



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

March 30, 2023

Gary Webb
Choice Properties - Port Saint Lucie, FL
760 SE Port St Lucie Blvd
Port Saint Lucie,
FL 34984

Re: Property, lot 178/ PCN 2427-601-0051-00-4

Dear Gary,

In response to your request, our meeting, and to the information provided, I confirm that the subject property has a split Future Land Use and Zoning as described in City Ordinance 301, dated October 19, 1988, OR book 607 Page 2843.

The Future Land Use and Zoning of lot 178 are set such:

- West +/- 300ft designated Medium Density Residential (RM) Future Land Use with a Zoning of R-4, Medium Density Residential.
- East +/- 770ft designated Commercial General (CG) Future Land Use with a Zoning of C-3, General Commercial.

Furthermore, the property has the benefit of a conceptual site plan, which received approval from City Commission on June 15th, 2015. Please refer to Exhibits A, B and C, attached hereto.

Any future development will require a site plan review and refer to the conceptual development plan.

Should you require additional information please contact me directly.

Sincerely

Kev Freeman | Planning Director | City of Fort Pierce