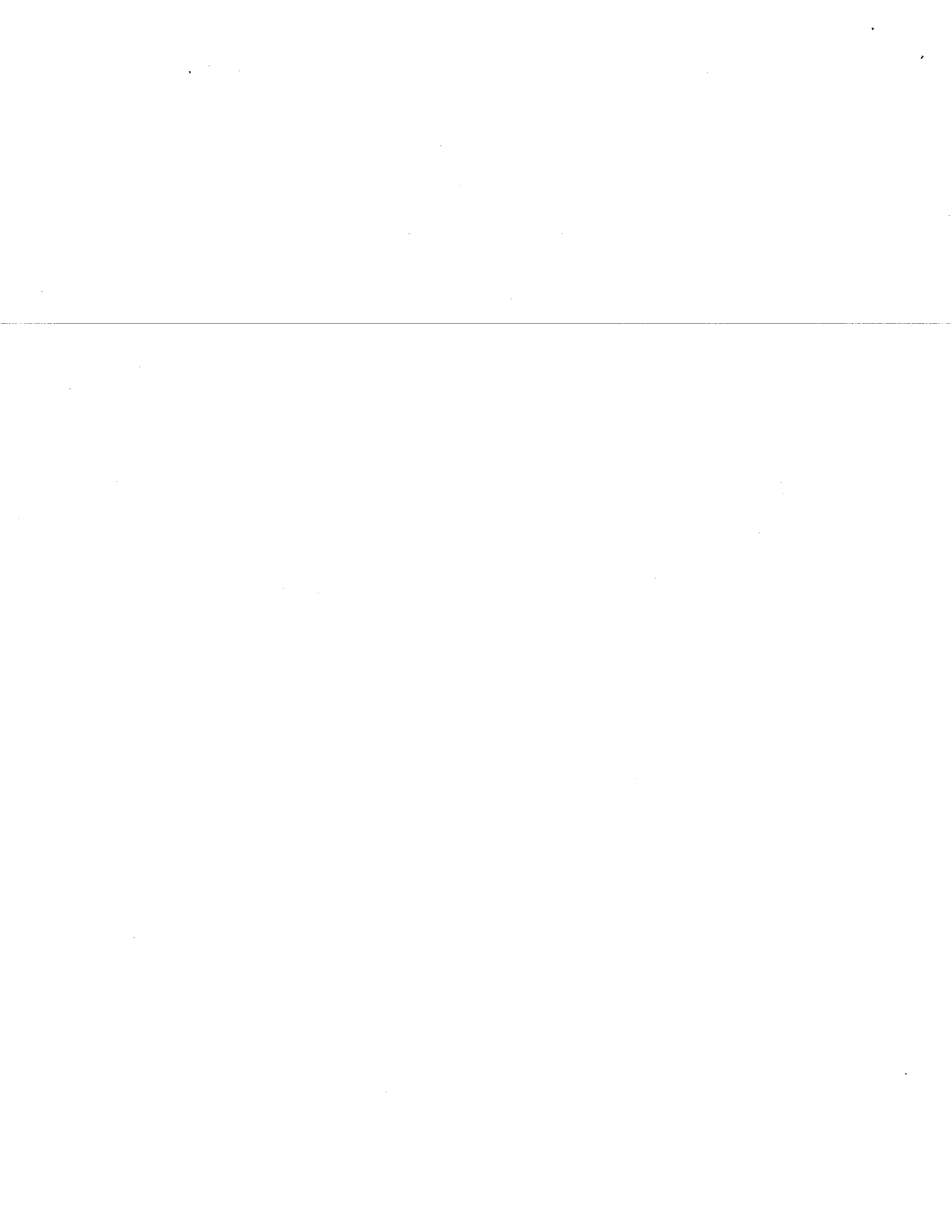


# PGA Clubhouse Existing Use of Land Exhibit



**Exhibit D**

**Legal Description and Sketch of Legal**



# LEGAL DESCRIPTION

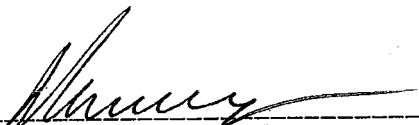
A parcel of land lying in Section 27, Township 36 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 66 according to the Plat of Reserve Plantation Phase I, as recorded in Plat Book 24, Page 20, of the Public Records, of St. Lucie County, Florida, said point being on the Southerly line, of a 300.00 foot Ingress and Egress Easement known as "Reserve Boulevard", and recorded in Official Records Book 629, Pages 2523 through 2526 inclusive of the Public Records, of St. Lucie County, Florida; Thence Southeasterly along the Southerly extension of said "Reserve Boulevard"; South 48°11'37" East, a distance of 270.27 feet to the Beginning of a circular curve concave to the Southwest having a radius of 2350.00 feet and a central angle of 25°15'29"; thence Southeasterly along the arc of said curve, an arc distance of 1035.97 feet to a point of tangency; thence South 22°56'08" East, a distance of 732.22 feet, to a point of curvature of a circular curve concave to the West, having a radius of 1124.00 feet and a central angle of 38°16'24"; thence Southerly along the arc of said curve, an arc distance of 750.83 feet, to a point of tangency; thence South 15°20'16" West, a distance of 434.07 feet, to a point of curvature of a circular curve concave to the East having a radius of 1300.00 feet and a central angle of 33°35'08"; thence Southerly along the arc of said curve, an arc distance of 762.03 feet to a point of tangency; thence South 18°14'52" East, a distance of 784.39 feet, to a point of curvature of a circular curve concave to the Northeast having a radius of 1034.87 feet and a central angle of 18°43'35"; thence Southeasterly along the arc of said curve an arc distance of 338.24 feet to a point of reverse curvature of a curve concave to the West having a radius of 25.00 feet and a central angle of 91°10'34"; thence Southwesterly along the arc of said curve a distance of 39.78 feet; thence South 54°12'07" West, a distance of 596.90 feet; thence North 35°47'53" West, a distance of 140.00 feet; thence South 54°12'07" West, a distance of 554.05 feet to the Point of Beginning; thence South 35°47'53" East, a distance of 403.31 feet; thence South 54°12'07" West, a distance of 666.09 feet; thence North 35°47'53" West, a distance of 571.88 feet; thence North 54°12'07" East, a distance of 79.08 feet; thence North 09°12'07" East, a distance of 251.17 feet, to a point of curvature of a curve concave to the South having a radius of 100.35 feet and a central angle of 90°00'00"; thence Easterly along the arc of said curve a distance of 157.63 feet to a point of tangency; thence South 80°47'53" East, a distance of 359.19 feet; thence South 35°47'53" East, a distance of 92.19 feet; thence North 54°12'07" East, a distance of 13.50 feet to the Point of Beginning.

Said parcel containing 9.9 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

  
MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3864

7-13-2010  
SIGNATURE DATE

Sheet 1 of 2

## DESCRIPTION

CLUBHOUSE FUTURE LAND USE AMENDMENT  
Prepared For  
PGA OF AMERICA

File: 09-090 SD  
9.9Acre.dwg  
Date: 7-13-2010  
Tech: SB



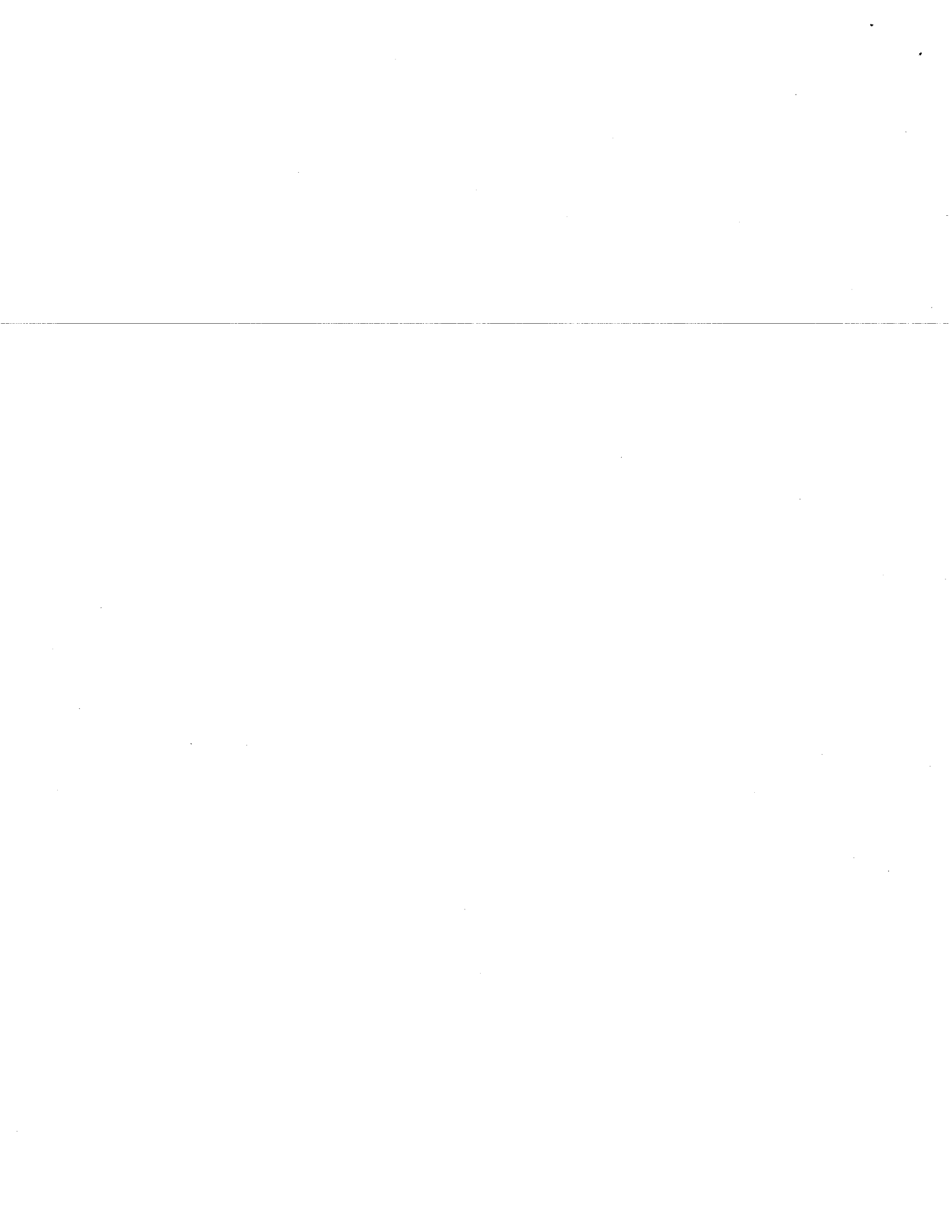
CULPEPPER & TERPENING, INC  
CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 FAX 772-464-9497  
www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 4286





**Exhibit E**

**Treasure Coast Regional Planning Council Memo**



# TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER - MARTIN - PALM BEACH - ST. LUCIE

July 27, 2010

Greg Boggs, RLA  
Lucido & Associates  
100 Avenue A, Suite 2A  
Fort Pierce, FL 34950

Subject: The Reserve Development of Regional Impact

Dear Mr. Boggs:

This letter is in response to your letter of June 2, 2010 requesting that Treasure Coast Regional Planning Council provide a letter agreeing that the addition of a lodge to the existing clubhouse at PGA Village in The Reserve Development of Regional Impact would not constitute a Notice of Proposed Change (NOPC). Based on the information provided in your letter, as well as information received by Peter Merritt in a telephone conversation with you on June 21, 2010 and by email on July 22, 2010, the proposed renovations to the clubhouse area will not require a change to the Master Plan or a change to the Development Order. Therefore, Council concurs that the proposed activities will not require submittal of an NOPC, provided the conversion methodology included in the Development Order is properly applied.

Please contact me or Peter Merritt if you have any questions.

Sincerely,



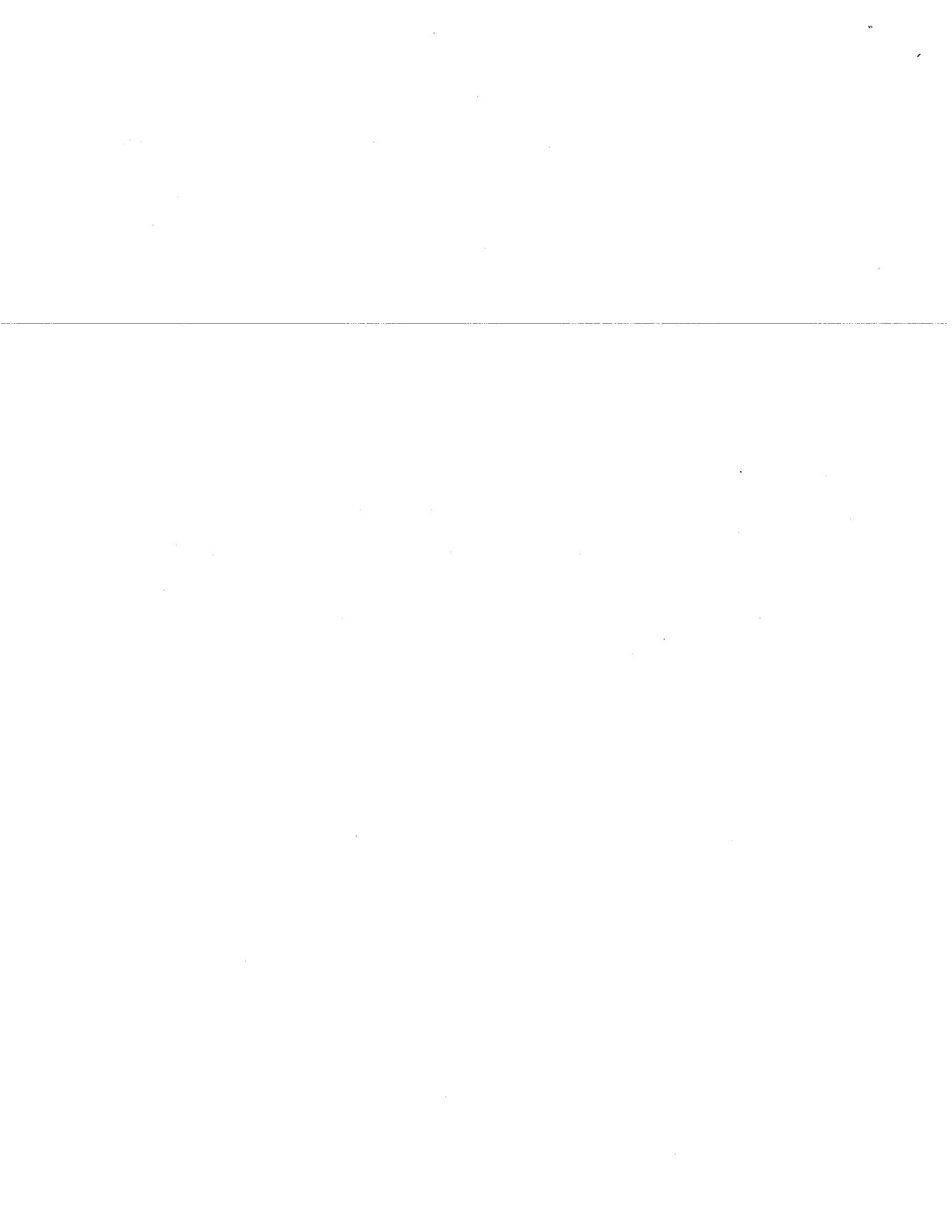
Michael J. Busha, AICP  
Executive Director

MJB:pgm

cc: Kristen Tetsworth, St. Lucie County

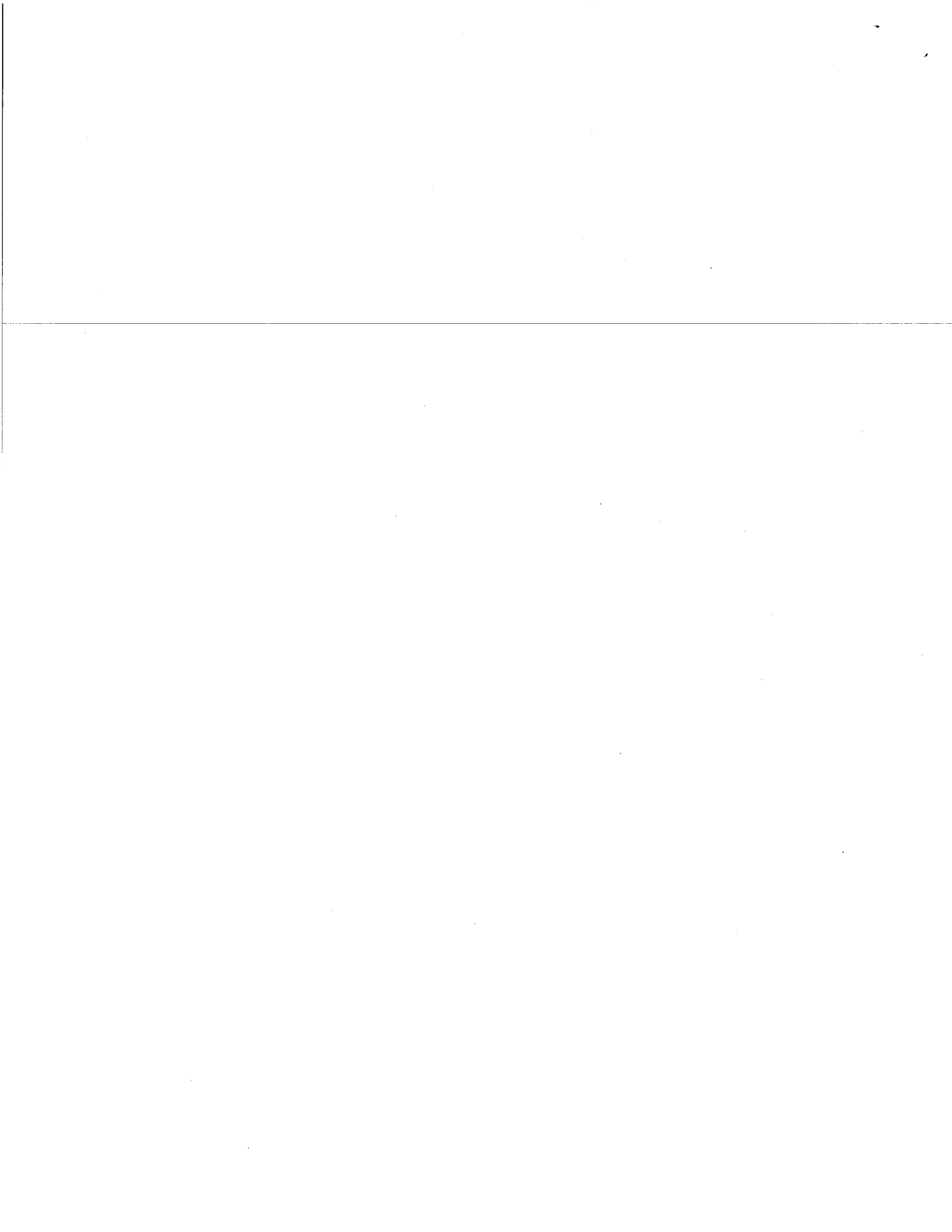
*"Regionalism One Neighborhood At A Time" • Est. 1976*

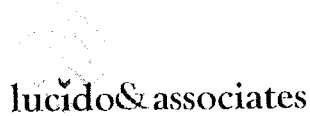
421 S.W. Camden Avenue - Stuart, Florida 34994  
Phone (772) 221-4060 - Fax (772) 221-4067 - [www.tcrpc.org](http://www.tcrpc.org)



**Exhibit F**

**Pre-Application Meeting Response Letter**





July 16, 2010

Kristin Tetsworth, Senior Planner  
St. Lucie Co. Planning & Development Services  
Planning Division  
2300 Virginia Avenue  
Ft. Pierce, Florida 34982

Re: PGA Reserve – Small Area Future Land Use Map Amendment for future Clubhouse Expansion (Our Reference Number: B09-13LP)

Dear Ms. Tetsworth,

We are in receipt of your letter dated May 3, 2010, wherein you provided an overview of and responses to questions raised in our meeting held on April 29, 2010 as it related to the above referenced project. Many subjects were discussed in the aforementioned meeting, however, I would like to address the points you raised in your above referenced letter as it relates to the Small Area Future Land Use Map Amendment to allow for expansion of the existing clubhouse facility to accommodate lodging (hotel) facilities; specifically, the requested justification statements to St. Lucie County Comprehensive Plan (“Comp. Plan”) Policies 1.1.8.1 through 1.1.8.11 and question # 8 (8b and 8c).

Outlined below, beginning with Comp. Plan Objective 1.1.8, are justification statements in bold italics below.

\*\*\*\*\*

**Objective 1.1.8:** Property owners investments, their quality of life and the single family neighborhood, as a defined residential area, shall be protected from the encroachment of commercial and/or other inappropriate land uses through consistent predictable application of the Land Development Regulations.

*This requested amendment to the St. Lucie County Comprehensive Plan is to provide for a change in Future Land Use designation for a 9.9 acre (mol) parcel of land located in the Reserve (PGA Village) Development of Regional Impact – PGA Clubhouse Area, from the RS (Residential Suburban) to COM (Commercial) Future Land Use designation.*

*The proposed designation of this property to the COM Future Land Use designation is for the purpose of providing the opportunity to construct a new/replacement PGA Golf clubhouse complex and administrative support area and a new golf lodging facility that will serve the existing PGA golf facilities located at the Reserve. Final footprints for the new/replacement PGA Golf clubhouse complex and the new lodging facility have not yet been completed; however, the approximate square*

*footage of the new/replacement clubhouse complex is 30-35,000 sq. ft. In addition, it is the objective of the petitioner to construct approximately 100 hotel units in a new golf lodging facility that will be located on this site.*

*While land uses in this area are predominately residential (refer to Exhibits B and C), the redesignation of this property to a Commercial (COM) Future Land Use Classification, when considered along with the accompanying petition for Major Adjustment to the sites current PNRD (Planned Non-Residential Development) zoning approvals in order to permit the new PGA Golf clubhouse complex and golf lodging facility, would not be considered inconsistent with other land uses found in the area. — Application of the PNRD zoning district to this property allows for a narrow definition of the potential future uses on the property, where any deviation from these identified uses would require that an affirmative vote for such a change from the County Commission be obtained.*

**Policy 1.1.8.1:** All new subdivisions, planned unit developments and site development plans shall be designed to include an efficient system of internal traffic circulation that does not require internal trips or trips of short duration to be forced onto the major roadway network.

*The requirements of this Policy are noted and acknowledged. As this policy appears to be more of a specific site design regulating policy, at the time a formal site plan is submitted to the County for review, compliance with this policy will be demonstrated.*

*It should be noted that the petitioned parcel is part of larger, previously approved, Development of Regional Impact. As part of the assessment of that DRI, traffic impacts, both on-site and off-site impacts were evaluated, and a series of special limiting conditions related to traffic needs were included in the project's Final Development Order. Any development on this petitioned property is subject to demonstrating compliance with these conditions as part of the site permitting process that follows this land use amendment review.*

**Policy 1.1.8.2:** All new subdivisions shall be designed so that all individual lots have direct access to the internal street system, and that any lot or property along the periphery of the development is to be buffered from any major roadway and incompatible land uses.

*The proposed use shall occur within a previously approved Development of Regional Impact, with adequate road system and buffering. No subdivision of land is proposed at this time.*

**Policy 1.1.8.3:** Continue to implement the county-wide right-of-way protection regulation and Right-of-Way Dedication Ordinance.

*The petitioned property is not located adjacent to or affected by, any identified corridor or roadway included in the county-wide right-of-way protection plan.*



*At the time final development permit approvals are sought, the property owners will comply with all applicable requirements and standards of the County's Right-of-Way Dedication regulations.*

**Policy 1.1.8.4:** Limited development of commercial/non-residential uses will be allowed within areas classified for residential uses, provided that these activities are compatible with the adjacent land uses and meet the following standards:

- a) Intent of the commercial use is to provide easily accessible, convenience-type uses to immediately surrounding residents;

*N/A. The submitted petition is for a change in Future Land Use to the COM (Commercial) future land use designation. This policy addresses the standards for considering the application of a commercial zoning designation in a non-commercial land use category, such as residential.*

- b) Property for which the commercial designation is sought is located on an Arterial or Major Collector;

*N/A. The submitted petition is for a change in Future Land Use to the COM (Commercial) future land use designation. This policy addresses the standards for considering the application of a commercial zoning designation in a non-commercial land use category, such as residential.*

- c) Conversion of the petitioned property would not promote any strip commercial use of land;

*N/A. The submitted petition is for a change in Future Land Use to the COM (Commercial) future land use designation. This policy addresses the standards for considering the application of a commercial zoning designation in a non-commercial land use category, such as residential.*

- d) Use is compatible with surrounding land uses and is provided with adequate screening and buffering of any adjacent residential property;

*Given the context of the proposed use it is compatible with surrounding land uses and adequate buffering/screening will be utilized so as to buffer adjacent residential uses from the proposed use.*

*N/A. The submitted petition is for a change in Future Land Use to the COM (Commercial) future land use designation. This policy addresses the standards for considering the application of a commercial zoning designation in a non-commercial land use category, such as residential.*

- e) The site does not have its primary driveway access onto any local or Minor Collector street; and,

*The site has access provided by Reserve Boulevard and Perfect Drive and*

*exceeds any traffic capacity of a local and/or minor collector.*

*N/A. The submitted petition is for a change in Future Land Use to the COM (Commercial) future land use designation. This policy addresses the standards for considering the application of a commercial zoning designation in a non-commercial land use category, such as residential.*

- f) The property for which the commercial designation is sought does not exceed 10 acres.

~~*The property for which the commercial designation is sought does not exceed 10 acres.*~~

*N/A. The submitted petition is for a change in Future Land Use to the COM (Commercial) future land use designation. This policy addresses the standards for considering the application of a commercial zoning designation in a non-commercial land use category, such as residential.*

**Policy 1.1.8.5:** In addition to any other general standard for change in zoning as may be described in the County's Land Development Regulations, the following specific standards shall be used in determining the suitability of the new property(s) for designation as Commercial General (CG) under the County's Land Development Regulations:

- a) New Commercial General (CG) property should have available to it at the time of any zoning change central water services, or have an executed service agreement for the provision of central water services necessary for both domestic and fire protection purposes.

*Utility services (water and waste water) are presently available to the site and are provided by the Reserve Utility Corporation. Attached as Exhibit K to the Map Change and Text Amendments Application Supplement are updated service commitment requests that have been submitted to the Reserve Utility Corporation. As responses are received the information will be updated accordingly.*

- b) New Commercial General (CG) property should not be located within 300 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category 1 Wetland as defined in Policy 8.1.14.1 of the Conservation Element of this Plan.

*The lands under this petition are not located with 300 feet of any Aquatic Preserve or other designated aquatic habitat or a Category 1 Wetland as defined in Policy 8.1.1.14.1.*

- c) New Commercial General (CG) areas should have immediate access to the regional transit network; and,

*Policy 1.1.8.5(c), of the future land use element of the County's Comprehensive Plan reads as follows:*

- c) New Commercial General (CG) areas should have immediate access to the regional *transportation network*; and, [emphasis added]

*It should be noted that the petitioned parcel is part of larger, previously approved, Development of Regional Impact (DRI). As part of the assessment of that DRI, traffic impacts, both on-site and off-site impacts were evaluated, and a series of special limiting conditions related to traffic needs were included in the project's Final Development Order. Any development on this petitioned property is subject to demonstrating compliance with these conditions as part of the site permitting process that follows this Future Land Use Amendment review.*

- d) The property for which the commercial designation is sought does not exceed 10 acres.

*Policy 1.1.8.5(d), of the Future Land Use Element of the County's Comprehensive Plan reads as follows:*

- d) *New Commercial General (CG) property should have a minimum lot size of one (1) acre, unless the property is being added to another existing commercially (general) zoned property.*

*The land for which the commercial designation is sought is 9.9 acres.*

**Policy 1.1.8.6:** Require effective visual and light diffusion barriers between residential and non-residential uses. Standards and requirements for such barriers are to be included in the landscaping and screening regulations of the St. Lucie County Land Development Regulations.

*The requirements of this Policy are noted and acknowledged. As this policy appears to be more of a specific site design regulating policy, at the time a formal site plan is submitted to the County for review, compliance with this policy will be demonstrated.*

*Adequate screening of proposed structures in the petitioned area can be accomplished through the use of landscape buffer plantings. Light diffusion shall be accomplished via light shielding and/or the use of landscape buffer plantings so as to prevent light pollution from negatively affecting residences.*

**Policy 1.1.8.7:** Eliminate future scattered and highway strip commercial development by encouraging the development of commercial centers or nodes consistent with the Future Land Use Map.

*The petitioned property is located internal to the previously approved Development of Regional Impact (DRI) known as the Reserve. The proposed development of this site for non-residential use will not contravene the above Comprehensive Plan policy.*

**Policy 1.1.8.8:** Restrict strip commercial development to these traffic corridors where such development patterns now exist. The depth of these commercial areas should average 600 feet, with the exceptions to be found at points of arterial intersection.

*N/A. The petitioned property is not a strip commercial development.*

**Policy 1.1.8.9:** Concentrate tourist and regional service related commercial activities to those areas adjoining the interstate highway system or that have sufficient regional automobile access.

*The petitioned property is located internal to the previously approved Development of Regional Impact (DRI) known as the Reserve. The petitioned site is within a two (2) mile radius of the I-95/St. Lucie West (Reserve Blvd) Interchange, which provides for regional access to this site without having to travel extensively over the local area roadway network.*

**Policy 1.1.8.10:** Interchange development activities should not include commercial activities that are designed to service a small geographic market area. Local service activities should be located at points away from an interchange so as to avoid conflicts between regional and local traffic which can contribute to accelerated degradation of level of service in these areas.

*The petitioned property is not located within a designated "Interchange development" area. The proposed lodging facility is not considered a local service activity, as the golf facilities attract regional guests as well as residents from within the PGA Reserve development. In addition, the proposed lodging facility is considered ancillary use to the golf facilities.*

**Policy 1.1.8.11:** Encourage the use of existing commercial and industrial designated lands within the urban service area, through requiring a strict demonstration of service availability, before authorizing Land Use and Zoning amendments in areas not presently indicated as having such designation.

*The petitioned property is located internal to the previously approved Development of Regional Impact (DRI) known as the Reserve. As part of the overall DRI review process, a complete assessment of the impacts of this development on local community services was conducted. The proposed change in Future Land Use, while considered to be a Preliminary Development Order under the St. Lucie County Comprehensive Plan, is not expected to provide for any greater land use entitlement than is already recognized under the site's overriding Final Development Order of for the Reserve DRI.*

In response to question #8 (8b and 8c) in the aforementioned letter, we offer the following responses in bold italics:

8b.) Compliance with Condition of Approval #61 in Resolution 09-016 will require a traffic update study to support the projected change in trips and the timing of the construction of the bridge over Interstate 95. A letter update is acceptable from Kimley Horn.

*The petitioned property has, since first constructed in the early 1990s, been used as the*

*main clubhouse and business office complex associated with the 54 holes of golf found within the Reserve (PGA Village) DRI, and managed by the PGA of America, Inc. With the expanding use of these facilities, the existing clubhouse and support services have been determined to be inadequate to meet present and future facility demands and expansion/replacement is warranted to meet this new demand. In addition, while the original development plans for this site did not contemplate the development of any on-site lodging facilities in this clubhouse complex, recent changes to the PGA's overall business model in response to user requests has resulted in a proposal to add approximately 100 on-site lodging units that would be constructed in a traditional hotel format.*

*As the petitioned property is located within the boundary of an approved Development of Regional Impact, land uses on this property are limited by the gross development entitlements granted under the Final Development Order for The Reserve, DRI. Pursuant to the provisions of Condition Number 51 of St. Lucie County Resolution 09-016 (the latest Development Order for the Reserve), the petitioner has the option of making changes to the previously approved entitlements to the subject property by converting all or some of those entitlements to another use, so long as the gross impacts of whatever it is to be developed on the property do not exceed the base thresholds identified in the impacts assessments used to evaluate this DRI.*

*In the case of this specific land use petition, and based upon the prior approvals granted to this site, the PGA golf clubhouse complex is authorized for approximately 90,000 square feet of overall non-residential commercial/office use (approx 10,000 sq ft in clubhouse and approximately 80,000 square feet in future retail) granted under the approved Final Development Order for the Reserve. Given that the exiting clubhouse will be expanded by approximately 15,000 square feet (mol), approximately 65,000 square feet of undeveloped commercial square footage (based upon the approved PNRD master plans for the clubhouse complex) remains that can be used for either commercial or converted use purposes.*

*Condition Number 51, of SLC Resolution 09-016, provides a table that outlines a use conversion matrix that is applicable to the overall Reserve (PGA Village) DRI. The petitioners propose to change approximately 15,000 square feet, of the remaining 65,000 square feet of commercial land use in this area to the equivalent trip generator for hotel units, which in this instance, totals out to be slightly more than 100 guest rooms. The proposed change in use from shopping center to hotel/resort lodge is an equivalent trip trade-off that increases the allowable number of hotel rooms by 100 and decreases the allowable commercial development by 14,903 square feet.*

*At present, the Reserve DRI has been documented as generating 2,364 PM peak hour trips using the formulas contained within the Institute of Transportation Engineers' report, Trip Generation. No significant construction has occurred over the past 12 months within the Reserve DRI. Since the only "new" trips to be generated by this proposed land use petition will be associated with the addition of approximately 100 new hotel units on the site, the "net" new pm peak hour trip generation from the Reserve may reasonably be expected to be increased by 40 trips, for a total PM peak*

*hour trip generation of 2,404 (based on the 2009 counts).*

*The development of the hotel/resort lodge is not anticipated to create any additional trips from the DRI that were not previously anticipated.*

*The Developer will satisfy Condition 61 (Selvitz Road & Midway Road intersection improvements) upon reaching 3,867 PM peak hour trips. The Developer is required to construct the bridge over Interstate 95 upon generating 3,153 PM peak hour trips. Construction of this hotel/lodge will not trigger either development order condition.*

- 8c.) Submit a justification statement why 8.7 parking spaces per golf hoe is unreasonable and how will PGA mitigate this requirement during large tournaments. If Administrative relief is contemplated, submit a justification statement pursuant to Section 7.06.01(B) and (F) to support your request.

*A parking study (i.e. justification statement) is attached to satisfy the parking requirements of St. Lucie County.*

We appreciate the opportunity to provide you with the above responses and the attached Application for Small Area Future Land Use Map Amendment and look forward to working with you toward approval of the requested change in Future Land Use from RS to COM.

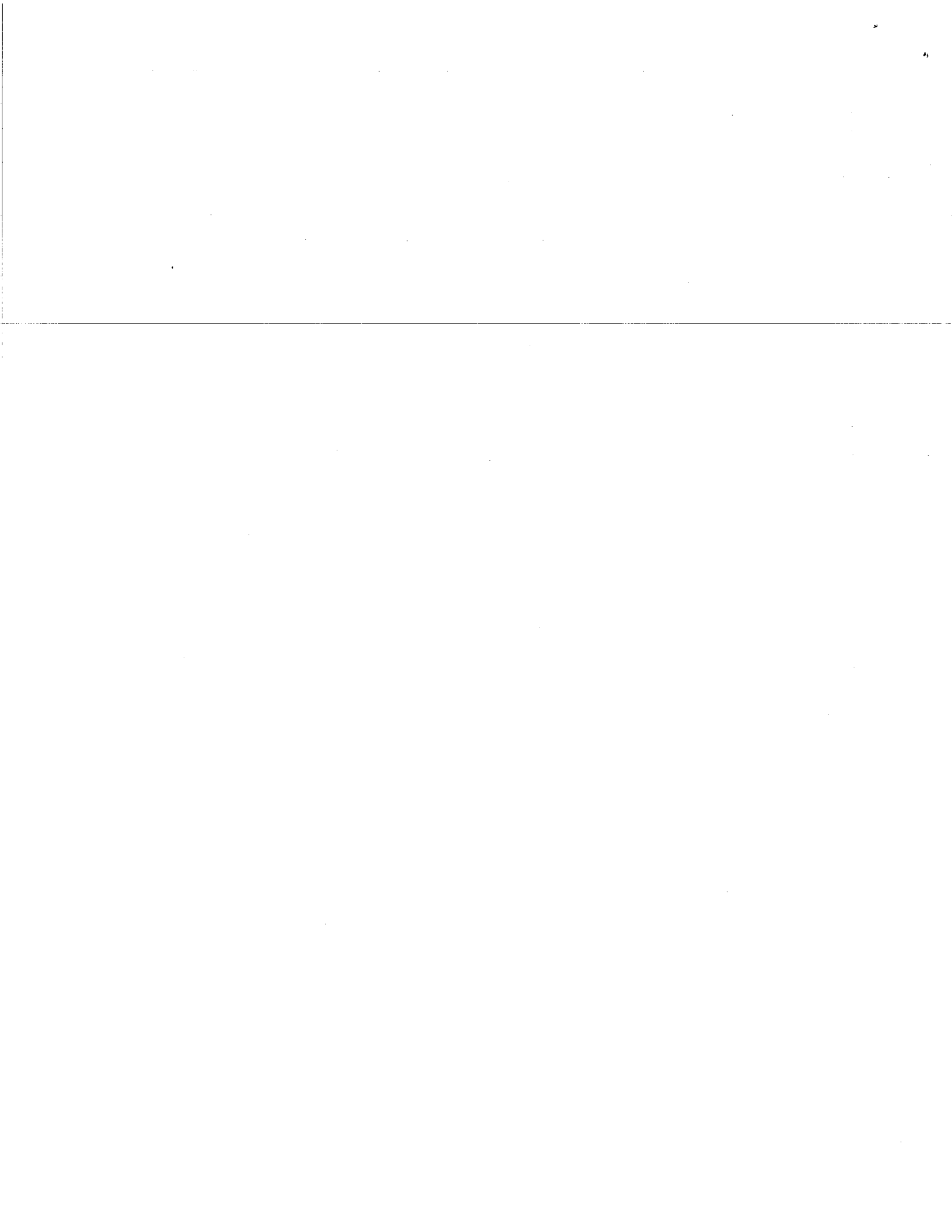
Should you require further explanation or documentation on the above responses, please do not hesitate to contact me directly.

Respectfully,

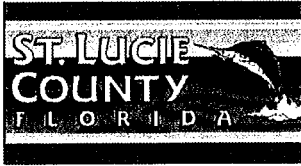
Brian Nolan, ASLA, ULI-YLG  
Project Manager

**Exhibit G**

**Main Development Application**







**ST. LUCIE COUNTY**

**Planning & Development Services Department**

**Planning Division**

2300 Virginia Avenue, Ft. Pierce, FL 34982

Office: 772-462-2822 – Fax: 772-462-1581

<http://www.stlucieco.org/planning/planning.htm>

**DEVELOPMENT APPLICATION**

Prior to submittal, all applications require a pre-application conference.  
Please contact the Planning Division to schedule an appointment.

**Submittal Type [check each that applies]**

**Site Plan**

- Major Site Plan
- Minor Site Plan
- Major Adjustment to Major Site Plan
- Major Adjustment to Minor Site Plan
- Major Adjustment to PUD/PNRD/PMUD
- Minor Adjustment to Major Site Plan
- Minor Adjustment to Minor Site Plan
- Minor Adjustment to PUD/PNRD/PMUD

**Planned Development**

- Planned Town or Village (PTV)
- Planned Country Subdivision (PCS)
- Planned Retail Workplace (PRW)
- Prelim. Planned Unit Develop. (PUD)
- Prelim. Planned Mixed Use Develop. (PMUD)
- Prelim. Planned Non-Res. Develop. (PNRD)
- Final Planned Unit Develop. (PUD)
- Final Planned Mixed Use Develop. (PMUD)
- Final Planned Non-Res. Develop. (PNRD)

**Conditional Use<sup>1</sup>**

- Conditional Use
- Major Adjustment to a Conditional Use
- Minor Adjustment to a Conditional Use

**Variance<sup>2</sup>**

- Administrative Variance
- Variance
- Variance to Coastal Setback Line

**Rezoning<sup>3</sup>**

- Rezoning (straight rezoning)
- Rezoning (includes PUD/PNRD/PMUD)
- Rezoning with Plan Amendment

**Comprehensive Plan Amendment<sup>4</sup>**

- Future Land Use Map Change
- Comprehensive Plan Text Amendment

**Other**

- Administrative Relief
- Class A Mobile Home<sup>5</sup>
- Developer Agreement (Submit per LDC 11.08.03)
- Power Generation Plants
- Extension to Development Order
- Historical Designation/Change<sup>6</sup>
- Land Development Code Text Amendment<sup>7</sup>
- Plat
- Post Development Order Change
- Re-Submittal # \_\_\_\_\_<sup>8</sup>
- Shoreline Variance
- Stewardships – Sending/Receiving
- Telecom Tower (Submit per LDC 7.10.23)
- Transfer of Development Rights
- Waiver to LDC/Comp. Plan Requirements<sup>9</sup>
- Appeal of Decision by Administrative Official<sup>10</sup>

**Application Supplement Packages**

- |                                   |                                  |   |
|-----------------------------------|----------------------------------|---|
| 1. Conditional Use                | 5. Class A Mobile Home           | 9. Waiver to LDC/Comp. Plan Requirements          |
| 2. Variance                       | 6. Historical Designation/Change | 10. Appeal of Decision by Administrative Official |
| 3. Rezoning / Zoning Atlas Amend. | 7. LDC Text Amendment            |   |
| 4. Comp. Plan Amendments          | 8. Re- Submittal                 |   |

**Refer to Fee Schedule for applicable fees.**

**All required materials must be included at the time of submittal along with the appropriate non-refundable fee(s).**

**FEE CALCULATION WORKSHEET  
SITE DEVELOPMENT PLANS – Planning Division**

Application Type: Small Area Land Use Map Amendment  
Supplemental Application Package No.: 4

(Please provide separate fee calculation worksheet for each application type)

- BASE REVIEW FEE: \$ 1,800 (A)
- CONCURRENCY FEE: \$ 400 (B)
- ERD REVIEW FEE: \$ 150 (C)
- PER ACREAGE CHARGE: \$ N/A (D)
- RESUBMITTAL FEE: (if applicable) \$ N/A (E)
- OTHER \_\_\_\_\_ \$ N/A

**SUBTOTAL OF BASIC FEES:** \$ 2,350

- PRE-APPLICATION MEETING FEE: (F) \$( N/A ) deduction

Receipt No. of Payment: \_\_\_\_\_

Date of Pre App: 4.29.10

**BALANCE OF FEES DUE:** \$ 2,350.00

SEPARATE CHECK FOR TRAFFIC IMPACT STUDY – Ordinance No. 06-047; amending Chapter 5.11.01 of the St. Lucie County Land Development Code

- \$950.00 – Methodology Meeting (G)(If Applicable)

- Additional fees will be due if a 3<sup>rd</sup> party traffic study review is needed. These services will be invoiced to applicant upon receipt of quote of services from 3<sup>rd</sup> party.
- **Please note:** For all projects requiring public notice, you will be invoiced by St. Lucie County Planning Division. Refer to "Public Procedures".
- Other fees may be applicable by other external reviewing agencies; ie. Fire District and proof of payment will be required prior to project approval. Pre-Application Meeting Request

Brian Nolan, ASLA, ULI-YLG (Agent)

Applicant Name (Printed)

Signature of applicant

\_\_\_\_\_  
INTAKE REVIEWER - SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
VERIFIED BY - SIGNATURE

\_\_\_\_\_  
DATE

File Number: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

(For office use only)

**Project Information**

Project Name: The Reserve/PGA Village - Golf Clubhouse Complex Adjustments

Site address: 1920 Perfect Drive, Port Saint Lucie, Florida

Parcel ID Number(s):  
A part of Parcel ID Number 3327-200-0001-000-4

Legal Description: (Attach additional sheets if necessary – **also must** be provided in MS Word format on CD)

See Exhibit D attached

Property location – Section/Township/Range: 27 - 36S - 41E

Property size – acres: 16.14 ac. (mol) Square footage: A/A

Future Land Use Designation: RS (Residential Suburban)

Zoning District: PNRD

Description of project:

Application is for the purpose of providing for the opportunity to construct a new PGA Golf clubhouse complex/administrative support areas and golf lodging facility to serve the existing PGA Golf facilities at the Reserve. Final Footprints for the new PGA Golf clubhouse complex and lodging facility have not yet been completed. Please refer to the attached supplemental application material.

(Attach additional sheets if necessary)

Type of construction (check all applicable boxes):

Commercial Total Square Footage: Existing \_\_\_\_\_ Proposed: \_\_\_\_\_

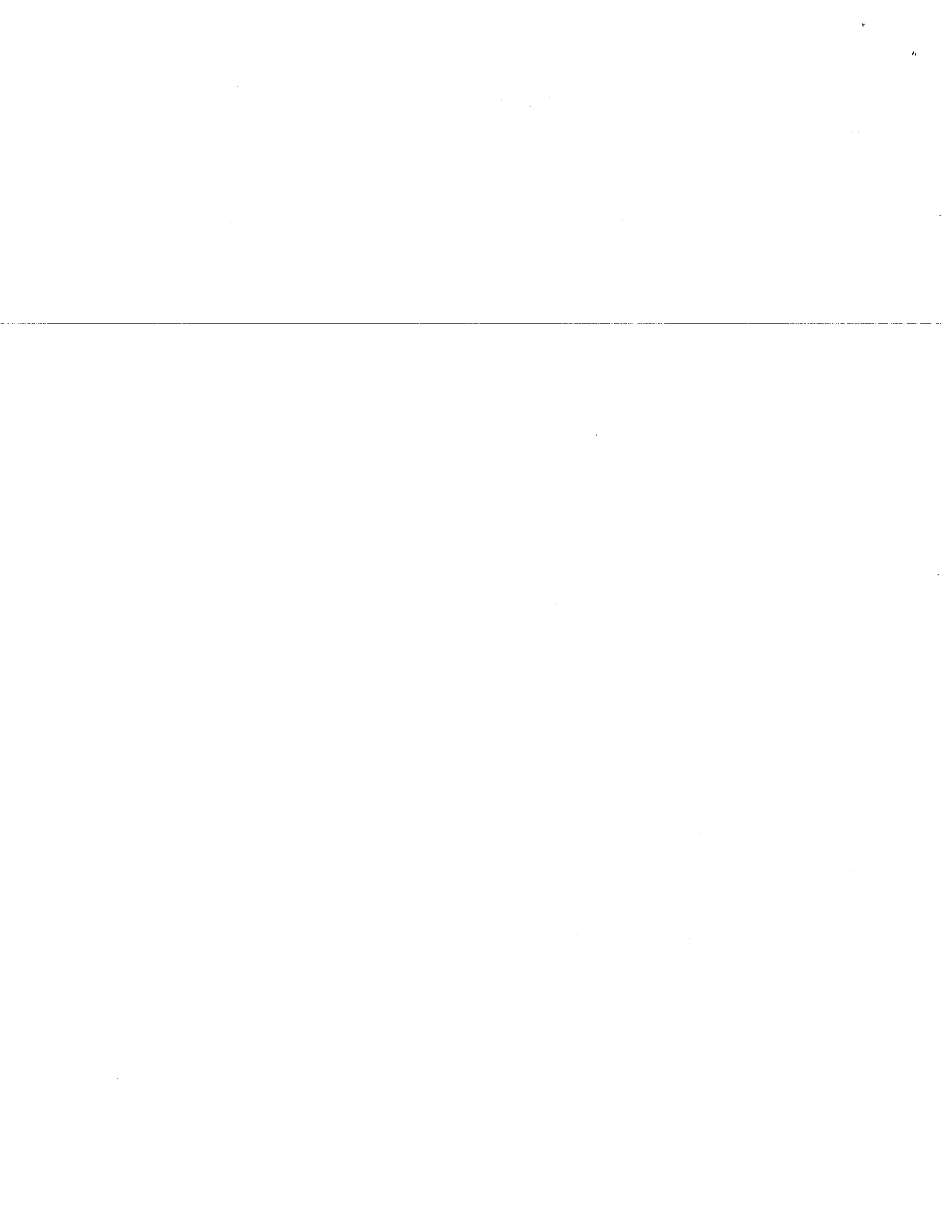
Industrial Total Square Footage: Existing \_\_\_\_\_ Proposed: \_\_\_\_\_

Residential No. of residential units: Existing \_\_\_\_\_ Proposed: \_\_\_\_\_

No. of subdivided lots: Existing \_\_\_\_\_ Proposed: \_\_\_\_\_

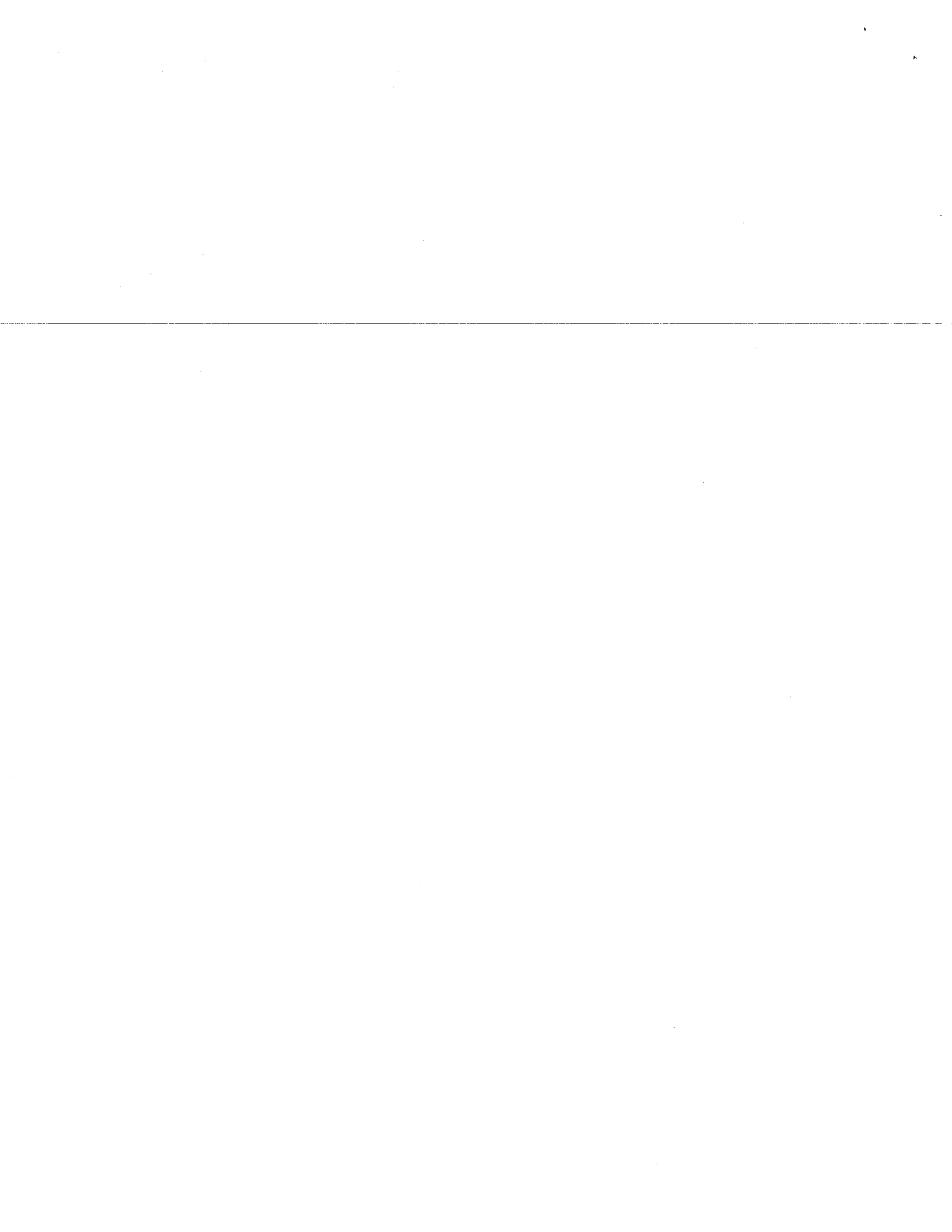
Other Please specify: Please refer to "Description of Project" above.

Number and size of out parcels (if applicable): N/A



**Exhibit H**

**Map Change and Text Amendment Supplement Application**



**Comprehensive Plan Amendments**  
**Future Land Use Map Change and Text Amendments Application Supplement**  
 Refer to St Lucie County Land Development Code (LDC) Section 11.06.00 for details

**SPECIAL NOTE:** Under the provisions of the LDC, a petition for change in land use is considered to be a PRELIMINARY DEVELOPMENT ORDER. Under the definition of Preliminary Development Order, and consistent with the County's concurrency regulations, St. Lucie County neither warrants nor represents that there are sufficient public facilities or services available to serve the property on which the change in land use is sought. Further, pursuant to Section 5.08.01(B)(2) of the Code, a Certificate of Capacity Exemption must accompany all applications for land use changes that acknowledge that no public facility capacity will be reserved for the subject property. A determination of public facilities capacity is required prior to the issuance of a Final Development Order. A Final Development Order cannot be issued until capacity is available.

Check One:

Future Land Use Amendment       Comprehensive Plan Text Amendment

Please provide a written description of the proposed development including statements about:

1. The total area of the proposed development; the type of residential or non-residential development proposed; the number of residential units and the square footage of non-residential development.
2. The tentative construction schedule for the proposed development, including, if applicable, a tentative schedule for phasing construction.
3. A description and analysis of the impact of the development on public facilities in accordance with the methodologies acceptable to the County.

Parcel Acres: 16.14 ac. (mol)      Amendment Acres: 9.9 ac. (mol)

Property Address/Location: 1920 Perfect Drive, Port Saint Lucie, Florida

Existing Future Land Use: RS (Residential Suburban)

Proposed Future Land Use: COM (Commercial)

Existing Zoning: PNRD

Existing Use: PGA Golf Clubhouse, parking, associated golf support areas

Are any other applications being submitted concurrent with this application?

YES       NO

Please indicate the type of any concurrent application(s) being submitted:

Major Modification to the previously approved PGA Clubhouse PNRD Site Plan

Describe the existing improvements and structures on the amendment lands:

PGA Golf Clubhouse, parking, associated golf support areas

Proposed use of amendment lands:

Golf lodge facility and supporting golf related activities

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Reason for making this request:

The purpose of this petition for small area comprehensive plan amendment is to provide for the opportunity to construct a new PGA Golf clubhouse complex and golf lodging facility to serve the existing PGA golf facilities located at the Reserve.

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Brian Nolan, ASLA, ULI-YLG

Applicant or Agent Name (Printed)

Signature



**1. A general statement describing whether and how the proposed amendment conforms to the St. Lucie County Comprehensive Plan.**

The St. Lucie Comprehensive Plan, adopted by Ordinance 90-01 in January of 1990 pursuant to the Local Government Comprehensive Planning Act of 1985, and as subsequently amended, lays out the framework for how the County will grow through a 20-year planning period expiring in 2025. This plan includes a number of Goals, Objectives and Policies that are designed to ensure the highest quality living environment possible by providing a mixture of land uses throughout the County; ensuring a high quality of life; creating a dynamic jobs market and reflecting the needs and desires of the local residents and how they want their community to develop.

~~This requested amendment to the St. Lucie County Comprehensive Plan is to provide for a change in Future Land Use designation for a 9.9 acre (mol) parcel of land located in the Reserve (PGA Village) Development of Regional Impact – PGA Clubhouse Area, from the RS (Residential Suburban) to COM (Commercial) Future Land Use designation.~~

The proposed designation of this property to the COM Future Land Use designation is for the purpose of providing the opportunity to construct a new/replacement PGA Golf clubhouse complex and administrative support area and a new golf lodging facility that will serve the existing PGA golf facilities located at the Reserve. Final footprints for the new/replacement PGA Golf clubhouse complex and the new lodging facility have not yet been completed; however, the approximate square footage of the new/replacement clubhouse complex is 30-35,000 sq. ft. In addition, it is the objective of the petitioner to construct approximately 100 hotel units in a new *golf lodging facility* that will be located on this site.

While land uses in this area are predominately residential (refer to Exhibits B and C), the redesignation of this property to a Commercial (COM) Future Land Use Classification, when considered along with the accompanying petition for Major Adjustment to the site's current PNRD (Planned Non-Residential Development) zoning approvals in order to permit the new PGA Golf clubhouse complex and golf lodging facility, would not be considered inconsistent with other land uses found in the area. Application of the PNRD zoning district to this property allows for a narrow definition of the potential future uses on the property, where any deviation from these identified uses would require that an affirmative vote for such a change from the County Commission be obtained.

2. **A statement describing how the proposed future land use designation is compatible with the future land use designation(s) and existing land uses surrounding the amendment lands?**

This requested amendment to the St. Lucie County Comprehensive Plan is to provide for a change in Future Land Use designation for a 9.9 acre (mol) parcel of land located in the Reserve (PGA Village) Development of regional impact – PGA Clubhouse Area, from RS (Residential Suburban) to COM (Commercial). The proposed designation of this property to the COM Future Land Use designation is for the purpose of providing the opportunity to construct a new/replacement PGA Golf clubhouse complex and administrative support area and a new golf lodging facility that will serve the existing PGA golf facilities located at the Reserve. Final footprints for the new/replacement PGA Golf clubhouse complex and the new lodging facility have not yet been completed; however, the approximate square footage of the new/replacement clubhouse complex is 30-35,000 sq. ft. In addition, it is the objective of the petitioner to construct approximately 100 hotel units in a new *golf lodging facility* that will be located on this site.

The present use of the property under petition is as a golf clubhouse complex in support of the PGA of Americas existing golf facilities at the PGA Reserve Golf community.

While land uses in this area are predominately residential (refer to Exhibits B and C), the redesignation of this property to a Commercial (COM) Future Land Use Classification, when considered along with the accompanying petition for Major Adjustment to the sites current PNRD (Planned Non-Residential Development) zoning approvals in order to permit the new PGA Golf clubhouse complex and golf lodging facility, would not be considered inconsistent with other land uses found in the area. Application of the PNRD zoning district to this property allows for a narrow definition of the potential future uses on the property, where any deviation from these identified uses would require that an affirmative vote for such a change from the County Commission be obtained.

**3. In accordance with Future Land Use Policy 1.1.5.3 provide the following information:**

**a. Identification [of] future land use designations and existing land uses within ¼ mile of the subject property that have the same or greater type of proposed future land use designation.**

Refer to the attached Existing Future Land Use Exhibit (Exhibit B) and Existing Use of Land Exhibit (Exhibit C) for the area around the petitioned property. The existing Future Land Use designations surrounding this site are; RS (Residential Suburban), COM (Commercial) and the City of Port St. Lucie.

**b. Is the property under the land use amendment application within the Five Year Capital Improvement Program of the Water and Wastewater Master Plan for St. Lucie County or otherwise meet the requirements of Policy 1.1.5.4.**

Utility services (water and sewer) are presently available to the site and are provided by the Reserve Utility Corporation. Attached as Exhibit K are updated service commitment requests that have been submitted to the Reserve Utility Corporation. As responses are received, this application will be updated to reflect their response.

4. **Provide a statement describing any conditions affecting the area of the amendment lands that have changed since the most recent adoption of the Comprehensive Plan. Describe any changes in development patterns, utility availability, and public service capacity. Provide the data and analysis supporting your conclusions.**

The St. Lucie Comprehensive Plan, adopted by Ordinance 90-01 in January of 1990 pursuant to the Local Government Comprehensive Planning Act of 1985, and as subsequently amended, lays out the framework for how the County will grow through a 20-year planning period expiring in 2025. This plan includes a number of Goals, Objectives and Policies that are designed to ensure the highest quality living environment possible by providing a mixture of land uses throughout the County; ensuring a high quality of life; creating a dynamic jobs market and reflecting the needs and desires of the local residents and how they want their community to develop.

The petitioned property has maintained its current Future Land Use designation of RS (Residential Suburban) since the adoption of the current County Comprehensive Plan in 1990. This property is part of the previously approved Development of Regional Impact known as The Reserve (now referred to as PGA Village).

The petitioned property has, since first constructed in the early 1990s, been used as the main clubhouse and business office complex associated with the 54 holes of golf found within the Reserve (PGA Village) DRI, and managed by the PGA of America, Inc. With the expanding use of these facilities, the existing clubhouse and support services have been determined to be inadequate to meet present and future facility demands and expansion/replacement is warranted to meet this new demand. In addition, while the original development plans for this site did not contemplate the development of any on-site lodging facilities in this clubhouse complex, recent changes to the PGA's overall business model in response to user requests has resulted in a proposal to add approximately 100 on-site lodging units that would be constructed in a traditional hotel format. It is this addition of these hotel units to this complex that requires the submission of this proposed amendment to the County's Comprehensive Plan to a land use category that is considered compatible with hotel developments. Previously, and currently, the residential land use designation found on the petition site has been determined to be sufficient to address the basic golf clubhouse/administrative support needs of the PGA facility.

As the petitioned property is located within the boundary of an approved Development of Regional Impact, land uses on this property are limited by the gross development entitlements granted under the Final Development Order for The Reserve, DRI. Pursuant to the provisions of Condition Number 51 of St. Lucie County Resolution 09-016 (the latest Development Order for the Reserve), the petitioner has the option of making changes to the previously approved entitlements to the subject property by converting all or some of those entitlements to another use, so long as the gross impacts of whatever it is to be developed on the property do not exceed the base thresholds identified in the impacts assessments used to evaluate this DRI.

In the case of this specific land use petition, and based upon the prior approvals granted to this site, the PGA golf clubhouse complex is authorized for approximately 90,000 square feet of overall non-residential commercial/office use (approx 10,000 sq ft in clubhouse and approximately 80,000 square feet in future retail) granted under the approved Final Development Order for the Reserve. Given that the exiting clubhouse will be expanded by approximately 15,000 square feet (mol), we are left with approximately 65,000 square feet of undeveloped commercial square footage (based upon the approved PNRD master plans for the clubhouse complex) that can be used for either commercial or a converted use purposes.

Condition Number 51, of SLC Resolution 09-016, provides a table that outlines a use conversion table that is applicable to the overall Reserve (PGA Village) DRI. The petitioners propose to change approximately 15,000 square feet, of the remaining 65,000 square feet of commercial land use in this area to the equivalent

trip generator for hotel units, which in this instance, totals out to be slightly more than 100 guest rooms. Since the conversion of this commercial square footage to hotel units is based on equivalent trip generation rates, no changes are required to any part of base Development Order for this DRI since the gross impacts generated from this site have not changed. Attached as Exhibit E is a copy of correspondence from the Treasure Coast Regional Planning Council where, Council staff has determined that application of the provisions of Condition Number 51 will not be cause for additional review by the RPC or the filing of any type of Notice of Proposed Change (NOPC) to the previously approved Development of Regional Impact known as The Reserve.

Every two years, until the completion of the DRI known as the reserve, an annual report is required to be filed with the County, the Treasure Coast Regional Planning Council and the Florida Department of Community Affairs. The most recent report submitted in the winter of 2009/10, indicates that there are no service capacity issues within the Reserve. All required Level of Service (LOS) standards are being met and the introduction of this new clubhouse facility along with the addition of the proposed lodge units, is not expected to result in any failed LOS standards.

Utility services (water and sewer) are presently available to the site and are provided by the Reserve Utility Corporation. Attached as Exhibit K are updated service commitment requests that have been submitted to the Reserve Utility Corporation. As responses are received, this application will be updated to reflect their response.

5. **Provide a statement describing why there is a need for the proposed Future Land Use Map Amendment and how the amendment will result in an orderly and logical development pattern.**

This requested amendment to the St. Lucie County Comprehensive Plan is to provide for a change in Future Land Use designation for a 9.9 acre (mol) parcel of land located in the Reserve (PGA Village) Development of regional impact – PGA Clubhouse Area, from RS (Residential Suburban) to COM (Commercial). The proposed designation of this property to the COM Future Land Use designation is for the purpose of providing the opportunity to construct a new/replacement PGA Golf clubhouse complex and administrative support area and a new golf lodging facility that will serve the existing PGA golf facilities located at the Reserve. Final footprints for the new/replacement PGA Golf clubhouse complex and the new lodging facility have not yet been completed; however, the approximate square footage of the new/replacement clubhouse complex is 30-35,000 sq. ft. In addition, it is the objective of the petitioner to construct approximately 100 hotel units in a new *golf lodging facility* that will be located on this site.

The present use of the property under petition is as a golf clubhouse complex in support of the PGA of Americas existing golf facilities at the PGA Reserve Golf community.

The proposed modifications to the general purpose golf clubhouse complex can be accommodated under the sites current land use classification, however the addition of the golf lodging facilities does requires that the areas under that activity be designated as/ with the COM (Commercial) Future Land Use designation.

While land uses in this area are predominately residential (refer to Exhibits B and C), the redesignation of this property to a Commercial (COM) Future Land Use Classification, when considered along with the accompanying petition for Major Adjustment to the site's current PNRD (Planned Non-Residential Development) zoning approvals in order to permit the new PGA Golf clubhouse complex and golf lodging facility, would not be considered inconsistent with other land uses found in the area. Application of the PNRD zoning district to this property allows for a narrow definition of the potential future uses on the property, where any deviation from these identified uses would require that an affirmative vote for such a change from the County Commission be obtained.

6. **If a change to Industrial Land Use is proposed, explain how the proposal meets Future Land Use Policy 1.1.11.2 or Policy 1.1.11.3 of the Comprehensive Plan.**

N/A.

The proposed amendment does not include any requested change to the Industrial (IND) Future Land Use Designation.

7. **Provide a traffic report of the potential impacts to the County's transportation system brought about by the proposed land use change. The report must include existing, background, committed trips, and the projected traffic volumes and the level of service for all affected roadways. Projected traffic volumes must be based on the highest density/intensity allowed under the requested future land use designation.**

As discussed at the pre-application conference for this submission (held April 29, 2010), a full Traffic Impact Report has not been prepared for this petition for amendment to the Future Land Use Maps of the County since the subject property is already part of the previously approved Development of Regional Impact known as the The Reserve.

As the petitioned property is located within the boundary of an approved Development of Regional Impact, land uses on this property are limited by the gross development entitlements granted under the Final Development Order for The Reserve DRI. Pursuant to the provisions of Condition Number 51 of St. Lucie County Resolution 09-016 (the latest Development Order for the Reserve), the petitioner has the option of making changes to the previously approved entitlements to the subject property by converting all or some of those entitlements to another use, so long as the gross impacts of whatever it is to be developed on the property do not exceed the base thresholds identified in the impacts assessments used to evaluate this DRI.

In the case of this specific land use petition, and based upon the prior approvals granted to this site, the PGA golf clubhouse complex is authorized for approximately 90,000 square feet of overall non-residential commercial/office use (approx 10,000 sq ft in clubhouse and approximately 80,000 square feet in future retail) granted under the approved Final Development Order for the Reserve. Given that the exiting clubhouse will be expanded by approximately 15,000 square feet (mol), we are left with approximately 65,000 square feet of undeveloped commercial square footage (based upon the approved PNRD master plans for the clubhouse complex) that can be used for either commercial or converted use purposes.

Condition Number 51, of SLC Resolution 09-016, provides a table that outlines a use conversion table that is applicable to the overall Reserve (PGA Village) DRI. The petitioners propose to change approximately 15,000 square feet, of the remaining 65,000 square feet of commercial land use in this area to the equivalent trip generator for hotel units, which in this instance, totals out to be slightly more than 100 guest rooms. Since the conversion of this commercial square footage to hotel units is based on equivalent trip generation rates, no changes are required to any part of base Development Order for this DRI since the gross impacts generated from this site have not changed. Attached as Exhibit E is a copy of correspondence from the Treasure Coast Regional Planning Council where, Council staff has determined that application of the provisions of Condition Number 51 will not be cause for additional review by the RPC or the filing of any type of Notice of Proposed Change (NOPC) to the previously approved Development of Regional Impact known as The Reserve.

Every two years, until the completion of the DRI known as the reserve, an annual report is required to be filed with the County, the Treasure Coast Regional Planning Council and the Florida Department of Community Affairs. The most recent report submitted in the winter of 2009/10, indicates that there are no service capacity issues within the Reserve. All required Level of Service (LOS) standards are being meet and the introduction of this new clubhouse facility along with the addition of the proposed lodge units, is not expected to result in any failed LOS standards.



8. **Describe the drainage characteristics of the area and what effects the proposed land use amendment would have on the volume and quality of stormwater runoff? Identify the property's flood zone classification?**

This requested amendment to the St. Lucie County Comprehensive Plan is to provide for a change in Future Land Use designation for a 9.9 acre (mol) parcel of land located in the Reserve (PGA Village) Development of Regional Impact – PGA Clubhouse Area, from the RS (Residential Suburban) to COM (Commercial) Future Land Use designation.

The proposed designation of this property to the COM Future Land Use designation is for the purpose of providing the opportunity to construct a new/replacement PGA Golf clubhouse complex and administrative support area and a new golf lodging facility that will serve the existing PGA golf facilities located at the Reserve. Final footprints for the new/replacement PGA Golf clubhouse complex and the new lodging facility have not yet been completed; however, the approximate square footage of the new/replacement clubhouse complex is 30-35,000 sq. ft. In addition, it is the objective of the petitioner to construct approximately 100 hotel units in a new *golf lodging facility* that will be located on this site.

The petitioned site is already regulated by South Florida Water Management District Permit Number 56-00674; should the redevelopment of this site require modification to that permit, or any other issued County Permits effecting the sites stormwater management facilities, all necessary permits will be obtained.

The petitioned site does not lie within any designated 298 Drainage District.

At the time a Final Development Order is applied for, all applicable storm water management regulations will be complied with in the final designs for the property.

The petitioned property is located within a number of designated Flood Zones according to FEMA FIRM Map 12111C0275-F, dated August 19, 1991.

**9. What are the potential environmental impacts of the requested amendment? Describe the natural resources occurring on and adjacent to the amendment lands. Identify any protected species that are known to occur and estimate the acres of wetlands and native upland habitats on the amendment lands. Identify Category I, II, or III Wetlands as described in Policy 8.1.14.1.**

No impacts to any of the listed species mentioned above are expected as a result of this proposed amendment to the Future Land Use Maps of St. Lucie County. The petitioned site is already developed and there are no known natural resources or habitat occurring on site. There is a small regulated wetland to the east of the site (wetlands 61) and will be protected in accordance with applicable permit standards and requirements.

There are no Category I, II, or III Wetlands as described in Policy 8.1.14.1, on the petitioned site.

10. **Where are the nearest public or investor-owned water and sewer services? Who is the service provider? Is the site included in the five-year expansion plan of these utilities. Provide correspondence from the service provider verifying their ability to serve the proposed development.**

**If private facilities are proposed, describe the capacity and type of water and wastewater services to be provided.**

Utility services (water and sewer) are presently available to the site and are provided by the Reserve Utility Corporation. Attached as Exhibit K are updated service commitment requests that have been submitted to the Reserve Utility Corporation. As responses are received, this application will be updated to reflect their response.

11. Provide a projection of the average daily volumes of solid waste that would be generated if the land use(s) change.

The following tables represent the expected solid waste generation differences as a result of this proposed application:

PHASE	D.U.	nonresidential sq feet	estimated population/unit	estimated population /phase	soildwaste generation rate		estimated solid waste generation (lbs)	estimated solid waste generation (tons)	estimated solid waste generation (cy)
existing land use	20		2.5	50	9.31	lbs/person /day	461	0.23	2.47
proposed land use		90,000			5.34	lbs per 1000 sf/day	481	0.24	2.57

waste generation assumptions			
<b>Residential</b>			
all types		9.31	lbs/ person/ day
<b>Non-Residential</b>			
Retail/Service		5.34	lbs/ day - 1000 SF
Hotel		t/b/d	lbs/ day/ room
Office		2.52	lbs/ day - 1000 SF
Industrial		2.19	lbs/ day - 1000 SF
School		0.80	lbs/ day - student
Civic/Park		1.96	lbs/ day - 1000 SF

St. Lucie County Comp Plan (policy 6b.1.1.1)

St. Lucie County/ solid waste division

St. Lucie County/ solid waste division

St. Lucie County/ solid waste division

St. Lucie County/ solid waste division

St. Lucie County/ solid waste division

St. Lucie County/ solid waste division

Service commitment requests have been submitted to St. Lucie County. As responses are received, the application materials will be updated accordingly.

- 12. What demands for recreational facilities will be created by development as a result of the land use change? If you are requesting a residential classification, identify the recreational facilities and open spaces that are available in the vicinity?**

The redesignation of this site to the COM (Commercial) Future Land Use classification does not require, nor will it result in, the generation of any demands on the County's required Recreation Level of Service.

- 13. Indicate the location of any archaeological or historic resources that are known to occur on or near the amendment lands. Describe potential impacts to these resources as a result of the proposed amendment. Provide a copy of any available archaeological or historic assessment.**

There are no known archaeological or historic resources on the petitioned property.

14. **Is the property currently within the Planned Urban Service Area Boundary?**

Yes.

15. If you answered "no" to Question 14 above, will the property be used for "urban development activities" as defined in Future Land Use Policy 1.1.5.1? Check which urban development activities apply:

- residential development in excess of two units to the gross acre
- any non-agricultural commercial activity
- any non-extractive, non-agriculturally related industrial activity



16. If any item in Question 15 above is checked, the property must lie outside the Planned Urban Service Area. If an expansion of the Urban Service Area boundary line is proposed, please refer to Future Land Use Policy 1.1.5.1 and answer the following questions:

a. What is the distance between the property and the Urban Service Area Boundary?

N/A

b. Is the subject property contiguous to lands with the requested future land use designation?

N/A

c. Can the owners of contiguous properties between your property and the present Urban Services Area Boundary ensure appropriate urban infrastructure and services can be provided? If so, please provide documentation.

N/A

d. To what extent will the proposed expansion detrimentally impact the established character of the area?

N/A

17. If changing from an agricultural category (AG-5 and AG-2.5) to a non-agricultural category (all others), please answer the following questions.
- a. How will the non-agricultural use(s) maintain the viability of continued agricultural uses on adjacent lands? How will any adjacent agricultural uses affect the proposed non-agricultural uses?
  - b. Using the St. Lucie County Soil Survey, provide documentation of the soil type(s) found on the subject parcel and their suitability for the proposed use. Indicate their suitability as defined by the soil survey.
  - c. Describe the existing land characteristics and how the proposed land use is suitable with those characteristics?
  - d. Does the propose land use amendment propose the extension of the urban services boundary in a manner that creates any enclaves, pockets, or finger areas?
  - e. Describe why the non-agricultural uses could not be feasibly located on non-agricultural land.

N/A

18. **Provide a copy of all existing federal, state, regional or local permits or plans related to the property (i.e. SFWMD permits, USDA Conservation Plans, documents related to the lands present or past enrollment in any federal, state or local program).**

Due to the number of related permits, you are referred to the South Florida Water Management District web site.

The petitioned site is already regulated by South Florida Water Management District Permit Number 56-00674 (the master permit number for the Reserve); should the redevelopment of this site require modification to that permit or any other issued County Permits effecting the site's stormwater management facilities, all necessary permits will be obtained.

19. Indicate if the area under consideration is located within a unique area with common characteristics, such as the Indrio Road corridor and White City. If so, indicate how the proposed change in future land use is consistent with the character of the area and any neighborhood plan or special planning project for the amendment area.

N/A

20. **Identify any local government within one mile of the amendment lands. If any, provide a copy of the proposed application documents to the appropriate government official. Indicate the name and address of the official for which the application documents were provided.**

City of Port St. Lucie

Mr. Jerry Bentratt, City Manager  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34953

Mr. Daniel Holbrook, AICP, Planning Director  
City of Port St. Lucie Planning Department  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34953



**APPLICANT ACKNOWLEDGEMENTS (Owner's Signature Must be Notarized)**

I CERTIFY THAT: (CHECK ONE)

I (We) do hereby certify that I (we) own in fee simple the above described property for which a change in Future Land Use is requested.

I (We) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature

Date

Address: 951 SW COUNTRY CLUB DR, PORT ST. LUCIE, FL 34986

Phone: 772-340-1444

Fax: 772-340-1899

Email Address: SSPIERS@PBAAQ.COM

7/1-2010

**Note: The individual listed on the main application will be the County's single contact for all correspondence and other communication related to this application.**

**PROPERTY OWNERS ACKNOWLEDGMENTS:** (please print) - This supplement will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submittal of this application for a change in future land use. The property owner's signature below shall also authorize the applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the County's Comprehensive Plan for the property described herein.

Property Owner Signature

SOREN SPIERS

Property Owner Name (Printed)

Mailing Address: 951 SW COUNTRY

Phone: 772-340-1444

CLUB DR, PSL, FL 34986

If more than one owner, please submit additional pages

STATE OF FLORIDA, COUNTY OF St Lucie

The foregoing instrument was acknowledged before me this 1 day of JULY, 2010

by SOREN SPIERS who is personally known to me or who has

produced \_\_\_\_\_ as identification.

Anna E Schrader

Signature of Notary

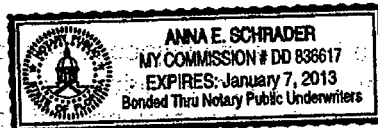
ANNA E SCHRADER

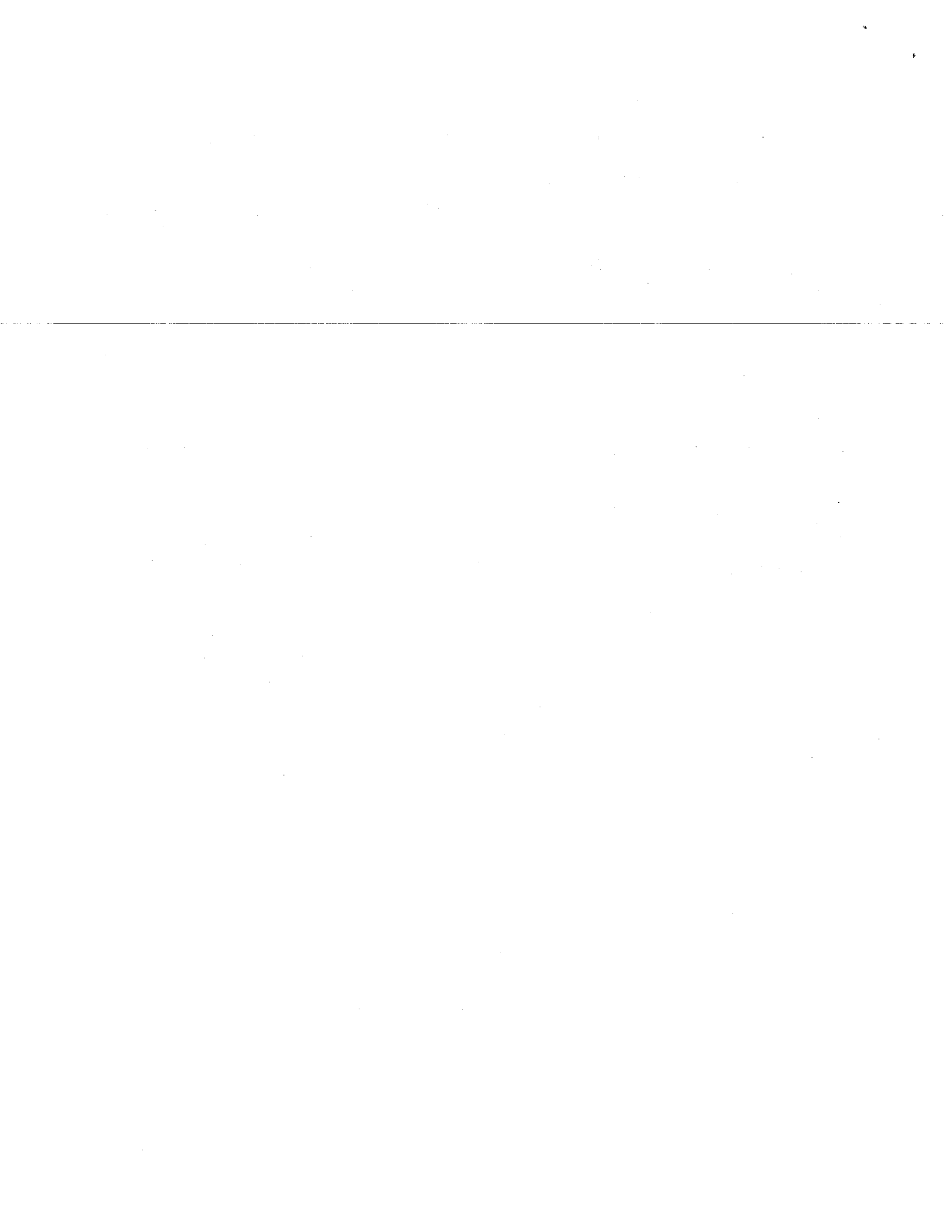
Type or Print Name of Notary

836617

Commission Number

(Seal)









St. Lucie County

Concurrency Deferral Affidavit

I, Soren Spiers, residing or doing business at 951 NW Country Club Dr.  
Name Street  
Port Saint Lucie, FL 34986 772.340.1444  
City State Zip Phone

have applied for a Small Area Future Land Use Amendment from St. Lucie County, Florida,  
Type of Development Order  
for the following project: 9.9 ac. (mol) parcel located at the PGA Clubhouse within the Reserve DRI  
Name of Proposed Development

Parcel ID Number(s): A part of Parcel ID Number 3327-200-0001-000-4

I do hereby affirm that in connection with my application for the above project, I have elected to defer the certificate of capacity and reservation of capacity in public facilities for the above property until a later time, but no later than the application for a final development order for the same property.

I understand and acknowledge that the above listed property will be subject to the certificate of capacity before any final development order can be issued, and that St. Lucie County can make no guarantee that adequate public facilities will be available when I apply for the final development order.

I further acknowledge that according to Section 5.08.01 of the St. Lucie County LDC, no final development approval can be granted until capacity in those facilities is available at that time. The issuance of a preliminary development order without a certificate of capacity creates no vested or other rights to develop the subject property.

SOREN SPIERS [Signature] 7/21-2010  
Applicant Name (Printed) Signature of Applicant Date

STATE OF Florida COUNTY OF St. Lucie  
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July  
2010 by Soren Spiers who is personally known to  
me or who has produced \_\_\_\_\_ as identification.

[Signature] SUSAN N FUNICELLO  
Signature of Notary Type or Print Name of Notary

DD766973 Commission Number (Seal)







Tom Bony, PGA  
President

Allan Wronowski, PGA  
Vice President

Tom Bishop, PGA

August 5, 2010

Wesley Whitcomb, PGA  
Secretary/President

Joseph P. Stranska  
Vice Secretary/President

Mrs. Britton De Witt  
Senior Planner  
Planning & Development Services Department  
St. Lucie County  
2300 Virginia Ave.  
 Ft. Pierce, Florida 34982-5652

Re: Signatory Authorization - Small Area Future Land Use Map Amendment

Dear Mrs. De Witt:

As Secretary, Managing Director and General Counsel, I hereby authorize Soren Spiers, Director of PGA Properties Finance and Business Operations, the authority to execute on behalf of PGA of America, Inc. any and all required applications, permits, affidavits, notices and the like with regard to the proposed Small Area Future Land Use Map Amendment on 9.9 +/- acres of land within the PGA Reserve Development of Regional Impact (DRI), located in St. Lucie County, Florida.

Best Regards,

Christine Garrity  
Secretary, Managing Director and General Counsel



**Exhibit I**

**Shared Parking Analysis**





## Engineering & Planning, Inc.

10612 SW Gingermill Drive • Port Saint Lucie • Florida • 34987

(772) 345-1948 • [www.mackenzieengineeringinc.com](http://www.mackenzieengineeringinc.com)

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June 29, 2010

Mr. Corey Aurand  
PGA Golf Properties, Inc.  
100 Avenue of the Champions  
Palm Beach Gardens, FL 33418

Re: PGA Golf Club – St. Lucie County  
Shared Parking Analysis  
007001

Dear Corey:

MacKenzie Engineering and Planning, Inc. (KHA) was retained to prepare a shared parking analysis and the necessary documentation to support the required parking at the PGA Golf Club and Lodge as required within Sections 7.06.01 and 7.06.02 of the St. Lucie County Code. The property to be developed is located in The Reserve DRI, west of the Reserve Boulevard & I-95 interchange in St. Lucie County, Florida. The mixed use project has a 54-hole golf course, including ancillary facilities (driving ranges, club houses, pro shop, restaurants, lounges, and banquet facilities) and proposes up to a 100-room lodge. Based on the description of the lodge and its relation to the PGA golf courses, the lodge will function as a resort hotel.

This letter includes an analysis of the St. Lucie County parking rates and applies parking reduction factors unique to this facility and location. St. Lucie County parking requirements are shown in Table 1.

### **SHARED PARKING ANALYSIS**

#### Mode Split

Mode split is adjustment for reduced use of automobiles owing to alternative modes of transportation. The site is located at the center of a unique mixed use development, PGA Village (also known as The Reserve DRI). PGA Village is a unique mix of uses centered around the PGA golf club that interact to reduce the overall parking demand including: 54 holes of golf, hotels (adjacent to the I-95 interchange), single family and multi-family housing, timeshares, and the PGA learning center. It is anticipated that the golf course will continue to capture a significant amount of its business from within PGA village. The supporting traffic study for the

PGA Village (Reserve DRI) estimates that 60% of the golf course traffic is associated with uses within PGA Village. Many of the existing residents within PGA Village own their own golf carts and use those to travel between their homes and the golf course. Additionally, the Verano DRI (approved for 6,000 dwelling units), located south of PGA Village will connect a golf cart path directly to the golf club to facilitate non-auto trips. PGA, which operates the golf course, has plans to purchase and operate a shuttle bus. The shuttle bus is proposed facilitate trips between the golf club and uses surrounding PGA Village to reduce auto-travel within PGA Village and reduce parking needs at the golf club.

Based on the existing and proposed operations of the facility and the data provided, a 20% mode split is estimated for the golf club. This mode split includes shuttles, drop-offs, golf cart travel, and walking to the club house. The reduction anticipated is 94 spaces.

#### Noncaptive Adjustments

A noncaptive adjustment describes people already present in the immediate vicinity and likely patrons of a second use. A 100 room lodge is proposed adjoining the PGA Village club house facility. The lodge is being planned and developed as an amenity for visitors to PGA Village and will act as a golf resort. Specifically, visitors will be able to park once and not leave the lodge because of the onsite facilities and golf amenities. The lodge visitors are expected to be golf patrons because it is a golf resort hotel; therefore the lodge is expected to result in a high noncaptive adjustment factor. Visitors to the lodge will park at the lodge and golf, but only require one parking space. Due to the high interaction anticipated between the lodge and golf club, a 70 percent noncaptive adjustment was applied to the parking requirements of the resort hotel. This reduces the need for parking by an additional 98 spaces.

#### Parking Demand

The unadjusted parking demand for the site, based on St. Lucie County Code requirements, is 610 spaces. The parking demand is estimated to be reduced by 94 spaces based on the mode split and 98 spaces for the noncaptive adjustments. The projected parking demand is 418 spaces. Table 2 shows the projected parking demand for the project.

#### **SPECIAL EVENT PARKING**

PGA Village has already hosted numerous special events. Additional special events are anticipated at PGA Village upon completion of the lodge. PGA has developed special event parking plans. These plans include remote parking and shuttles to the primary facilities. Additional coordination occurs with the local hotels for shuttles and use of other off-site parking areas.

#### **CONCLUSION**

PGA Village golf club is a 54-hole golf course, including ancillary facilities (driving ranges, club houses, pro shop, restaurants, lounges, and banquet facilities) and proposes a 100 unit lodge.



Because multiple forms of non-automotive transportation exist and are proposed to the site and the complementary use of the golf lodge to the golf course, the overall parking demand for the site is reduced from 610 parking spaces to 418 parking spaces.

PGA Village also has developed special event parking plans for events that have occurred and will occur at this location.

It is anticipated that acceptance of this memorandum satisfies the parking demand requirements contained within 7.06.01 and 7.06.02 of the St. Lucie County Code.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) 345-1948

Sincerely,

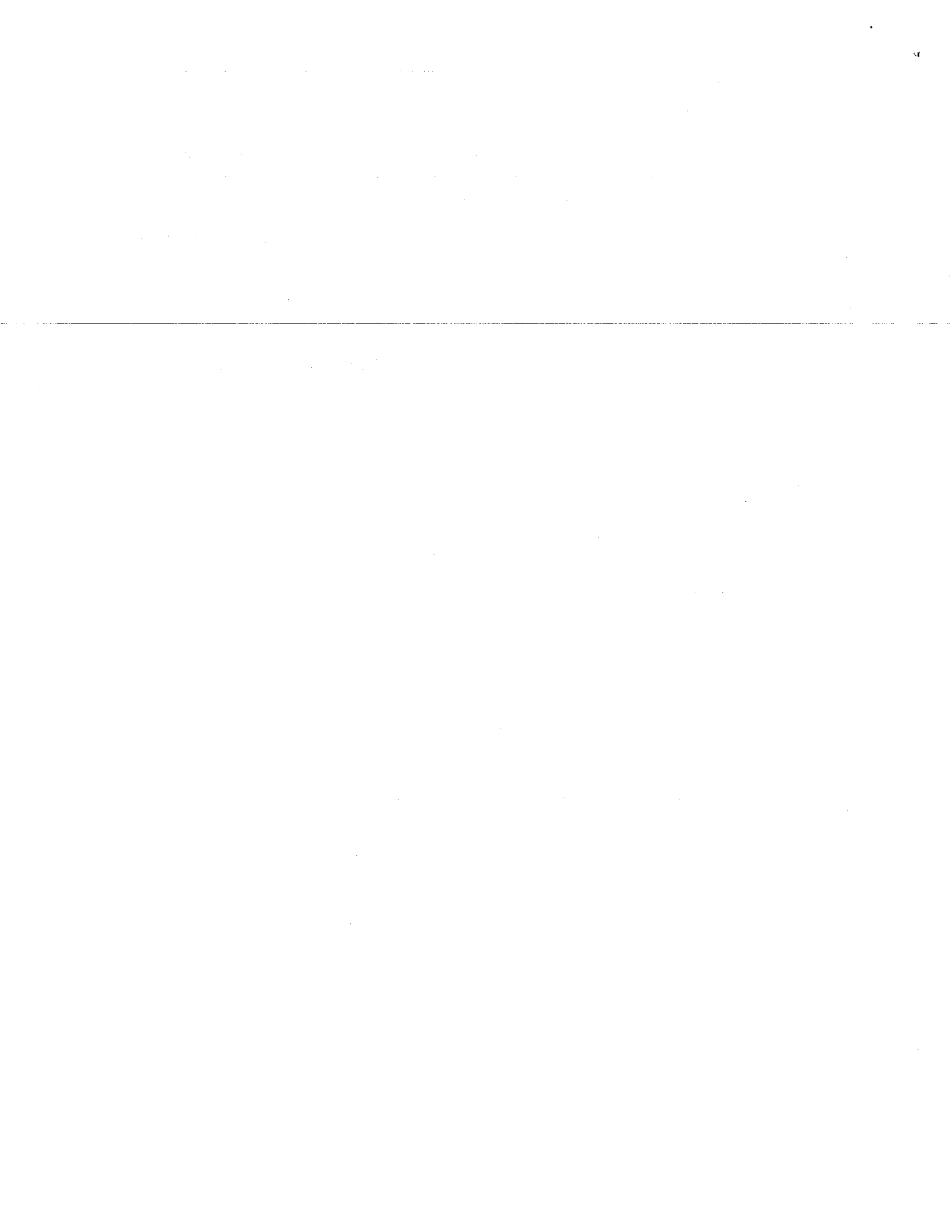


Shaun G. Mackenzie, P.E.  
Transportation Engineer

Florida Registration  
Number 61751  
Engineering Business  
Number 29013

Attachments  
Table 1  
Table 2

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**TABLE 1**  
**PGA GOLF COURSE AND LODGE**  
**ST. LUCIE COUNTY CODE PARKING REQUIREMENT**

<b>Land Use</b>	<b>Quantity</b>	<b>Unit</b>	<b>St. Lucie County Code</b>	<b>Unit</b>	<b>Required Parking Spaces</b>
Golf Course (1)	54	Holes	8.7 spaces / hole	hole	470
Resort Hotel	100	Rooms	1.4 spaces / room	room	140
<b>Total</b>					<b>610</b>

(1) Golf Course rate includes driving ranges, club houses, pro shop, restaurants, lounges, banquet facilities  
(Parking Generation, 3rd Edition - Land Use 430)

6/29/2010

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**TABLE 2**  
**PGA GOLF COURSE AND LODGE**  
**PROJECTED PARKING DEMAND**

Land Use	Required Parking Spaces	Reductions				Needed Parking Supply
		Mode Split		Non-Captive Adjustments		
Golf Course (1)	<b>470</b>	20%	94	-	-	376
Resort Hotel	<b>140</b>	-	-	70%	98	42
<b>Total</b>	<b>610</b>	94		98		418

(1) Golf Course rate includes driving ranges, club houses, pro shop, restaurants, lounges, banquet facilities  
(Parking Generation, 3rd Edition - Land Use 430)

6/29/2010

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Exhibit J

**Reserve DRI: Transportation Conditions Memo**





## Engineering & Planning, Inc.

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**To:** Corey Aurand

**From:** Shaun G. MacKenzie, P.E.

**Date:** June 2, 2010

---

**Re:** Reserve DRI – Transportation Conditions

The Reserve DRI currently has transportation conditions enumerated from 51 to 61 with the Reserve DRI Development Order (D.O.). St. Lucie County is inquiring about the conditions related to transportation improvements, transportation trips, and hotel use within the DRI.

### Condition 55 – Trip Summary

This condition requires biennial reporting of trips from the DRI. The evaluation of trips from the project is used to determine the timing of needed improvements. Based on the most recent annual report, the project is now generating 2,364 total PM peak hour trips.

### Condition 57 – St. Lucie West Boulevard Interchange Improvements

This condition requires significant improvements to the interchange when project generates 3,153 total PM peak hour (two-way) trips or December 31, 2005, whichever occurs later. The project does not yet generate 3,153 total PM peak hour trips. Therefore, improvements to the interchange and bridge are not required. Given the slow state of the current real estate market, the timing for these improvements by the developer is not known.

### Condition 61 – Improvements to Selvitz Road

This condition requires improvements to the Selvitz Road & Midway Road intersection when project generates 3,867 total PM peak hour (two-way) trips or December 31, 2010, whichever occurs later. The project does not yet generate 3,867 total PM peak hour trips. Therefore, improvements to the intersection are not required. Given the slow state of the current real estate market, the timing for these improvements by developer is not known.

### Condition 51 – Land Use Trade-Off Matrix

The DRI D.O. allows for conversion of uses within the DRI. Any of the approved uses in the DRI may be converted to other allowed uses via the trade-off matrix contained within Condition 51. The conversion of 100 lodging units (hotel rooms) will require conversion of 14,903 SF of retail use. The change of use proposed will not create any additional trips from the DRI, will not require a Notice of Proposed Change, and will require reporting through the normal annual / biennial reporting process for the DRI (Conditions 51 and 56).

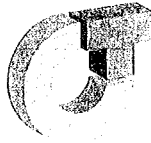




**Exhibit K**

**Service Capacity Verifications**





CULPEPPER & TERPENING, INC  
CONSULTING ENGINEERS & LAND SURVEYORS

Writers E-mail: ddmurphy@ct-eng.com  
Job Number: 09-090.005

July 13, 2010

Mr. George Morgan, Utility Manager  
Reserve Community Development District  
2140 NW Reserve Park Trace  
Port St. Lucie, FL 34986

Subject: PGA of America – Land Use / Rezoning Petition – Service Availability  
(Unincorporated St. Lucie County)

Dear Mr. Roberts:

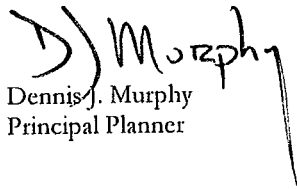
This office represents the owners of PGA of America, Inc., in their application to amend to the St. Lucie County Comprehensive Plan Future Land Use Map and County Zoning Atlas Maps for a 9.9 acre parcel of land located in the Reserve (PGA Village) DRI. The requested amendment to the St. Lucie County Comprehensive Plan is to provide for a change from the RS (Residential Suburban) to COM (Commercial) Future Land Use designation.

The purpose of this letter is to request a confirmation from the Reserve Utilities that adequate capacity in the existing water and wastewater systems at the Reserve to accommodate the proposed change in Land Use/Zoning.

Thank you for your assistance in this matter. Should you have any questions, please let me know.

Sincerely,

**CULPEPPER & TERPENING, INC.**

  
Dennis J. Murphy  
Principal Planner

DJM  
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A LEGACY OF EXPERTISE AND EXCELLENCE

2980 SOUTH 25TH STREET | FT. PIERCE, FL 34981 | (772) 464-3537 FAX: (772) 464-9497





**CULPEPPER & TERPENING, INC**  
CONSULTING ENGINEERS | LAND SURVEYORS

Writers E-mail: dnmurphy@ct-eng.com  
Job Number: 09-090.005

July 13, 2010

Mr. Ron Roberts  
Solid Waste Manager  
St. Lucie County Board of County Commissioners  
2300 Virginia Avenue  
Fort Pierce, FL 34982

Subject: PGA of America -- Land Use / Rezoning Petition -- Service Availability  
(Unincorporated St. Lucie County)

Dear Mr. Roberts:

This office represents the owners of PGA of America, Inc., in their application to amend to the St. Lucie County Comprehensive Plan Future Land Use Map and County Zoning Atlas Maps for a 9.9 acre parcel of land located in the Reserve (PGA Village) DRI. The requested amendment to the St. Lucie County Comprehensive Plan is to provide for a change from the RS (Residential Suburban) to COM (Commercial) Future Land Use designation.

The purpose of this letter is to request a confirmation from St. Lucie County that adequate capacity in the County Solid Waste disposal system to accommodate the proposed change in Land Use/Zoning. The Table below represents the expected solid waste generation differences as a result of this proposed land use amendment application. Please note that the waste generation rates used in this Table are based upon the adopted Level of Service Standards set out in the County Comprehensive Plan.

	D.U.	nonresidential sq feet	estimated population/unit	estimated population /phase	solidwaste generation rate		estimated solid waste generation (lbs)	estimated solid waste generation (tons)	estimated solid waste generation (cy)
existing land use	20		2.5	50	9.31	lbs/person /day	461	0.23	2.47
proposed land use		90,000			5.34	lbs per 1000 sf/day	481	0.24	2.57

waste generation assumptions			
<b>Residential</b>			
all types		9.31	lbs/ person/ day
<b>Non-Residential</b>			

St. Lucie County Comp Plan (policy 6b.1.1.1)

A LEGACY OF EXPERTISE AND EXCELLENCE

2980 SOUTH 25TH STREET | FT. PIERCE, FL 34981 | (772) 464-3537 | FAX: (772) 464-9497

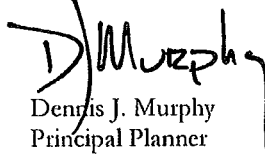
Retail/Service		5.34	lbs/ day - 1000 SF	St. Lucie County/ solid waste division
Hotel		t/b/d	lbs/ day/ room	St. Lucie County/ solid waste division
Office		2.52	lbs/ day - 1000 SF	St. Lucie County/ solid waste division
Industrial		2.19	lbs/ day - 1000 SF	St. Lucie County/ solid waste division
School		0.80	lbs/ day - student	St. Lucie County/ solid waste division
Civic/Park		1.96	lbs/ day - 1000 SF	St. Lucie County/ solid waste division

\*\*\*\*\*

Thank you for your assistance in this matter. Should you have any questions, please let me know.

Sincerely,

**CULPEPPER & TERPENING, INC.**

  
Dennis J. Murphy  
Principal Planner

DJM  
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