

RESOLUTION 2026-9

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, APPROVING SITE PLAN AND LANDSCAPE PLAN FOR S & D HOLDINGS UNLIMITED, LLC, AND PROVIDING TERMS AND CONDITIONS OF APPROVAL

WHEREAS, S & D Holdings Unlimited, LLC (“Applicant”), has applied for site plan approval for a site plan on the following described properties:

Legal Description of Property: ALL OF THAT PART OF LOTS 10 AND 11, RUSSELL SUBDIVISION, LYING EAST OF U.S. HIGHWAY #1 ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 186, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN SECTION 28, TOWNSHIP 34 SOUTH, RANGE 40 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #1 AND NORTH LINE OF SAID LOT 11, THENCE EAST ALONG SAID NORTH LINE OF LOT 11 AND THE NORTH LINE OF LOT 10 TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE RUN SOUTH ALONG THE EAST LINE OF LOT 10 TO THE SOUTHEAST CORNER OF SAID LOT; THEN RUN WEST ALONG THE SOUTH LINE OF LOT 10 TO ITS POINT OF INTERSECTING WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #1; THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE TO POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 99,596.20 SQUARE FEET (2.286 ACRES) MORE OR LESS.

Parcel ID: 1428-501-0065-000-8

WHEREAS, the site plan is submitted for the permitted use, retail with associated indoor storage (treated as Marine – Retail Sales and Service for purposes of calculating parking spaces), which is permitted subject to site plan approval in the commercial zoning district, in which the property is located.

WHEREAS, the Applicant’s plan is based, in part, on parking within the FDOT right-of-way and future FDOT approvals.

WHEREAS, Applicant has submitted, and the Village engineer has reviewed and approved as in compliance, the 4/17/26 site plan submitted as attached Exhibit A, subject to the conditions set forth below.

WHEREAS, the Applicant has submitted the 4/6/26 landscape plan attached as Exhibit B which was deemed in compliance by the Village’s landscape architect.

WHEREAS, the Applicant has provided and the Village engineer has reviewed the following additional items, FDEP 10-2 (dated 11/25/25), Environmental Assessment by Advance Restoration Ecology (dated November 2025), FDOT Pre-Approval Letter (dated 12/29/25), construction plans and specifications, as well as Stormwater Management Report, from One16 Engineering (dated 4/17/26 and 12/12/25, respectively), and July 9, 2021, FPUA letter regarding sanitary sewer availability.

WHEREAS, the Village's engineer has recommended approval subject to the conditions set forth below.

WHEREAS, based on the foregoing, and subject to the conditions below, the Board concludes that the applicable requirements for approval have been met,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, that:

1. The site plan and landscape plan attached as Exhibits A and B are approved, subject to the terms and conditions herein.
2. No changes to the approved site plan and landscape plan shall be made without submittal to the Board of Aldermen of the Town of St. Lucie Village for review and approval.
3. The approval is conditioned on satisfying FDOT requirements as follows:
 - a) Prior to Construction – Copies of the final FDOT Driveway and Drainage Permits shall be provided.
 - b) Prior to Building CO – Copies of the final FDOT lease agreement are provided. If for whatever reason the needed easement cannot be provided, then the applicant will submit a revised site plan that meets FDOT requirements and still meets parking needed at the site.
4. Upon completion of the proposed improvements, the engineer of record shall provide final certification to the Town of St. Lucie Village, upon completion of the project that the project or system and its components, as approved hereby, have been constructed in substantial conformance with the approved plans, including certified "as-builts" completed by a Florida registered land surveyor.
5. Applicant and any successors in interest shall be responsible for maintaining in good order and repair the improvements, including the swales and retention areas, trees and shrubberies, and the like, which responsibility shall include repair and replacement of the same, if necessary; and, in particular, dead trees, shrubs, and sod shall be replaced within 90 days with plants conforming to the approved plan.
6. Applicant shall reimburse the Village's engineer and landscape architect expenses before commencing work.
7. The applicant shall provide irrigation as described in the landscaping plan pursuant to a plan designed by a qualified professional, and the applicant's design


professional shall approve and provide the plan to St. Lucie Village and shall, in the certification referenced at paragraph 6 above, reference completion of those improvements in accordance with that plan.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on the 21st day of April, 2026.

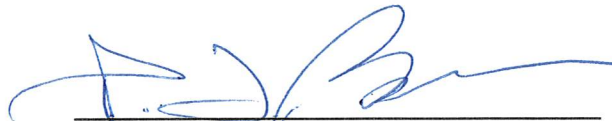
APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: 
William G. Thiess, Mayor

ATTESTED:

By: 
Paulette T. Burgess, Clerk

I, Paulette T. Burgess, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Resolution **2026-9** which was duly introduced, read, and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held the 21st day of April, 2026.


Paulette T. Burgess, Clerk

