

**NOTICE**

There will be a Special Meeting of the CITY COUNCIL OF THE CITY OF PORT ST. LUCIE serving as the BOARD OF ZONING APPEALS on August 22, 2016, at 6:00 p.m., at PORT ST. LUCIE CITY HALL, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida

**AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC HEARING – ZONING APPEAL 16-1**, APPEAL THE DECISION OF THE PLANNING & ZONING BOARD OF AUGUST 2, 2016, DENYING THE VARIANCE REQUEST OF SECTION 158.222(F)(3) OF THE CITY OF PORT ST. LUCIE CODE TO ALLOW THAT THE APPLICANT NOT BE REQUIRED TO BUILD A SIDEWALK ALONG THE NORTH SIDE OF A PORTION OF THE RIGHT-OF-WAY OF TRADITION PARKWAY FOR 2,947 LINEAR FEET WHEN THEY CONSTRUCT THE INITIAL 2-LANES OF THE ROADWAY, WIC COMMUNITIES; P16-106
4. **ADJOURN**

**NOTICE:** No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

**NOTICE:** Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office and the Communication Department on Thursday, Friday, and Monday before Council Meetings. A copy of backup material is available in the Reception Area for public review. PLEASE LEAVE THE AGENDA BACKUP MATERIAL IN GOOD ORDER FOR OTHERS TO REVIEW.

**AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE TURN OFF ALL CELL PHONES.**



Ms. Karen Phillips, City Clerk  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

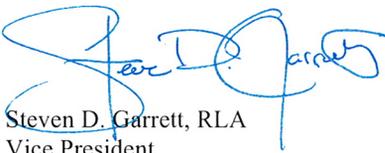
Submitted via email: [karenp@cityofpsl.com](mailto:karenp@cityofpsl.com)

RE: WCI Communities/ Tradition Parkway - Variance  
Appeal Request of the Planning & Zoning Board's Denial

Ms. Phillips,  
Please except this letter as our formal request to appeal the Planning & Zoning Board's denial of the Tradition Parkway Variance request that was heard on August 2, 2016, item 7(C), P16-106 WCI Communities/ Tradition Parkway – Variance.

We respectfully request to be placed on the City Council agenda for August 22, 2016.

Respectfully,



Steven D. Garrett, RLA  
Vice President

Cc: Mr. Mike Wolf, WCI Communities, Inc.  
Ms. April Stoncius, Deputy City Clerk Supervisor

**C. P16-106 – WCI COMMUNITIES/TRADITION PARKWAY – VARIANCE**

Chair Kurek inquired, "Again, is the applicant aware of the situation with the number of Board members we have, and you are willing to go forward?" (**Clerk's Note:** There was an inaudible response from the audience.) Okay. Let the record reflect that the applicant is willing to go with the present Board members."

The Assistant Planning and Zoning Director said, "The City has been requested by Steven Garrett of Lucido & Associates, acting as agent for WCI Communities, to grant a variance to allow the initial two lanes of Tradition Parkway Extension to be constructed without a sidewalk along 2,947 linear feet on the north side of the right-of-way. They are requesting that they only be required to construct the sidewalk, if the adjacent property owner has not constructed it when Tradition Parkway is required to be 4-lanes. Section 158.222(F)(3) of the City Code requires sidewalks to be located on both sides of all collector and arterial roads. Tradition Parkway is an arterial road. (**Clerk's Note:** A PowerPoint presentation was shown at this time.) This shows, basically, the location of the Tradition Parkway Extension, an aerial view. This map was provided by the applicant. You can see in the purple color is where they would be constructing the sidewalk, initially. It is the blue that is located south of the property that is labeled 'BBX' where they are requesting this variance for. The staff findings on this request are as follows: There are no special conditions and circumstances that exist, which are peculiar to the land involved that are not applicable to other lands zoned as MPUD. Construction of the Tradition Parkway Extension is a condition of approval of the Western Grove Development of Regional Impact. Other developers in the MPUD zoned areas were required and will be required to construct roads and sidewalks as conditions of approval of the DRI's. The adjacent property is located within the Tradition Development of Regional Impact, and therefore, has no responsibility for the construction of Tradition Parkway. Granting the variance will confer on the applicant's special privilege that is denied to other lands zoned MPUD. The literal interpretation of the provisions of this chapter would not deprive the applicant of rights commonly enjoyed by other MPUD zoned properties. All of the MPUD zoned areas are in DRI's, which all have conditions requiring road improvements. The granting of the variance is not necessary to make it possible for reasonable use of the land. The granting of the variance will not be in harmony with the general intent and purpose of the chapter. By the time the road is widened and the sidewalk is constructed, there could be over 3,000 people living in the Western Grove area. Staff is concerned about the future safety of the residents, walking or biking to stores and restaurants in Tradition, if there is not a sidewalk located along this segment of Tradition Parkway. The Planning and Zoning Department staff finds the request to be inconsistent with variance criteria, as stipulated in Section 158.295(C) of the Zoning Code, and recommends denial." Chair Kurek said, "The City owns this property. They own the right-of-way. They want to build a road that is, basically, without sidewalks on one side or parking." The Assistant Planning and Zoning Director remarked, "Initially."

**STEVE GARRETT, LUCIDO & ASSOCIATES**, said, "I am representing WCI Communities and Tradition Land Company. (**Clerk's Note:** A PowerPoint presentation was shown at this time.) We are focused on Tradition Parkway. To give you a little backstory, as you know, the first part of this year we were successful in amending both the Tradition DRI and the Western Grove DRI. The purpose of it was to, basically, bring

in two future parcels, Future Community 3 and Future Community 4, on this map into the Western Grove. They were formerly in Tradition and are now part of the Western Grove DRI. That DRI is essentially what you see in yellow. It was critical, because WCI Communities is moving forward with the purchasing of that Western Grove DRI. They wanted to have all of the property, and were purchasing it under the same DRI. What is unique about this and why it relates to our request is that Tradition Parkway Extension, the extension of the roadway, is over 3/4's of a mile and is going to be a 2-lane divided road with the plan 4-lanes at a point in time conditioned by the DRI. The over 3/4's of a mile roadway needs to be in place before WCI will be in a position to sell their first home. It is somewhat of a unique situation. The vast majority of other MPUD's in communities that are either selling or are going through the active planning process to, hopefully, be selling in the City have the ability to use existing infrastructure. Southern Grove, parcels there can use Village Parkway. Pulte off of Becker Road in the City is utilizing Becker Road directly, and can have an immediate front-door presence with models and sale centers right at the existing infrastructure. That is not the case with WCI and Western Grove. It is a significant contribution relative to building and dollars to get to your front door, and to even have the opportunity to sell the first home."

Mr. Garrett continued, "The variance request is merely to defer the timing. We agree completely with the requirement. We believe in sidewalks. The community is going to have sidewalks. The roads that are being committed to be built by WCI for this DRI will all have sidewalks. All that we are asking for in this variance is that approximately 30% of our total sidewalk, that 2,947 linear feet approximately, be deferred to where it makes sense. That can be about \$300,000 to \$350,000 in added costs at the front end of a project, added to another over \$4 million of roadway and infrastructure improvements that we are not trying to get out of doing. We want to do it, but we just want to do it at the appropriate time. We agree, wholeheartedly, with it being in place. It is really a question of when. I wanted to point out that the majority of the adjacent development, as you can see from the map, the nice rendering to the left of the proposed first community, WCI will be bringing online. If you look immediately to the right of that, the intersection of Tradition Parkway and N/S Road A, in the southeast corner, you will see a pink commercial area and a planned fire station parcel, the park in between it, and to the south of that is a planned K-8 school property, and additional parking space as well; all of those occur on the south side. A majority of the planned development within the Western Grove DRI occurs on the south side of Tradition Parkway. The planned Tradition Regional Park would also be on the south side, with access along the southern part of that road. The existing Renaissance Charter School is on the south side of Tradition Parkway. The planned State Veterans' Nursing Home is also, as we are moving east, on the south side. The Lake Park or the expansion of the existing Town Park community is on the south side and we also have Town Park, which has direct access. There essential front door is off of the south side of Tradition Parkway. On the north side, in that same area, is potential future commercial through BBX. The Future Community 4 would be developed by WCI or potentially sold by WCI, but in the future. You have Brenntity as an existing use and you've got a long stretch of frontage from the Lakes. DiVosta's first original residential community in Tradition of which it does not, the Lakes community, immediately front onto the north side of Tradition Parkway. It just seems logical that if we are going to invest and complete over 70% of the sidewalk system that we focus those dollars on the southern side, completing that from N/S A all the way to the Tradition Parkway, the current terminus. Also, instead of

coming before you and saying we'd like a 50% variance and only do the south and hold on the north; we are proposing that the purple or magenta area on the north side that runs from Tradition's terminus west or northwest, essentially, actually be put in, because it goes to the planned future entrance of Tradition Park. The existing residents, whether they be from the Lakes or Brennity, would have a convenient way of utilizing the sidewalk on the north side to access that park, and also make that crossing across Tradition Parkway at a logical and safe location."

Mr. Garrett stated, "One of the things for consideration, and we aren't requesting the removal of the requirement, but the City Code does; if a sidewalk is leading nowhere or not having any functional purpose, the requirement is it is allowed to be removed. We aren't asking for that. We just want the timing to be deferred to an appropriate point in the future. With that deferment, if it is not built, obviously, by the time of the 4-lanes, which WCI is committed to doing, as well as for Tradition Parkway, then WCI is committed to putting that remaining portion of sidewalk in. It would ultimately be in place. Relative to the Staff Report, as an applicant, we provided justification for our request. Staff reviewed it and made their own evaluation. In 2(b), it says, 'There are no special conditions or circumstances.' We disagree. We are asking ourselves, 'What other developers are building over 3/4 of a mile of median-divided roadway before they have the opportunity to sell their first home?' I can't think of one in the City. A vast majority, if not all, of current and proposed MPUD's are utilizing existing infrastructure. There are significant dollars in the construction of that roadway out to the front door. Obviously, there is a significant amount of additional dollars to be spent for the portion of sidewalk that we are asking to defer. Section 3(b), 'Granting a variance will confer on the applicant's special privilege.' Again, we would agree with that, if we were asking to remove the requirement. We are not. It is all about the timing of that portion of the sidewalk. We are, wholeheartedly, standing behind the commitment to build the sidewalk. It is just, when is that portion appropriate for construction?" Mr. DiTonno responded, "It is costing \$4 million, plus or minus another \$350,000. Wouldn't that be like five years from now? Isn't it going to go up? Wouldn't it be wise to spend the money now, as opposed to not having any idea what the costs are going to be two, three, four, or five years from now?" Mr. Garrett replied, "Well, in all candidness, it would be great that if WCI and this community is successful, and we get the homes in the ground; it is successful for them, as well as the City. It would spur additional development, and we are hopeful that the additional development would necessitate the requirement, in advance, of the 4-laning of Tradition Parkway. WCI has the outlook that if and when; Tradition Parkway is the start. There are additional roadway commitments for WCI and the Western Grove Development of Regional Impact and that the entire N/S Road A, Westcliff Lane, and the Crosstown Parkway. There are a lot of things coming in the future. If we were to somewhat use that philosophy, we should just build all of the roads up front and be done with it. It is all about timing. In reality, we are at a point now where the housing market seems to have a pulse once again. We don't know how long that is going to last, but we'd like to take advantage of it. The dollars are still finite. Again, it is an additional cost, if we can control the cost up front, as they are pretty substantial. If we control and save where we can and put those dollars; even though they may be in the future and may have additional costs, quite honestly, if we have another dip, the cost may be lower than what they are today. It is all relative in some way or another." Mr. DiTonno remarked, "Thank you."

Mr. Garrett said, "Item 6, says, 'How does this granting of the variance in harmony with the general intent of the purpose of the chapter?' We feel it is very consistent with the Strategic Plan and policies of the City of Port St. Lucie. We feel it is encouraging judicious use of available funds that not only the private sector, but the public sector cities, and municipalities have to do on a daily basis, and that it supports the continued economic development within Tradition relative to the trip threshold and the dwelling units, whichever comes first, and over 3,000 people living in Western Grove. We hope it is 3,000 plus people living in Western Grove. Unless we are able to overcome the hardship and burden, financially, and manage those costs, it is hard to see the first home being built-out in Western Grove in the WCI. As an example, not that they would be the only one, but if the commercial parcel that we labeled 'BBX' was to come on-line, it could be conditioned to accelerate that sidewalk. The Site Plans for the commercial development would have to come through the same review process, Site Plan Review, the Planning and Zoning Board, and the City Council. If it was a significant need at that time, the City has many opportunities in which that could happen as well, well in advance of the 4-laning of Tradition Parkway. A majority of the developments that are either existing or planned are on the south side of the roadway. That is why we focus our development efforts there."

Mr. Garrett continued, "We are simply asking to defer the requirement, not to eliminate it. It is about 30% of our overall sidewalk requirement for Tradition Parkway. We believe there is a unique condition and hardship that exists, and respectfully request your approval of our request." Mr. Sanders said, "You mentioned Southern Grove, and the developer is not having to build those roads. Do you know how those were paid for?" Mr. Garrett responded, "Well, no. The . . . My point, Mr. Sanders . . ." Mr. Sanders interjected, "How many miles of roads were built down there in Southern Groves before they built the first thing?" Mr. Garrett responded, "There were a substantial amount. What I was making the comparison to is actual purchasers of those MPUD's are moving forward with Master Plan Developments. Not the master developer, but specifically the homebuilders that are pursuing development, such as Pulte on Becker Road. That is a homebuilder that is within a PUD, Veranda. They are not the master developer. Pulte came in and chose that site. One of the primary reasons was, not just location and the goodness of the Becker Corridor, Veranda, and Brennity, but also they could get an immediate sales presence by accessing Becker Road. You are seeing, with active MPUD applications currently in the City, in particular a project for Southern Grove with the same mindset. Those residential builders are coming in, and they are not the master developer, to build single-family home communities and sell them. They will immediately be right out of the gate with that opportunity to access Village Parkway, and have an immediate sales presence." Mr. Sander said, "Okay, so all of those roads were built before the first house was built down there." Mr. Garrett commented, "Yes, sir." Mr. Sanders stated, "You are saying that you want to push this off until the 4-lane requirement is . . . when is it required to be 4-lanes?" Mr. Garrett responded, "We put it in the requirements. It is 1,367 in trips and 1,667, thereabouts, in dwelling units." Vice Chair Ojito pointed out, "It would be like 50% developed." Mr. Garrett said, "It could be, from a dwelling unit standpoint. There is a total of 4,000 dwelling units allocated or allowed within the DRI for Western Grove. The 1,667 is under 50%, but it is the latter of the two. It is either the trips and/or dwelling units."

Vice Chair Ojito inquired, "What is the BBX property?" Mr. Garrett responded, "It is

vacant and currently within the Tradition DRI. It is a mixed use with commercial entitlements to it." Vice Chair Ojito clarified, "And there is nothing in line for it that you know of." Mr. Garrett said, "No, sir. My personal opinion would be that we are at a stage now in development across the City that, for additional commercial or a non-residential development, we need to have additional rooftops and new development. I don't think you will see that until CORE or the WCI Community is well underway and maybe even beyond that."

The Planning and Zoning Director said, "I would like to address the comments that were made regarding the PowerPoint. If you could go to 2 (b), 'What other developers are building 3/4 of a mile in median-divided roadways before they sell their first home?' It goes to the question of Mr. Sanders, which is the developers in the Southern Grove area that have access now are significantly paying for it through special assessments. It is paid one way or the other. A vast majority, if not all, current and proposed MPUD's are utilizing existing infrastructure. That was a choice of the WCI to take the western piece, as opposed to something on the south side. The costs, I'm sure, are relative. I asked the applicant the same questions on costs and ratios; why wouldn't you do it now when it costs you this? They are asking that it be deferred and there is not a date certain. It is based on trips or DU's, and that is correct. The applicant cannot provide substantial evidence of a hardship. They decided this was the site they wanted, probably for exclusiveness, because there is no entry off of the western road. This is their gateway in and that is it. The other thing that I believe is wrong is the development that will occur on the south side. Mr. Garrett talked about the park, the fire station, the school, and commercial. I don't see it occurring in the next 20 years. Maybe 15, but highly unlikely, as we are not in a position to build a park. I don't see the school being in a position to need a school out there when you have an age-restricted community. Until you get the synergy that Mr. Garrett talked about for BBX, which BBX for the most part is residential, not commercial, you aren't going to have that commercial consumed either. The idea behind having the route on the south side, I believe, is incorrect. Staff could not come before you or the City Council and recommend approval of this request. I think you all know the position the City is in as it relates to sidewalks. We have a policy, a Strategic Plan, and a Comprehensive Plan, telling us that this is what we need to be doing. To be developing something in the years 2016/2017, without sidewalks on an arterial street, to me, would be my staff not doing their job. I feel really strongly about this, because of the situation that the City is left in by other developers. That is staff's position. I don't agree with a lot of what was presented by the developer and his representative. I don't think anybody here on staff does. We feel very strongly about having that sidewalk."

Chair Kurek said, "When we first started this, my first thought was with the emphasis on sidewalks being proposed to be built, as so many parks in the City do not have them. As part of some of the initiatives that the county and the cities are approaching in the next few months, possibly, to not even defer the requirement to have sidewalks done when a development is going in. I think this would be contrary to the future of this City. Granted, Mr. Garrett made some good arguments, but I can't go there."

Chair Kurek opened the Public Hearing. There being no comments, Chair Kurek closed the Public Hearing and said, "Board members, I guess you know my position." Mr. Sanders stated, "I have to say something and get something off of my chest, because I

have to. Much like Ms. Tobin, I feel like we are back in 1962, where people aren't looking out for the best interests of our residents. We have worked very hard over the past few years. The School District, the county, and the City all have amended their Land Development Codes to require sidewalks on arterials and on local streets to protect the most vulnerable of our residents. We have seen way too many tragedies in this community. I can't believe that we are even discussing this. I know the games that have been played with numbers that, yeah we have to 4-lane this road when it gets to 1,667 dwelling units, and you come in south of it. I just don't know why anybody would bring this forward, and why we would consider it."

Chair Kurek said, "Granted, there are always good intentions by the developer, but we have seen what happened in the past with the downturn of developers that did not make it. If we allow this to happen and then something bad happens, and then he disappears, then the City, because this is City property, could be faced with building sidewalks themselves, in order to accommodate the next developer or force them to do it. They could say that he didn't do it, but should have."

Ms. Beutel **moved** to deny P16-106, WCI Communities/Tradition Parkway Variance. Mr. DiTonno seconded the motion, which **passed** by roll call vote, with Chair Kurek, Ms. Skurka, Ms. Beutel, Vice Chair Ojito, and Mr. DiTonno voting in favor, and Mr. Harrison abstaining. Chair Kurek said, "In this case, it goes to the City Council." The Planning and Zoning Director stated, "They left already, but it will be an appeal. I'm sure they will appeal it. They have 15 days to file the appeal. We will get it scheduled in front of the Board of Zoning Appeals."

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**From:** Daniel Holbrook  
**Sent:** Tuesday, August 02, 2016 12:54 PM  
**To:** Karen Phillips  
**Subject:** Fwd: P-16-106 Variance

Please see the additional backup for this item. Thank you

Sent from my iPhone

Begin forwarded message:

**From:** MaryAnn Verillo <DeliaM@cityofpsl.com>  
**Date:** August 2, 2016 at 12:05:12 PM EDT  
**To:** Daniel Holbrook <DHolbrook@cityofpsl.com>, Patricia Roebling <patr@cityofpsl.com>, Patti Tobin <PTobin@cityofpsl.com>  
**Subject:** FW: P-16-106 Variance

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**From:** Info cityofpsl  
**Sent:** Tuesday, August 02, 2016 11:50 AM  
**To:** City Council All <CityCouncilAll@cityofpsl.com>  
**Cc:** Jeffrey Bremer <jbremer@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>  
**Subject:** P-16-106 Variance

**From:** www-data [mailto:www-data@www.cityofpsl.com]  
**Sent:** Monday, August 01, 2016 6:16 PM  
**To:** Info cityofpsl <info@cityofpsl.com>  
**Subject:** Email from the website

<b>Name:</b>	Carol Christiansen
<b>EmailAddress:</b>	ccc3@htcplus.net
<b>Message:</b>	RE: P-16-106 VARIANCE I believe this VARIANCE request is about delaying extension of sidewalk along th south side of Tradition Parkway, from the NEW WA WA PLAZA INGRESS/EGRESS TO THE CURRENT SIDEWALK AT THE ROUND-A-BOUT AT TRADITION PARKWAY AND COMMUNITY BLVD. This distance is less than 0.5 of a mile. If you permit this VARIANCE you are placing many people in jeopardy. Residents will have to walk in the street along TRADITION Parkway. The traffic has increased a great deal since construction has picked up and some people drive like a bat out of hell. They do not pay attention to the Sandhill Cranes ,bike riders,etc ...do you really think they will pay attention to someone who is walking in the along the parkway. PLEASE DO NOT GRANT THIS VARIANCE. Thank you for your consideration.
<b>UtilityAccount#:</b>	
<b>UtilityServiceAddress:</b>	
<b>Phone#:</b>	
<b>ContactUs_Form:</b>	Submit your message



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

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**TO:** PLANNING AND ZONING BOARD - MEETING OF AUGUST 2, 2016

**FROM:** ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING *AC*

**RE:** WCI COMMUNITIES/TRADITION PARKWAY  
VARIANCE APPLICATION  
P16-106

**DATE:** JULY 21, 2016

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**APPLICANT:** Steven Garrett of Lucido & Associates is acting as agent for WCI Communities.

**OWNER:** City of Port St. Lucie

**LOCATION:** The Tradition Parkway right-of-way, extending from just north of the Fern Lake Drive right-of-way to the east of the N/S Road A right-of-way.

**LEGAL DESCRIPTION:** A portion of Sections 7 and 8, Township 37 South, Range 39 East.

**SIZE:** 2,947 linear feet

**EXISTING ZONING:** Tradition MPUD (Master Planned Unit Development)

**EXISTING USE:** Vacant land

**REQUESTED VARIANCE:** WCI Communities is requesting that they not be required to build a sidewalk along the north side of a portion of the right-of-way of Tradition Parkway for 2,947 linear feet when they construct the initial 2-lanes of the roadway. They are requesting that they only be required to build this segment of the sidewalk if the adjacent property owner has not constructed it when Tradition Parkway is required to be 4-laned. Section 158.222(F)(3) of the City Code requires sidewalks to be located on both sides of all collector and arterial roads. Tradition Parkway is an arterial road.

**SURROUNDING USES:** The property is surrounded by vacant land.

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**IMPACTS AND FINDINGS**

Compatibility with variance criteria:

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

- a. *Applicant response: This is a unique situation specific to this request given the fact that the construction of Tradition Parkway (almost a mile of median divided 2-lane roadway) is required to obtain access to the first residential community. In addition, the majority of development, either existing or planned, is or will occur along the southern frontage of Tradition Parkway. The existing development occurring along the northern Tradition Parkway RW consists of Brennity (assisted living facility). The undeveloped properties are many years in the future of being actively planned and developed.*

- b. *Staff evaluation: Construction of the first two lanes of Tradition Parkway from its current terminus (SW Stony Creek Way) to N/S Road A is a condition of approval of the Western Grove Development of Regional Impact (DRI). Goal 2.3 of the City's Comprehensive Plan is the meet the current and future mobility needs of residents, businesses, and visitors with a balanced transportation system and Policy 2.3.1.3 requires the City to continue to implement the requirements outlined in the Land Development Regulations that all new developments provide bicycle facilities and/or sidewalks along all major collectors and arterials within and adjacent to the proposed development.*

*This developer's situation is not unique in that the developers of other DRIs in the City were required and will be required to construct roads and sidewalks as conditions of approval of the DRIs and as required by the City's Land Development Regulations. There are no special conditions and circumstances that exist which are peculiar to the land involved which are not applicable to other lands currently zoned or that will in the future be zoned MPUD. The adjacent property owned by BBX is located within the Tradition DRI and therefore has no responsibility for the construction of Tradition Parkway.*

- 2) That the special conditions and circumstances do not result from any action of the applicant.

- a. *Applicant response: These conditions and circumstances are not the result of the applicant but that of the current City of Port St. Lucie land development regulations not being able to adequately or specifically address this unique circumstance.*

- b. *There are no special conditions or circumstances.*

- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

- a. *Applicant response: Granting of the variance requested will not confer on the applicant special privilege. The request is not to eliminate the requirement but defer the timing of the requirement to a more appropriate time in line with planned expansion of the roadway in the future.*
  - b. *Staff evaluation: Granting the variance will confer on the applicant special privilege that is denied to other lands currently or to be zoned an MPUD.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
  - a. *Applicant response: The literal interpretation of the provisions of the chapter would work unnecessary and undue hardship on the applicant by requiring an improvement prematurely of when it is needed thus adding the burden of additional costs. The applicant is expending millions of dollars to construct the extension of Tradition Parkway before they are even able to sell the first home. With one of the primary Strategic elements of the City being encouraging the continued development and growth of Tradition, all monies, whether public or private should be judiciously spent to maintain fiscal viability.*
  - b. *Staff evaluation: The applicant applied for an amendment to the Western Grove DRI and agreed to the conditions of approval in the development order just as the other DRI developers have. Goal 4 of the City's Strategic Plan is improved mobility within the City. One of the objectives of the plan is to increase the mileage of sidewalks. The literal interpretation of the provisions of this chapter would not deprive the applicant of rights commonly enjoyed by other MPUD zoned properties. The applicant has not provided substantial evidence of hardship.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
  - a. *Applicant response: The variance requested is the minimum variance that will make it possible for the reasonable use of the land. The applicant is providing the required sidewalk along the entire southern frontage as well as a portion of the northern frontage (approximately 6,853 LF) which leaves the approximately 2,947 LF (30% of required) to be constructed in the future.*
  - b. *Staff evaluation: Staff does not agree with the applicant's response.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
  - a. *Applicant response: Granting of the variance will be in harmony with the general intent and purpose of the chapter and will not be injurious or otherwise detrimental to the public welfare. In fact, the requested variance is consistent with the strategic plan and policies of the City of Port St. Lucie by encouraging judicious use of available funds and thus supporting development within the Tradition area.*

- b. *Staff evaluation: The threshold for the letting of contracts to widen Tradition Parkway to four lanes is 1,396 trips or 1,667 dwelling units, whichever comes lasts. By the time the road is widened there could be over 3,000 people living in Western Grove. All of the retail and restaurants in Tradition are located on the north side of Tradition Parkway. Policy 1.2.2.3(f) of the City's Comprehensive Plan permits gated neighborhoods such as Western Grove, provided they are integrated into the overall community via bicycle and pedestrian connections. Staff is concerned with the future safety of the residents walking or biking to Tradition if there is no sidewalk located along that segment.*
- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.
  - a. *Applicant response: Acknowledged.*
  - b. *Staff evaluation: Acknowledged.*

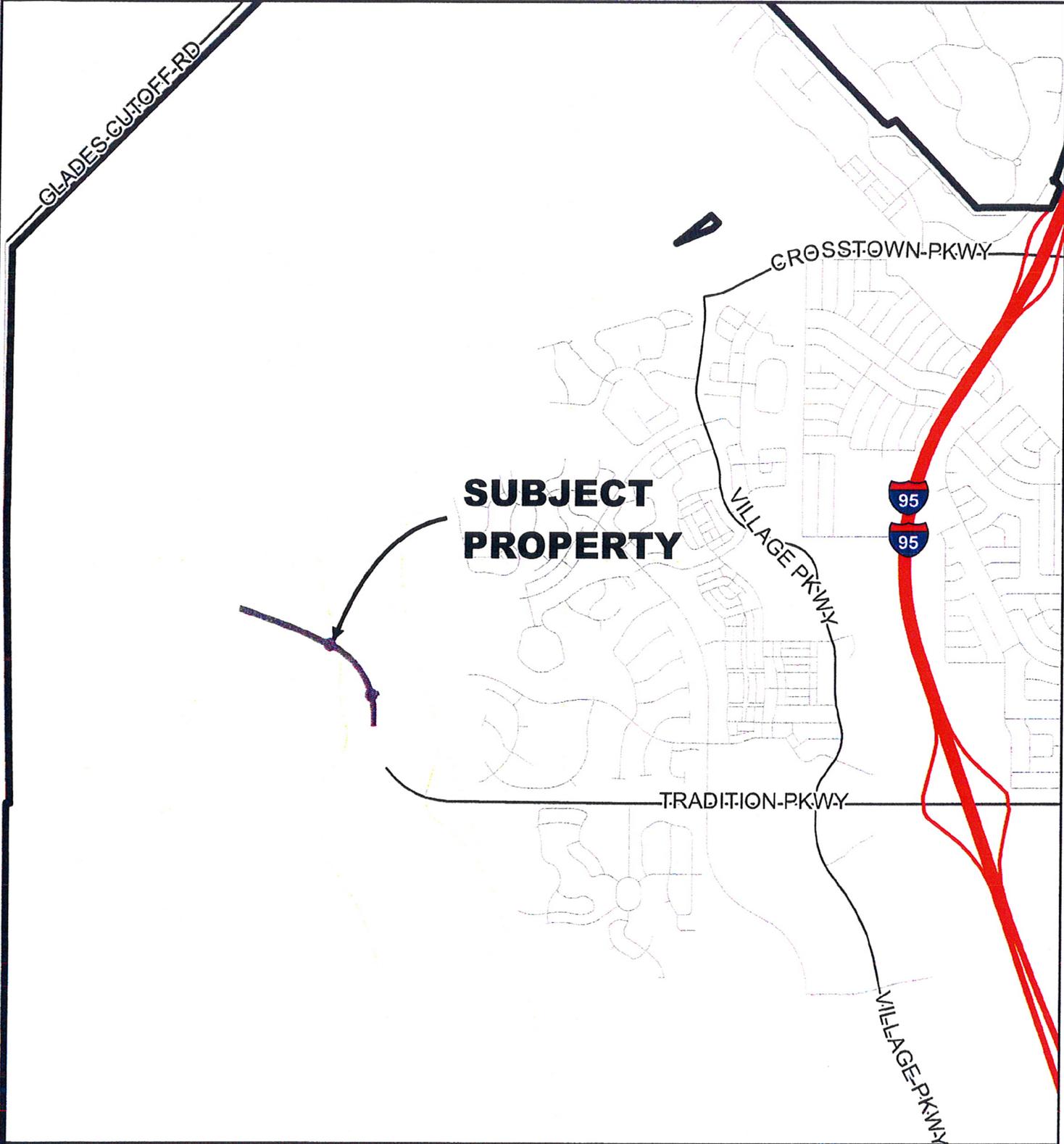
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**STAFF RECOMMENDATION:**

The Planning and Zoning Department staff finds the request to be inconsistent with variance criteria as stipulated in Section 158.295(C) of the Zoning Code and recommends denial.

***(NOTE TO APPLICANT: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).***

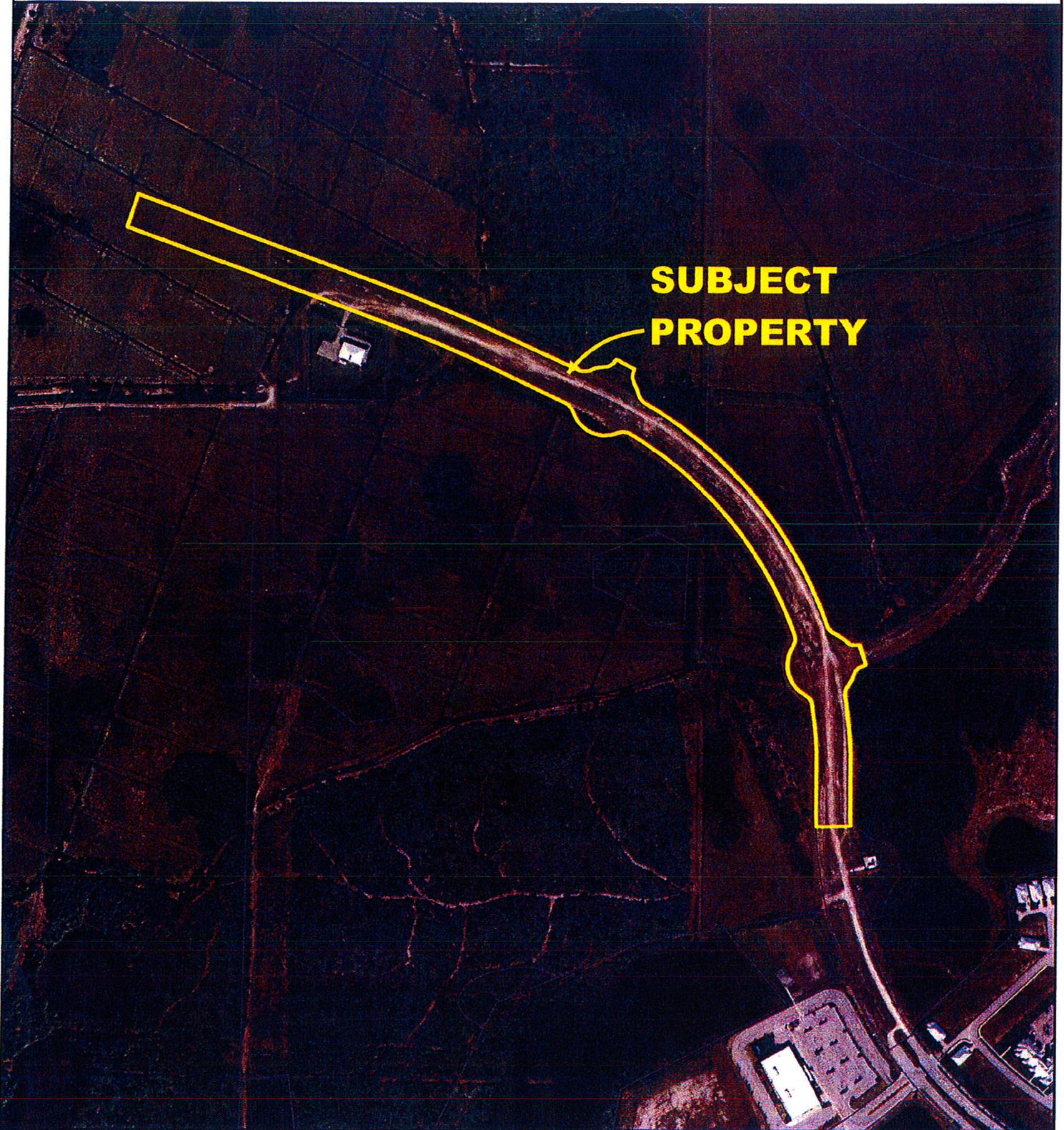
# GENERAL LOCATION



**SUBJECT  
PROPERTY**

	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	VARIANCE TRADITION PARKWAY TRADITION	DATE: 7/12/2016
			APPLICATION NUMBER: P16-106
			USER: patricias
			SCALE: 1 in = 0.5 miles

# AERIAL



**SUBJECT  
PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

VARIANCE  
TRADITION PARKWAY

TRADITION  
AERIAL DATE 2014

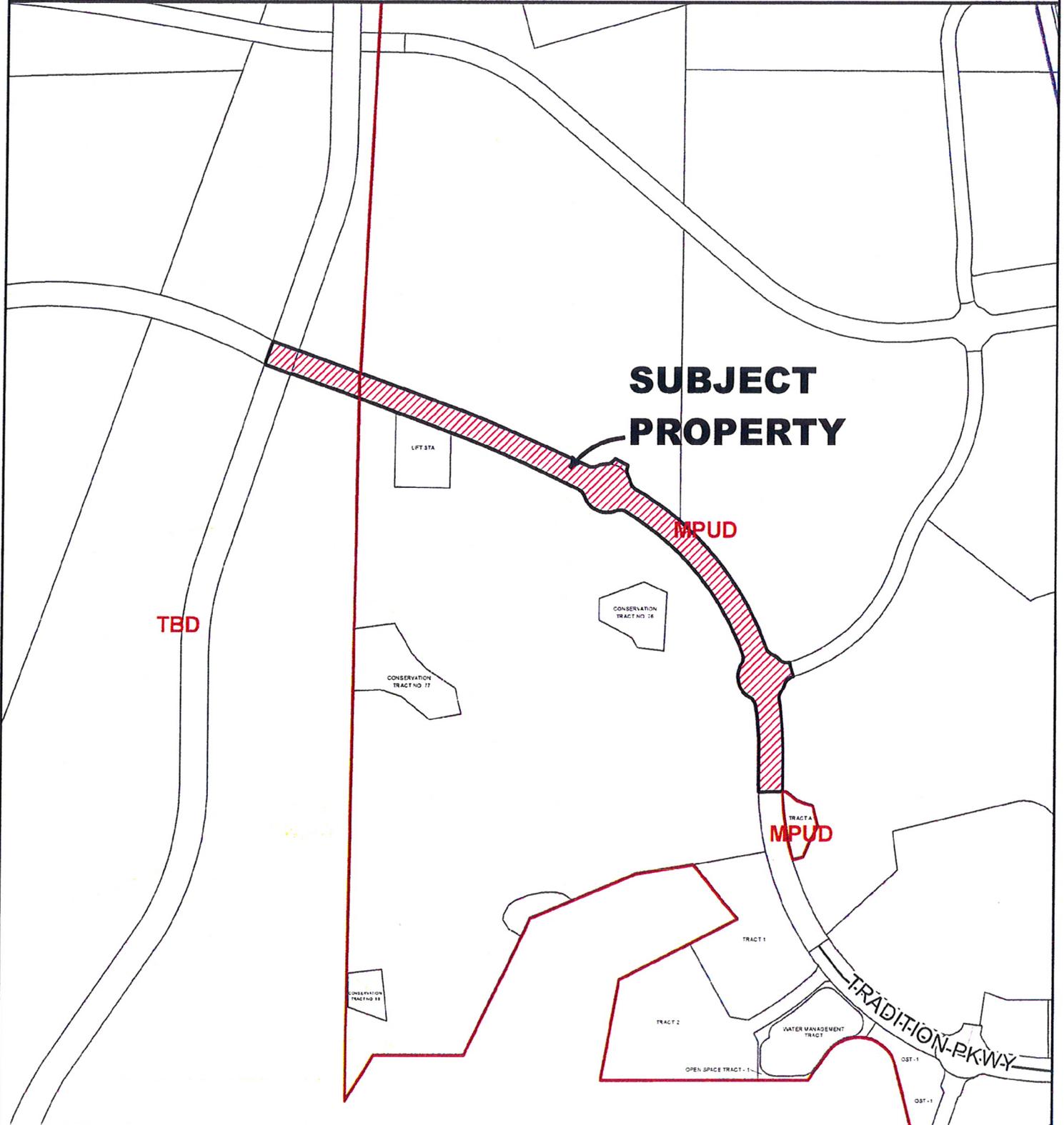
DATE: 7/12/2016

APPLICATION NUMBER:  
P16-106

USER:  
patricias

SCALE: 1 in = 500 ft

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

VARIANCE  
TRADITION PARKWAY  
TRADITION

DATE: 7/12/2016

APPLICATION NUMBER:  
P16-106

USER:  
patricias

SCALE:  
1 in = 700 ft



June 30, 2016

Ms. Anne Cox, Assistant Planning Director  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

RECEIVED

JUN 30 2016

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

RE: Tradition Parkway – Northern BBX Sidewalk  
Variance Request and Justification

On behalf of WCI Communities, we are pleased to submit this variance application and justification.

Variance Summary:

Our variance request is to defer construction of approximately 2,947 linear feet of sidewalk along the northern side and fronting the BBX Property within the Tradition Parkway right-of-way. WCI Communities is currently processing the plat and construction plans through the City to be able to build the almost one mile long section of Tradition Parkway (median and first two lanes) from the current terminus to the intersection of North South Road A. With this construction, WCI would construct the entire sidewalk along the southern side and a portion of sidewalk along the northern side (along WCI property frontage) leaving approximately 2,947 L.F. of sidewalk along the BBX property frontage which would be constructed by BBX.

If the BBX property has not constructed the approximately 2,947 LF of sidewalk when the expansion of Tradition Parkway (4-laning) is warranted, WCI Communities is committed to including it within the construction plans and completing the remaining sidewalk.

The attached graphic shows the sidewalk to be constructed by WCI (initial Tradition Parkway construction) in magenta and the approximately 2,947 LF of sidewalk to be constructed by BBX in light blue.

This variance request is merely to defer the timing of the required improvement to an appropriate time, not to remove the requirement. City code requires sidewalks be provided on both sides of arterial roadways but also provides specific language regarding the construction of sidewalks leading nowhere nor having functional purpose (Section 158.222 (1)):

(1) In order to avoid installing a sidewalk that will lead nowhere nor have a functional purpose, where developed properties located along both sides of the subject property do not have sidewalks and it is unlikely that in the near future that sidewalks will be installed, the installation of a sidewalk shall not be required.

With the majority of adjacent development such as the future development and implementation of the planned Tradition Park, the existing Renaissance Charter School, the planned Veterans facility and the existing TownPark residential community all occurring along the southern frontage of Tradition Parkway, it seems logical to construct the southern portion of sidewalk first.

**VARIANCE APPLICATION**

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

**FOR OFFICE USE ONLY**

Planning Dept P16-106  
Fee (Nonrefundable) \$ 1,635.00  
Receipt # 100209

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

**PRIMARY CONTACT EMAIL ADDRESS:** sgarrette.lucido@daign.com

**PROPERTY OWNER:**

Name: City of Port St. Lucie (Public Works) / WCI Communities  
Address: 121 SW Port St. Lucie Blvd / J Traditran Land Company  
Telephone No.: 772-871-5212 Fax No.: \_\_\_\_\_

**APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):**

Name: Steve Garrett / Lucido & Associates  
Address: 701 SE OCEAN BLVD, STUART, FL 34994  
Telephone No.: 772-220-2100 Fax No.: 772-223-0220

**SUBJECT PROPERTY:**

Legal Description: Refer to Deed Exhibits A through H attached  
Parcel I.D. Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
Current Zoning Classification: NCD / MPUD

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

**RECEIVED**  
**JUN 30 2016**  
**PLANNING DEPARTMENT**  
**CITY OF PORT ST. LUCIE, FL**  
Refer to cover letter and just. to action included with application.

  
Signature of Applicant  
STEVEN GARRETT  
Hand Print Name  
06/30/16  
Date

**NOTE:** Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.  
H:\PZ\SHAREDIAPPLCTN\WARAPPL (06/21/11)

Variance Justification:

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **158.295 (C) 1-7 and consider your responses to the following when making a determination.**

- (1) *Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;*

This is a unique situation specific to this request given the fact that the construction of Tradition Parkway (almost a mile of median divided 2-lane roadway) is required to obtain access to the first residential community. In addition, the majority of development, either existing or planned, is or will occur along the southern frontage of Tradition Parkway. The existing development occurring along the northern Tradition Parkway R/W consists of Brennity (assisted living facility) and the Lakes (with no access along Tradition Parkway). The undeveloped properties are many years in the future of being actively planned and developed.

- (2) *Please explain if these conditions and circumstances result from actions by the applicant;*

These conditions and circumstances are not the result of the applicant but that of the current City of Port St. Lucie land development regulations not being able to adequately or specifically address this unique circumstance.

- (3) *Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;*

Granting of the variance requested will not confer on the applicant special privilege. The request is not to eliminate the requirement but defer the timing of the requirement to a more appropriate time in line with planned expansion of the roadway in the future.

- (4) *Please explain how literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;*

The literal interpretation of the provisions of the chapter would work unnecessary and undue hardship on the applicant by requiring an improvement prematurely of when it is needed thus adding the burden of additional costs. The applicant is expending millions of dollars to construct the extension of Tradition Parkway before they are even able to sell the first home. With one of the primary Strategic elements of the City being encouraging the continued development and growth of Tradition, all monies, whether public or private should be judiciously spent to maintain fiscal viability.

- (5) *Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The variance requested is the minimum variance that will make it possible for the reasonable use of the land. The applicant is providing the required sidewalk along the entire southern frontage as well as a portion of the northern frontage (approximately 6,853 LF) which leaves the approx. 2,947 LF (30% of required) to be constructed in the future.

- (6) *Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

Granting of the variance will be in harmony with the general intent and purpose of the chapter and will not be injurious or otherwise detrimental to the public welfare. In fact, the requested variance is consistent with the strategic plan and policies of the City of Port St. Lucie by encouraging judicious use of available funds and thus supporting development within the Tradition area.

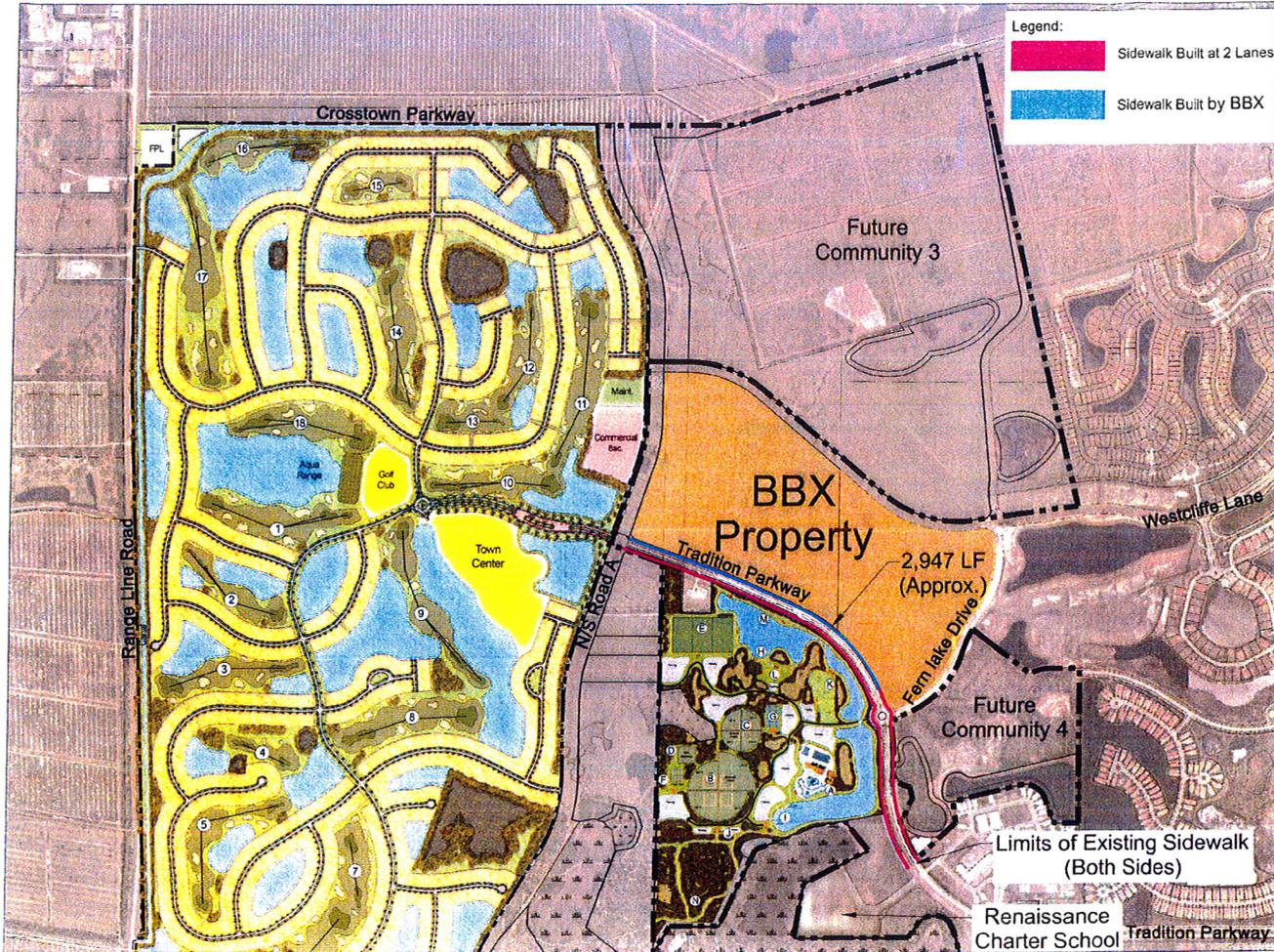
- (7) *Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.*  
Acknowledged.



Signature of Applicant

Steven D Garrett  
Hand Print Name

06/30/16  
Date



Legend:  
 Sidewalk Built at 2 Lanes  
 Sidewalk Built by BBX

**lucido & associates**  
 111 E. Lake Blvd., Suite 1000, Port St. Lucie, FL 34952  
 Phone: 888.344.7222 Fax: 888.344.7222  
 Website: www.lucidoassociates.com Email: info@lucidoassociates.com

Project Team:  
 Kimley-Horn  
 EDC  
 WCI

**WCI**  
 Your Best Address  
**Tradition Parkway**  
 Sidewalk Exhibit  
 City of Port St. Lucie, Florida  
 Date: By: Description:

SCALE: 1" = 400'  
 0 200 400 800 Feet  
 Designer: SJK  
 Manager: BD  
 Project Number: 14462  
 Manages Number: ---  
 Computer File: WCI - Design - Tradition Parkway - 1 of 1

Limits of Existing Sidewalk (Both Sides)  
 Renaissance Charter School Tradition Parkway

St. Lucie News Tribune  
Legal Advertising  
Proof of Publication to:

Karen A. Phillips, City Clerk  
City Hall Plaza  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

### NOTICE OF PUBLIC HEARING

The City Council of the City of Port St. Lucie serving as the Board of Zoning Appeals will consider an appeal on August 22, 2016, at 6:00 p.m., or as closely thereafter as business permits, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, as follows:

Zoning Appeal #16-1

Legal Description: A Portion of Sections 7 and 8, Township 37 South, Range 39 East

Location: Tradition Parkway Right-of-Way, Extending from just North of the Fern Lake Drive Right-of-Way to the East of the N/S Road Right-of-Way

**Action Sought:** Appeal the decision of the Planning & Zoning Board on August 2, 2016, denying the variance request of Section 158.222(F)(3) of the City of Port St. Lucie Code to allow that the applicant not be required to build a sidewalk along the north side of a portion of the right-of-way of Tradition Parkway for 2,947 linear feet when they construct the initial 2-lanes of the roadway. P16-106

Appellant: Owner: WIC Communities

Applicant: Steve Garrett, Lucido & Associates

Copies of the above appeal documents are available in the City Clerk's office for public inspection Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. Interested parties may appear at the meeting and be heard with respect to the appeal.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Karen A. Phillips, CMC  
City Clerk

PUBLISH: August 12, 2016

I agree this ad is accurate and as ordered.

**NOTICE OF PUBLIC HEARING**

The City Council of the City of Port St. Lucie serving as the Board of Zoning Appeals will consider an appeal on August 22, 2016, at 6:00 p.m., or as closely thereafter as business permits, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, as follows:

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Karen A. Phillips, CMC  
City Clerk  
Pub: August 12, 2016  
TCN 1216638

Sales Rep: Linda Klein (T9103)

Phone: (772) 692-8966

Email: linda.klein@tcpalm.com

> Account Information

Date: 08/08/16

Account Number: 434020 (T11515278)

Name: CITY OF PORT ST LUCIE

Contact:

Email: Robyn Holder <RHolder@cityofpsl.com>

Address: 121 SW PORT ST LUCIE BLVD, PORT ST LUCIE, FL,  
34984

Phone: (772) 344-4390

Fax: (000) 000-0000

> Insertion Information

This is a proof of your ad scheduled to run on the dates indicated below.

Please confirm placement prior to deadline by contacting your account rep at (772) 692-8966 .

Ad Id: 1216638 P.O. No.: Meeting: 8/22/16 Total Cost: \$117.00

Tag Line: Meeting: 8/22/16: WIC Communications

Start Date: 08/12/16

Stop Date: 08/12/16

Number of Times: 1

Class: 16250 - Public Notices

Publications: TC-TC News-Press-Tribune, TC-Internet tcpalm.com

Thank you for your business. Our commitment to a quality product includes the advertising in our publications. As such, Gannett reserves the right to categorize, edit and refuse certain classified ads. Your satisfaction is important. If you notice errors in your ad, please notify the classified department immediately so that we can make corrections before the second print date. The number to call is 877-247-2407. Allowance may not be made for errors reported past the second print date. The Treasure Coast Newspapers may not issue refunds for classified advertising purchased in a package rate; ads purchased on the open rate may be pro-rated for the remaining full days for which the ad did not run.



# CITY OF PORT ST. LUCIE

CITY CLERK'S OFFICE

.....  
A CITY FOR ALL AGES

"A City for All Ages"

August 8, 2016

CERTIFIED MAIL

Steve D. Garrett, RLA  
Lucido & Associates  
701 E. Ocean Blvd.  
Stuart, FL 34994

Dear Mr. Garrett

**RE: ZONING APPEAL 16-1**, Appeal the decision of the Planning & Zoning Board on August 2, 2016, denying the Variance request of Section 158.222(F)(3) of the City of Port St. Lucie Code to allow that the applicant not be required to build a sidewalk along the north side of a portion of the right-of-way of Tradition Parkway for 2,947 linear feet when they construct the initial 2-lanes of the roadway. P16-106

Please consider this a notice of **Public Hearing** before the City Council serving as Board of Zoning Appeals to be held on **Monday, August 22, 2016, at 6:00 p.m.** or as closely thereafter as business permits, at the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Any back-up material you wish to have put into the meeting packet should be in the City Clerk's office by 12:00 noon on Monday, August 15, 2016.

If you should have any questions, please do not hesitate to contact me at 871-7325.

Sincerely,

Karen A. Phillips, CMC  
City Clerk

cc: Patti Tobin, Planning & Zoning Director  
City Attorney

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <i>Lucido &amp; Associates</i> <i>701 East Ocean Blvd.</i> <i>Stuart, FL 34994</i> <i>ATTN: Steven D. Garrett, RIA</i>		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7015 0640 0004 4973 3432		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

2543 6444 4000 0490 5102

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To: <i>Lucido &amp; Associates - Steven D. Garrett</i> Street and Apt. No., or PO Box No. <i>701 E. Ocean Blvd.</i> City, State, ZIP+4® <i>Stuart, FL 34994</i>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE	
CERTIFIED MAIL®	
	
7015 0640 0004 4973 3432 7015 0640 0004 4973 3432	
Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To: <i>Lucido &amp; Associates - Steven D. Garrett</i> Street and Apt. No., or PO Box No. <i>701 E. Ocean Blvd.</i> City, State, ZIP+4® <i>Stuart, FL 34994</i>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

3832

63-1403631  
74

**LUCIDO & ASSOCIATES  
OPERATING ACCOUNT**

701 SE OCEAN BLVD  
STUART, FL 34994  
PH 772-220-2100

DATE

8/3/16

PAY  
TO THE  
ORDER OF

*City of Port St. Lucie*

\$ 150.00

DOLLARS

*One hundred fifty dollars and 00/100*



Stuart Office

*App'd Request*



Security  
Features  
Available  
on  
Back

FOR 15.006

⑆003832⑆ ⑆06311430⑆ 0150000297⑆

MP

**CITY OF PORT ST. LUCIE CITY CLERKS OFFICE**

121 SW PORT ST. LUCIE BLVD  
PORT ST. LUCIE, FLORIDA 34984  
(772) 871-5157

2124

DATE

8-4-16

\$ 150.00

DOLLARS

RECEIVED FROM

*Lucido & Associates*  
*One Hundred Fifty dollars & 00/100*

FOR

*Lucido Appeal - Political Building Varance*

Thank You

AMOUNT OF ACCOUNT	
THIS PAYMENT #3832	
BALANCE DUE	

CASH  
 CHECK  
 M.O.

BY

*Karen A. Shilgo*



# CITY OF PORT ST. LUCIE

CITY CLERK'S OFFICE



A CITY FOR ALL AGES

"A City for All Ages"

August 3, 2016

Steven D. Garrett, RLA  
Lucido & Associates  
701 E. Ocean Blvd.  
Stuart, FL 34994

RE: Zoning Appeal - Tradition Parkway Variance

Dear Mr. Garrett:

The City Clerk's Office is in receipt of your request to appeal the August 2, 2016, decision of the Planning & Zoning Board RE: Tradition Parkway Variance. As per Resolution 91-R6, a fee of \$150 is required to begin the process of scheduling the Board of Zoning Appeal's meeting and advertising the hearing. Please mail or deliver your payment to the City Clerk's Office to begin this process.

If you should have any questions, please contact me at 772-871-7325.

Sincerely,

Karen A. Phillips, CMC  
City Clerk