

America Walks - Becker Road
Master Planned Unit Development (MPUD)-A1

APPLICATION FOR MPUD AMENDMENT OF
Southern Gove America Walks – Becker Road-A1
~~APPLICATION FOR PUD REZONING OF~~
~~Southern Gove Parcel SG—8b~~

(City Project Number: ~~P20-007~~ P24-149)

PSLUSD Project Number: 5355

Approved: (Ordinance 20- 22), City of Port St. Lucie – P20 -007)
(Ordinance - _____)

Prepared for:
Mattamy Palm Beach, LLC
and
America Walks, LLC

Prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

~~March 31, 2020-~~
March 14, 2025

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PROPOSED LIST OF CHANGES

1. UPDATED PROJECT TEAM LIST
2. REVISED MPUD NAME FROM SOUTHERN GROVE PARCEL SG-8B TO “SOUTHERN GROVE AMERICA WALKS – BECKER ROAD-A1)
3. REVISED LAND USE AND ZONING EXHIBIT
4. REVISED EXHIBIT 9 CONCEPTUAL SITE PLAN
5. REVISED EXHIBIT 1 MPUD REZONING APPLICATION
6. REVISED EXHIBIT 5 SITE DATA INFORMATION
7. REVISED EXHIBIT 6 DEVELOPMENT USES AND STANDARDS
 - ADDED PERMITTED/SPECIAL USES
 - REMOVED INSTITUTIONAL AREA
 - ADDED RESIDENTIAL AND COMMERCIAL MIXED USE AREA
 - ADJUSTED DENSITY TO BE CONSISTENT WITH MIXED USE RATE
 - ADJUSTED PARKING RATES
 - ADJUSTED SITE PERIMETER LANDSCAPING
 - REMOVED TRADITION TRAIL
8. ADDED LEGAL DESCRIPTION
9. REVISED EXHIBIT 9 CONCEPTUAL DEVELOPMENT PLAN
10. REVISED EXHIBIT 10 DEVELOPMENT PROGRAM

LIST OF EXHIBITS

Exhibit 1: MPUD Rezoning Application	<u>910-11</u>
Exhibit 2: MPUD Application Checklist	<u>4012</u>
Exhibit 3: Letter of Unified Control <u>& Binding Agreement</u>	<u>4113-14</u>
Exhibit 4: Standards for District Establishment	<u>4215</u>
Exhibit 5: Site Information	<u>4316</u>
Exhibit 6: Development Uses & Standards	<u>14-2317-28</u>
Exhibit 7: Sketch and Legal Description	<u>25-3029-35</u>
Exhibit 8: Conceptual Development Program Plan	<u>3136-37</u>
Exhibit 9: Conceptual Site Plan	<u>3238-39</u>
Exhibit 10: Development Program Matrix	<u>3340</u>
Exhibit 11: Road Cross Sections	<u>34-3541-42</u>
Exhibit 12: Owner Authorization	<u>44</u>

PROJECT TEAM

CURRENT PROPERTY OWNER (Seller)

Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

AW-PSL Land Holdings,
LLC
2211 Medina RD Ste 100
Medina, OH 44256-9627

APPLICANT (Purchaser)

~~Joe Beirne~~
America Walks, LLC

AGENT/ LAND PLANNER

~~Steve Garrett~~
Lucido & Associates
701 E Ocean Boulevard
Stuart, FL 34994

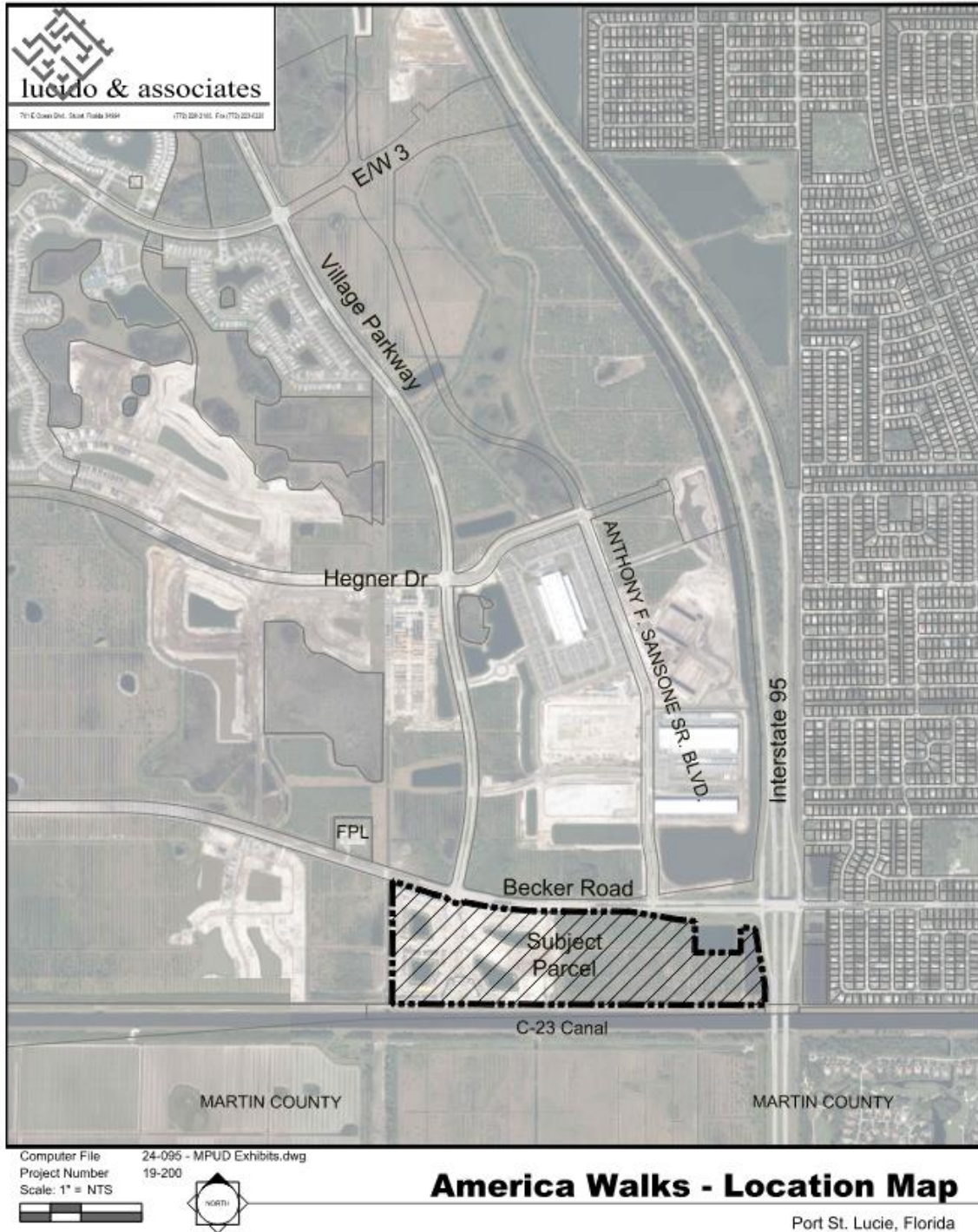
ENGINEER

~~Brooks Strickler~~
Kimley-Horn and Associates, Inc.
189 S Orange Ave, Suite 1000
Orlando, FL 32801

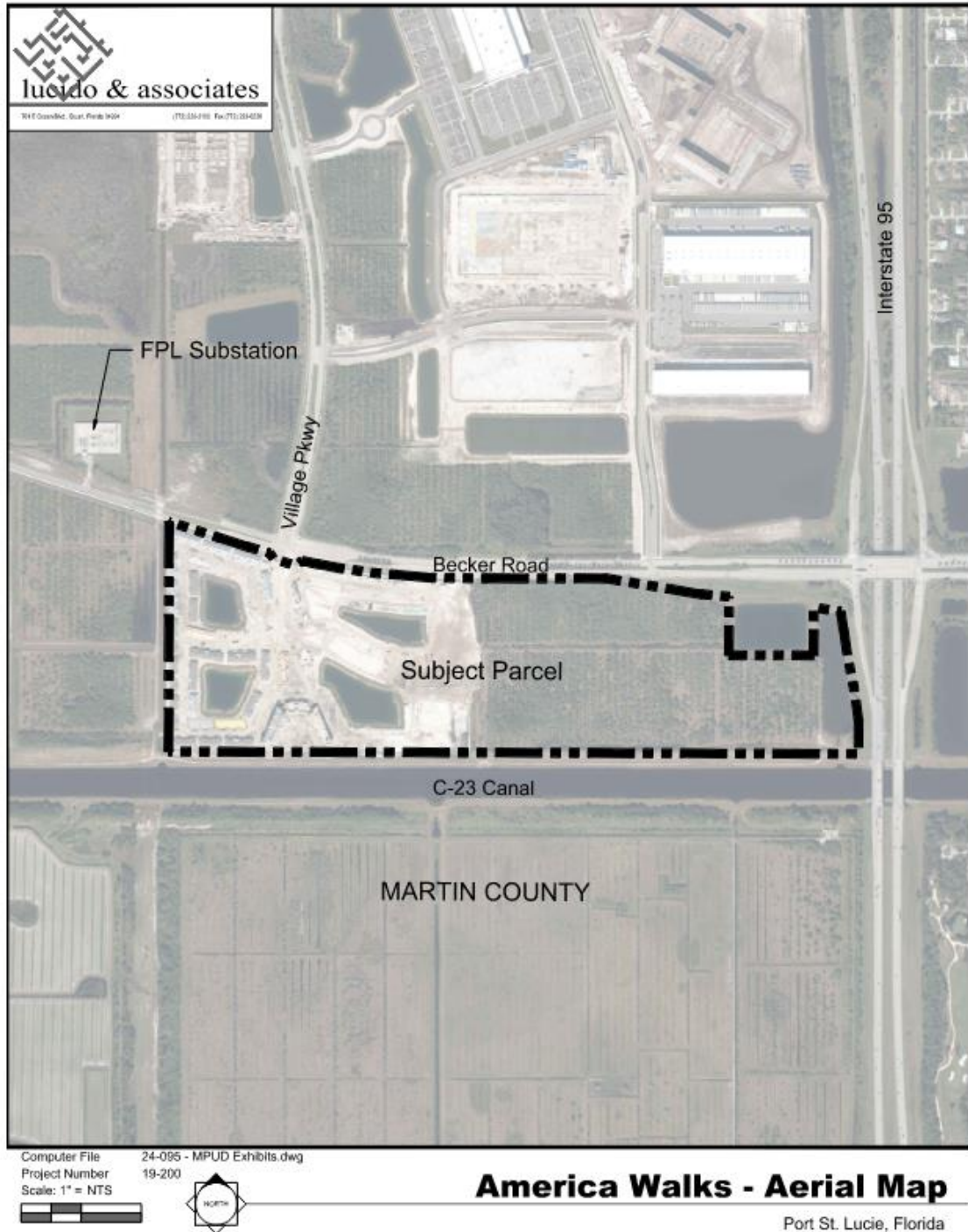
LOCATION

The proposed America Walks – Becker Road MPUD is approximately 119 acres in size and is located within the Southern Grove Development of Regional Impact (DRI), within the City of Port St. Lucie, and identified as Parcel SG-8b on Map H of the DRI. General geographical location is south of Tradition, bordered by Becker Road (north), Interstate 95 (east), 170' wide FPL easement (west), and SFWMD C-23 Canal (south).

LOCATION EXHIBIT



AERIAL EXHIBIT



LAND USE AND ZONING EXHIBIT

lucio & associates

Pear Road

Future Land Use: NCD
Existing Zoning: SLC AG-5

Future Land Use: NCD
Existing Zoning: SLC AG-5

Interstate 95

FPL Substation

Village Pkwy

FLU: RL
Zoning: CN

FLU: RL
Zoning: OSC

FLU: U
Zoning: U

Becker Road

Subject Parcel
Future Land Use: NCD
Existing Zoning: SLC AG-5

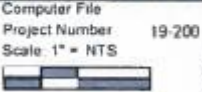
C-23 Canal

MARTIN COUNTY

Computer File
Project Number 19-200
Scale: 1" = NTS

America Walks - Land Use & Zoning Map

Port St. Lucie, Florida



LAND USE AND ZONING EXHIBIT

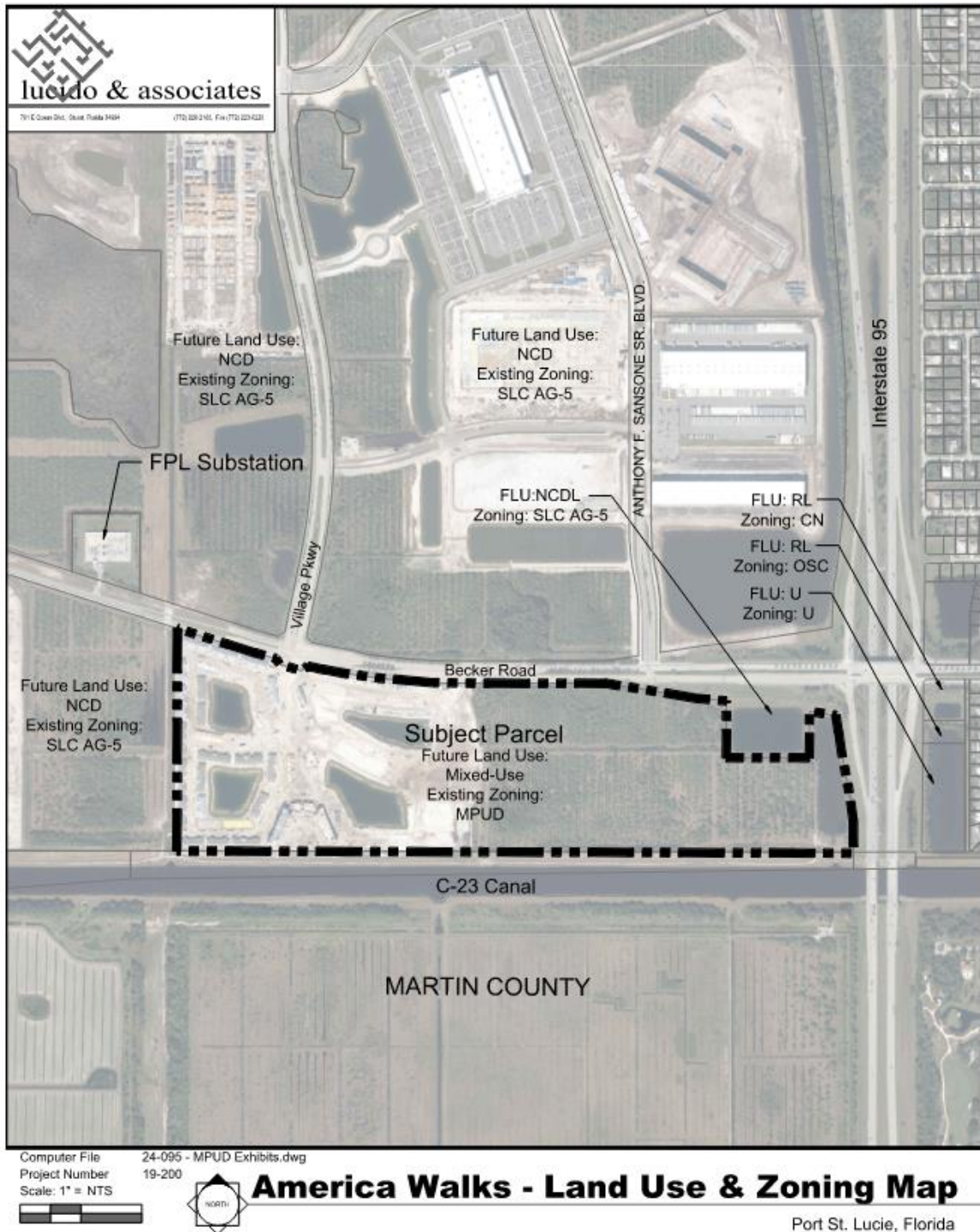


EXHIBIT 1
PUD REZONING APPLICATION

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: sgarrett@lucidodesign.com

PROPERTY OWNER:

Name: Mattamy Palm Beach, LLC - Tony Palumbo
Address: 1500 Gateway Blvd, Suite 212, Boynton Beach, FL 33426
Telephone No. 561-413-6096 FAX No. _____

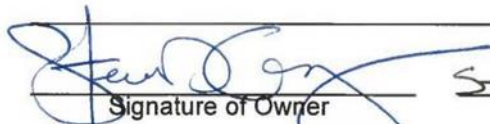
AGENT OF OWNER (if any)

Name: Lucido & Associates - Steven Garrett
Address: 701 E Ocean Blvd, Stuart, FL 34954
Telephone No. 772-220-2100 Fax No. _____

PROPERTY INFORMATION

Legal Description: Part of Southern Grove Plat No 3 (PB 61-17) Parcel 29
(Include Plat Book and Page)
Parcel I.D. Number: 4315-700-0032-000-1
Current Zoning: SLC - AG-5
Proposed Zoning: PUD
Future Land Use Designation: NCD Acreage of Property: 68 ac

Reason for rezoning request: _____
The property is currently zoned as SLC AG-5 with an NCD future land use. The proposed rezoning request is necessary to enable development of the parcel consistent with the City of Port St. Lucie Comprehensive Plan.
The proposed PUD will provide single family rental, independent living, and assisted living opportunities.

 Signature of Owner STEVEN GARRETT 1/15/2020
Hand Print Name Date

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

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

H:\PZ\SHARED\APPLCTN\PUD-REZONE (06/23/11)

EXHIBIT 1

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: sgarrett@lucidodesign.com

PROPERTY OWNER:

Name: Mattamy Palm Beach - Karl Albertson

Address: 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 33426

Telephone No. 561.413.6096 Email karl.albertson@mattamycorp.com

AGENT OF OWNER (if any)

Name: Lucido & Associates - Derrick E Phillips Jr

Address: 701 SE Ocean Blvd, Stuart, FL 34994

Telephone No. 772.220.2100 Email dphillips@lucidodesign.com

PROPERTY INFORMATION

Legal Description: See Legal Description Attached
(Include Plat Book and Page)

Parcel I.D. Number: See Parcel ID Document Attached

Current Zoning: MPUD

Proposed Zoning: MPUD

Future Land Use Designation: Mixed-Use Acreage of Property: 119 acres

Reason for rezoning request: _____

The proposed rezoning request is to enable development of the
parcel consistent with the City of Port St. Lucie Comprehensive Plan.

The current Future Land Use is NCD and the proposed amendment
would change FLU from NCD to Mixed Use(Policy 1.2.2.7)


Signature of Owner

Derrick E Phillips Jr
Hand Print Name

8.21.24
Date

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

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 03/03/20

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed MPUD is enclosed as Exhibit 3.
2. America Walks - Becker Road is a proposed age-restricted residential community designed to encompass independent living in the form of multi-family rental duplex product (Encore at Tradition), assisted living opportunities in a fully-staffed facility, and a mixed use parcel for future development.
3. The Conceptual Development Plan is illustrated as Exhibit 8.
4. The Conceptual Site Plan is illustrated as Exhibit 9.
5. See Exhibit 4 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 6.
6. The site is bordered by Becker Road (north), Interstate 95 (east), 170' wide FPL easement (west), and SFWMD C-23 Canal. (south).

EXHIBIT 3

STATEMENT OF UNIFIED CONTROL AND BINDING MPUD AGREEMENT

The property as described as follows:

- Parcel ID: 4334-700-0001-000-4
- Parcel ID: 4334-700-0005-000-2

in the application package, is owned by, and under the unified control of, the undersigned, Mattamy Palm Beach, LLC representative shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of August, 2024.

MATTAMY PALM BEACH LLC

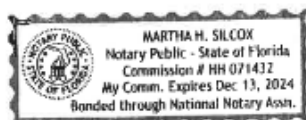
By: [Signature]
Karl Albertson, Jr.
VP of Land Acquisition and Entitlement

STATE OF FLORIDA
COUNTY OF PALM BEACH

(CORPORATE SEAL)

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 22nd day of August, 2024, by KARL ALBERTSON, V.P. OF MATTAMY PALM BEACH LLC, a Florida corporation. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

[Affix Notary Seal]



[Signature]
Print Name: MARTHA SILCOX
Notary Public, State of Florida
Commission No.: HH 071432
My Commission Expires: 12/13/2024

**STATEMENT OF UNIFIED CONTROL
AND BINDING MPUD AGREEMENT**

The property as described as follows:

- Parcel ID: 4334-700-0003-000-8

in the application package, is owned by, and under the unified control of, the undersigned, AW-PSL Land Holdings LLC, representative shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26 day of March, 2025.

AW-PSL Land Holdings LLC

By: _____

Martin Beirne

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 26th day of March, 2025, by Martin S. Beirne Jr., a Florida corporation. Said person (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: OHIO DL # RT642214

[Affix Notary Seal]



Print Name: _____

Notary Public, State of Florida

Commission No.: HH 635543

My Commission Expires: Feb 3, 2029

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Area Requirements: The America Walks – Becker Road MPUD property is approximately 119 acres. Policy 1.2.2.7 requires mixed use areas to be a minimum size of 30 acres and a maximum size of 500 acres.

Relation to Major Transportation Facilities: The America Walks – Becker Road MPUD is located at the southern terminus of SW Village Parkway. The existing Becker Road/Interstate 95 interchange is located just over ½ mile east from the intersection of SW Village Parkway and Becker Road. Primary access shall be located at the signalized intersection of SW Village Parkway and Becker Road. Secondary points of ingress and egress shall be constructed eastward along Becker Road and align with existing median breaks. Final driveway locations shall be coordinated with the City at the time of site plan application. ~~If future traffic impacts warrant signalization of the secondary point of ingress/egress, the property owners of this MPUD shall participate in a proportionate cost sharing arrangement for the construction and installation of the traffic signal.~~ The MPUD Concept Plan depicts a future traffic signal at the secondary point of ingress/egress, which is subject to an executed traffic signal agreement between Mattamy Palm Beach, LLC, the City of Port St. Lucie, and the Port St. Lucie Governmental Finance Corporation. The fourth access point at SW Anthony F. Sansone Sr. Boulevard and Becker Road, as depicted on the MPUD concept plan, is shown as a future four-way signal. Final signal design and intersection improvements will require separate Public Works approval of all construction plans, an approved agreement for a four-way signalized traffic signal, other improvements as needed, and additional coordination with FDOT, if required, prior to the issuance of the Public Works site work permit. Until all plans are approved, and an agreement is in place for a four-way traffic signal at the intersection of SW Anthony F. Sansone Sr. Boulevard and Becker Road, access at this location shall be limited to right-in and right-out access only from the south.

Relation to Utilities, Public Facilities and services: The America Walks – Becker Road MPUD property will be served by Port St. Lucie Utilities for water and wastewater, Hometown Cable for phone and cable service and Florida Power & Light with electricity. Tradition Irrigation Company for irrigation water. Florida City Gas for natural gas. All Utilities will be underground.

Physical Character of the Site: The America Walks – Becker Road MPUD property is located within the Southern Grove Development of Regional Impact (DRI). The parcel is predominately former citrus groves.

Consistency with the City's Comprehensive Plan: The America Walks – Becker Road MPUD is consistent with the City's Comprehensive Plan. Goal 1.2 provides for the creation of large-scale sustainable communities. Policy 1.2.2.7 requires mixed use areas to be a minimum size of 30 acres and a maximum size of 500 acres. The total area of this MPUD is approximately 119 acres. ~~The independent living residential mixed use (multi-family) component comprises approximately 60 acres while the assisted living facility (institutional) covers approximately 10 acres and the commercial mixed use area is approximately 59 49 acres.~~ Pursuant to policy 1.2.2.12 agriculture and agriculture related activities shall be permitted in areas intended for future development until the area is platted for non-agricultural uses.

EXHIBIT 5

SITE INFORMATION

(A) Total Acreage:

Land Uses included with this MPUD:

• Multi Family Residential (Rental Duplexes)	60 acres
• Institutional (Assisted Living Facility)	10 acres
• <u>Encore at Tradition (Residential Mixed Use)</u>	<u>60 acres</u>
• <u>Commercial Mixed Use</u>	<u>4959 acres</u>
Total	119 acres (approximately)

See Exhibit 8 for Conceptual Site Plan.

(B) Pedestrian Ways:

The system of pedestrian movement will consist of 5' to 6' wide sidewalks networking throughout the neighborhoods. The sidewalks shall be installed as development occurs and will be consistent with final platting. Neighborhood sidewalks shall tie into adjacent Southern Grove roadways as the systems are constructed and final plats occur.
~~Pedestrian connections to the future park site to the west and the Tradition Trail system shall be provided when these elements are constructed.~~

(C) Density:

Minimum Density: 5.00 units/gross acre
Maximum Density: 28.00 units/gross acre

<u>Residential Mixed Use Density:</u>	<u>420 Dwelling Units</u>
Institutional Density:	150 Beds
<u>Commercial Mixed Use:</u>	<u>1471652 Dwelling Units (max)</u>
	<u>392,000 408,000 SF Non-Residential (max)</u>

EXHIBIT 6

DEVELOPMENT USES & STANDARDS

SECTION 1 – RESIDENTIAL MIXED USE AREA

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Multiple-family dwelling (Villa, Duplex, Apartment)
2. Park, playground, or other public or private recreation or cultural facility (including but not limited to: clubhouse, open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and/ or bicycle trails; nature study areas and boardwalks; and picnic area);
3. Clubhouse providing to residents and guest: food service, retail, medical services, spa, office, gym, pool and other services typical of a residential amenity facility, and with or without an alcoholic beverage license for the sale of alcoholic beverages to members and guest of the clubhouse.
4. Temporary construction trailers
5. Community maintenance facility
6. Vehicular wash down area exclusive use by residents
7. Dog Park

(B) Accessory Uses: As set forth within Section 3 4 hereof.

(C) Lot Requirements / Residential Density:

1. Multiple-family dwelling: Minimum lot requirement of 2 acres. Minimum gross project density of five (5) dwelling units per acre and maximum gross project density of twenty (~~20~~28) dwelling units per acre.

(D) Maximum Building Coverage: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent. Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, recreation areas and / or conservation areas.

(E) Maximum Building Height:

1. Multi-family and Schools: Sixty-five (65) feet.
2. Other permitted uses: Thirty-five (35) feet, provided that steeples and similar architectural embellishments shall have a maximum height of sixty five (65) feet.

(F) Minimum Living Area:

1. Townhouse and Multiple-family dwellings:
 - a. Studio apartment, six hundred (600) square feet;
 - b. One (1) bedroom, seven hundred (700) square feet;
 - c. Two (2) bedroom, eight hundred (800) square feet;
 - d. Three (3) bedroom, nine hundred (900) square feet.

(G) Yard Requirements and Buffering: Minimum setbacks shall be stated below.

1. Multiple-family dwelling:

Each multi-family development shall have a front yard with a minimum depth of twelve (12) feet from the internal roadway and ten (10) feet from side and rear property lines. A minimum setback of eighteen (18) feet shall be provided for units with a front load garage. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet. Driveways shall have a minimum depth of 18 feet.
2. All other permitted or special exception uses:

Setback requirements shall be fifteen (15) feet for front yard ~~and from public rights of way~~ and ten (10) feet from side and rear property lines on internal private roads.

Setback requirements shall be twenty-five (25) feet from public right of way for front yard and ten (10) feet from side and rear property lines.
3. Buffering:

Landscaping and buffering requirements shall be in accordance with Chapter 154, City of Port St. Lucie Ordinances.

(I) Parking and Service Requirements: As set forth in section ~~54~~ hereof.

(J) Site Plan Review: Multi-family and non-residential developments within the Residential area shall submit a site plan, meeting the criteria set forth above including City of Port St. Lucie Code of Ordinances, for review and approval by the City's Site Plan Review Committee and City Council.

~~SECTION 2 — INSTITUTIONAL AREA~~

~~(A) Permitted Principal Uses and Structures: Institutional areas may include the following principal uses and structures:~~

- ~~1. Enclosed assembly area, with or without an alcoholic beverage license for sales of alcoholic beverages to members and guest in accordance with chapter 110 of Code of Ordinances;~~
- ~~2. Park or playground, or other public recreation;~~
- ~~3. Assisted living facility as sort forth in Sect 158.224 of Code of Ordinances;~~
- ~~4. Nursing or convalescent home;~~

- ~~5. Publicly owned or operated building or use;~~
- ~~6. Group care home as set forth in Sect 158.224 of Code of Ordinances;~~
- ~~7. Community Residential Home as set forth in Sec 158.224 of Code of Ordinances;~~
- ~~(B) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:~~
 - ~~1. Hospital and free-standing emergency department;~~
 - ~~2. Public utility facility, including water pumping plans, reservoir, electrical substation, sewage treatment plant, and wireless communication antennas and towers as set forth in Sec 158.213 of the Code of Ordinances.~~
 - ~~3. Publicly owned or operated building or use with drive through service~~
- ~~(C) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.~~
- ~~(D) Maximum Building Coverage. Eighty (80%) percent; provided that the combined area coverage of all impervious surfaces shall not exceed ninety (90%) percent.~~
- ~~(E) Minimum Open Space. Ten (10) percent. Within open space areas include a minimum of 5% usable open space in the form of squares, greens, parks, recreation areas, and/or conservation areas.~~
- ~~(F) Maximum Building Height. One Hundred (100) feet.~~
- ~~(G) Yard Requirements and Landscaping.~~
 - ~~1. Front Yard. Each lot shall have a front yard with a building setback line of twenty five (25) feet.~~
 - ~~2. Side Yard. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet.~~
 - ~~3. Rear Yard. Each lot shall have a rear yard with a building setback line of twenty five (25) feet.~~
 - ~~4. Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154 of the Code of Ordinances. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.~~
- ~~(H) Off Street Parking and Service Requirements. As set forth in Section 5 hereof.~~
- ~~(I) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of Sect 158.235 through 158.245 of the Code of Ordinances.~~
- ~~(J) Accessory Uses. As set forth in Section 4 hereof.~~

SECTION 32 – COMMERCIAL MIXED USE AREA

~~Purpose. The purpose of the mixed use area shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of a mixture of uses, said areas to be primarily along established highways where a mixed pattern of housing, big box retail, corporate office and large institutional uses are to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Mixed use areas shall be designed with a minimum size of thirty (30) acres and a maximum of three hundred (300) acres, to meet the needs of the NCD District and areas beyond. The following standards shall be met in designing mixed use areas:~~

(A) Permitted Principal Uses and Structures: ~~A minimum of three (3) of the following principal uses and structures shall be contained within the mixed use area, provided a minimum of thirty (30) percent and a maximum of seventy (70) percent of the net developable area within a mixed use area shall be residential:~~

- 1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales
- 2) Office for Administrative, Business, Professional or Medical Use;
- 3) Enclosed Assembly Area
- 4) Bank or Savings and Loan Association, including drive through;
- 5) Restaurant, including drive-through service;
- 6) Retail sales of alcoholic beverages for on and off premises consumption;
- 7) Retail convenience stores with or without fuel service station;
- 8) Hotel, Motel, inn or Bed and Breakfast;
- 9) ~~Service station;~~ Automobile Fuel Sales with pumping stations
- 10) Carwash (Full or Self Service);
- 11) Public Facility or Use;
- ~~12) Civic, institutional or cultural facility [including but not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12th grade, assisted and congregate living facilities];~~
- ~~13) Single family dwellings (attached and detached);~~
- 14) Townhouse dwellings;
- 15) Multiple-family dwellings (villa, duplex, apartment);

- 16) Recreation Amusement Facility;
 - 17) Park or playground, or other public recreation or cultural facility (including but not limited to open space devoted to the conservation and maintenance of natural waterways, vegetation, and wildlife; hiking and/or bicycle trails; nature study areas and boardwalks; picnic areas);
 - 18) A single structure containing uses (such as housing, offices, retail, public service or entertainment). All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed use structures;
 - 19) Temporary sales trailers and model homes located upon the parcel for which sales activities are to be conducted;
 - 20) Hospital and other Medical Facilities;
 - 21) Research and Development uses.
 - 22) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
 - 23) Automobile Service/ Repair and Maintenance of vehicles. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
 - 24) Assisted Living Facility
 - 25) Daycare
 - 26) Nursing or Convalescent Home
 - 27) School (public, private or parochial, kindergarten (including VPK) and grades 1 through 12)
- (B) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- 1) Wireless communication antennas and towers with a maximum height of 150 ~~300~~ feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances
 - 2) College, Technical, or Vocational School, including dormitories.
- (C) Accessory Uses. As set forth in Section ~~4~~3 hereof.
- (D) Minimum and Maximum Lot Requirement:
- 1) Residential:

- a. ~~Single Family Villa or Duplex: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of fifteen (15) dwelling units per acre.~~
- b. Multiple-family dwelling: Minimum lot requirement of 2 acres. Minimum gross project density of five (5) dwelling units per acre as allowed by Policy 1.2.2.7 of the comprehensive plan and maximum gross project density of ~~twenty (20)~~ twenty-eight (28) dwelling units per acre

2) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(E) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

(F) Minimum Open Space. Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas, and/or conservation areas.

(G) Maximum Building Height. One hundred (100) feet provided residential only uses shall be limited to ~~fifty (50)~~ Sixty-Five (65).

(I) Minimum Building Size and Minimum Living Area

~~1) Residential:~~

- a. ~~Single family dwelling: One thousand two hundred (1,200) square feet.~~
- b. Multiple-family dwellings:
 - 1. Studio apartment, six hundred (600) square feet;
 - 2. One (1) bedroom, seven hundred (700) square feet;
 - 3. Two (2) bedroom, eight hundred (800) square feet;
 - 4. Three (3) bedroom, nine hundred (900) square feet.

~~2) Single family dwelling:~~

- a. ~~Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.~~
- b. ~~Side Yard: Each lot shall have two (2) side yards of five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings.~~
- c. ~~A side yard of fifteen (15) feet shall be provided adjacent to rights of way.~~
- d. ~~Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.~~

~~3) Single family Villa or Duplex:~~

- a. ~~Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.~~
- b. ~~Side Yard: Each lot shall have two (2) side yards five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fifteen (15) feet shall be provided adjacent to rights of way.~~
- c. ~~Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.~~

4) Townhouse dwelling:

- a. Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet, a front load garage setback line of eighteen (18) feet, and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a

non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

- b. No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No contiguous group of dwellings shall exceed two hundred forty (240) feet in length.
 - c. No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse or accessory structure related to another group. A side yard having a minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.
- 5) Multiple-family dwelling:
Each multi-family development shall have a setback of twenty-five (25) feet from the front yard and road rights-of-way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet.
- 6) All other permitted, special exception, or non-residential uses:
Setback requirements shall be twenty-five (25) feet for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.
- 7) Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that buffer walls shall not be required between residential and non-residential uses within the mixed use area.

(J) Off-Street Parking and Service Requirements. As set forth in Section 54 hereof.

(K) Site Plan Review. ~~Each residential neighborhood within the mixed use area shall submit a conceptual plan meeting the criteria set forth above and those criteria contained within the NCD district policies of the City or Port St. Lucie Comprehensive Plan. Conceptual plans shall be submitted for review by the Planning and Zoning Director of the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required design standards set forth above, including but not limited to lot sizes, setbacks, and minimum open space. An exhibit indicating building envelopes/setbacks shall be provided with each conceptual plan or subdivision plat submittal. Multi-family and non-residential developments shall submit a site plan, meeting the criteria set forth above including City of Port St. Lucie Code of Ordinances, for review and approval by the City's Site Plan Review Committee and City Council, as applicable. A conceptual site plan and phasing plan shall be submitted with each subdivision application for townhomes.~~

SECTION 43 – ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.

(B) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space are adjacent to the rear property line and setback may be reduced to two (2) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.
2. Multi-Family: Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line and minimum of (10) ten feet from the side property lines and adjacent to a right-of way.
3. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.
4. Home Occupation: A home occupation as defined herein shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

(C) Accessory Uses in Recreational Areas:

1. Accessory uses or structures shall be located a minimum of ten (10) feet from the front and rear property lines. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.

SECTION 54 – PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with off-street parking and service facilities in accordance with the provisions set forth herein. On-street parking may be provided throughout the community. ~~The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125) percent of that required by the provisions set forth herein.~~

1. For development in Section 1. Residential Duplex or Villa: 1.5 spaces per dwelling unit.
2. For development in Section 1. Residential Apartment 1.5 space per dwelling unit
3. ~~Independent Living Apartment (age restricted): 1 space per dwelling unit~~ Recreation/Clubhouse: A minimum of 15 parking spaces including a minimum quantity of ADA parking shall be provided. No other parking shall be required provided adequate pedestrian access exists within the area intended to be served by the facility. Golf cart parking is permitted and may be implemented to meet parking needs.

4. ~~Institutional:~~ Assisted living facility shall provide one-half (1/2) space per dwelling unit, plus one space per each employee per shift. One space shall be provided per each independent living unit.
5. ~~Mixed Use~~ Multi-Tenant Retail (Restaurant, Retail, Office Including Medical) 4 spaces per 1,000 sf
6. ~~Mixed Use:~~
 - a. ~~Retail and office, including medical: 4 spaces per 1,000 sf~~
 - b. ~~Mixed use including restaurants: to be reviewed based on individual use of proposed mix of uses at the time of site plan review~~
 - c. ~~Residential: 1.5 spaces per dwelling unit~~
 - d. ~~Restaurant (standalone): 1 space per 100 sf~~
 - e. ~~Hotel: 1 space per bed plus 1 space per 10 rooms~~Restaurant (standalone): 1 space per 100 sf additional parking shall be required for an outdoor seating area when the outdoor area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant.
7. Hotel: 1 space per bed plus 1 space per 10 rooms
8. Retail and Office: 4 spaces per 1,000 sf
9. For development in Section 2, Residential (Townhome): 2 spaces per dwelling unit.
10. For development in Section 2, Residential (Multi-Family): 2 spaces per dwelling unit and 1 space for every 5 dwelling units for guest parking.
11. For any permitted use not listed above, parking rates shall comply with Section 158.221.C.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,
2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Parking areas shall be encouraged to be located to the rear or side of the property.

(D) Tandem spaces may only be used in Commercial Mixed Use Areas specific to automobile sales(dealerships) and service centers only. Tandem Parking shall be allowed to provide temporary vehicle storage and parking and is defined as two or more vehicles that are parked on a driveway or in any other location on a lot, lined up behind one another for inventory.

(E) Pedestrian Access:

1. An on-site pedestrian circulation system which links the streets and the primary entrance(s) of the structure(s) on the site shall be provided with each site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian network on adjacent developments when adequate safety and security can be maintained.
2. The circulation system shall be hard-surfaced, ADA acceptable, and be at least five (5) feet wide.

SECTION 6 5– LANDSCAPING

(A) Plant Materials:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition. Minimum caliper of 2.5 inches.
3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than eighty (80) percent of the required trees shall be native species.
5. A minimum of twenty-five (25) percent of all required trees shall be native.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any utilities; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. ~~No~~ Protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the city and FDEP.

(C) Site Perimeter Landscaping Requirements. Site perimeter landscaping shall be provided in accordance with the following standards:

- ~~1.~~ A landscape strip at least ten feet in depth, exclusive of curbing, shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise. Landscape strips within an easement shall be in accordance with Section 154.03(E) of the City of Port St. Lucie Land Development Regulations. Necessary access ways through all landscape strips shall be permitted in order to utilize the parking or other vehicular use areas or to access the rear of the landscape strip for maintenance purposes. These accessways may be subtracted from the linear dimension used to determine the number of trees required.
- ~~2.~~ Landscape strips required adjacent to shared property/lot lines may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on the site.
- ~~3.~~ A six (6) foot wall or fence is required in a perimeter landscape buffer strip where commercial, industrial, institutional, office, and public facility uses abut the front, side and/or rear of existing or proposed residential. The perimeter landscape buffer strip shall be a minimum of 10' wide.
- ~~4.~~ Adjacent to lakes: Perimeter landscape requirements may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake.

(D) ~~Perimeter landscape requirements:~~

- ~~1. Adjacent to lakes: Perimeter landscape requirements may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake.~~

~~developer; however the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.~~

- (D) Parking lot landscaping: Landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinance except that parking islands shall be a minimum ten (10) feet wide and required to break up rows of twelve (12) contiguous parking spaces.
- (E) Mechanical Equipment: All mechanical equipment shall be screened. Landscaping shall be arranged to create a visual barrier and noise barrier. For Multi-Family developments air conditioning, condensing, and compressor units shall be screened that no part or the unit is visible from the street right of way.
- (F) Unless specified herein, the developments within this MPUD shall meet or exceed the minimum code landscape requirements of the City of Port St. Lucie.

SECTION 76 – UTILITIES

(A) Proposed Sanitary Sewer System:

The proposed Southern Grove project is located within the City of Port St. Lucie Water and Sewer service area. The proposed Sanitary Sewer System for Southern Grove will consist of gravity sanitary sewer mains and manholes, which will flow to on-site sewage pump stations. The proposed maximum depth of gravity sewer mains and number of pump stations are dependent on existing soil conditions, and may vary due to those existing soil conditions. The proposed wastewater pump stations will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The existing City of Port St. Lucie wastewater transmission system consists of an existing force main along Village Parkway, located on the eastern side of the Southern Grove project. The proposed sewer transmission will include force main connections to this existing city force main along Village Parkway.

(B) Proposed Water Distribution System:

The proposed Southern Grove project is located within the City of Port St. Lucie Water and Sewer service area. The proposed water distribution system for Southern Grove will consist of a main water line along the spine road of the project. There will be several connections to the main spine road, and these water mains will be extend along all other roadways within the project. Water mains will be looped wherever possible, and upsized lines will be provided if necessary to provide additional pressure for longer dead end lines. All dead-end lines will have blow-off valves or hydrants to allow for adequate flushing of the system. The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of a large water main located along Becker Road. The proposed water main connections for the site will included two connections to this existing water main. The subject MPUD will be supplied with Water and Waste Water Service by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services.

SECTION 87 – DRAINAGE

The stormwater for this project is part of the overall Southern Grove Conceptual ERP. The master drainage system and conceptual design for the overall stormwater system for the project was permitted under ERP permitted #56-02531-P and application #170515-9 issued by SFWMD.

As part of this ERP permit, the multi-family villas, building, clubhouse, and amenity area is proposed along with associated parking and site infrastructure. The lowest elevations of the parking area ~~will be above the 10 year – 24 hour storm event as well as~~ shall meet the minimum road crown ~~as put forth by the ERP permit. standards provided by Engineering Standards 5.6.(3).~~ The minimum finished floor elevations for all proposed buildings will meet or exceed the permitted minimum and 100 year three day zero discharge storm event Engineering Standards 5.6(1)(b) of the City of Port St. Lucie’s Code ordinances.

SECTION 9 — TRADITION TRAIL

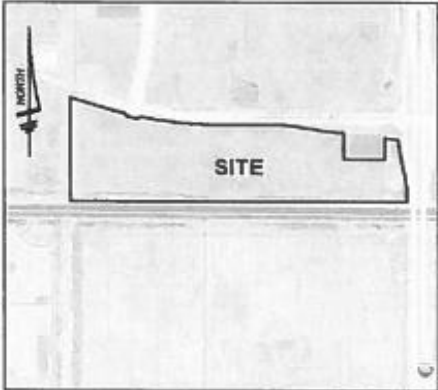
~~The internal pedestrian circulation shall connect to the proposed Tradition Trail system. The Trail (when developed by the City of Port St. Lucie and/or the master developer of Tradition) will be allowed to cross at a private residential street if needed. A formalized pedestrian crossing will occur at any private residential street and implement pedestrian awareness signs identifying Tradition Trail and the road crossing. No fencing or other security measures blocking use and continuation of the trail north south across the residential street.~~

SECTION 108 — ENVIRONMENTAL

The site is undeveloped, comprised of lands previously converted to citrus grove, and is no longer in active citrus operation. The property is currently used for cattle grazing. The primary vegetative cover on the site is comprised of forage grasses, ruderal weeds, and invasive non- native vegetation. Field observations conducted in March 2020 confirmed no remaining native or natural upland areas on the subject property. Wetlands on the subject property have been addressed at the Federal and State level through relevant agencies’ permitting programs.

EXHIBIT 7

SKETCH AND LEGAL DESCRIPTION

	CERTIFICATE OF AUTHORIZATION NO. LB 2936 CIVIL ENGINEERING CONSTRUCTION SERVICES GEOMATICS 814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442 PHONE: (954) 972-3559 FAX: (954) 972-4178 www.carnahan-proctor.com																																
EXHIBIT "A" SKETCH AND DESCRIPTION AMERICA WALKS																																	
	ABBREVIATIONS: <table><tr><td>A</td><td>= ARC LENGTH</td></tr><tr><td>Δ</td><td>= DELTA</td></tr><tr><td>D.B.</td><td>= DEED BOOK</td></tr><tr><td>F.P.L.</td><td>= FLORIDA POWER & LIGHT</td></tr><tr><td>N.T.S.</td><td>= NOT TO SCALE</td></tr><tr><td>O.R.B.</td><td>= OFFICIAL RECORDS BOOK</td></tr><tr><td>P.B.</td><td>= PLAT BOOK</td></tr><tr><td>P.C.</td><td>= POINT ON CURVATURE</td></tr><tr><td>P.G.</td><td>= PAGE (S)</td></tr><tr><td>P.L.S.</td><td>= PROFESSIONAL LICENSED SURVEYOR</td></tr><tr><td>P.O.B.</td><td>= POINT OF BEGINNING</td></tr><tr><td>P.O.C.</td><td>= POINT OF COMMENCEMENT</td></tr><tr><td>R</td><td>= RADIUS</td></tr><tr><td>R.B.</td><td>= RADIAL BEARING</td></tr><tr><td>R/W</td><td>= RIGHT-OF-WAY</td></tr><tr><td>U.E.</td><td>= UTILITY EASEMENT</td></tr></table>	A	= ARC LENGTH	Δ	= DELTA	D.B.	= DEED BOOK	F.P.L.	= FLORIDA POWER & LIGHT	N.T.S.	= NOT TO SCALE	O.R.B.	= OFFICIAL RECORDS BOOK	P.B.	= PLAT BOOK	P.C.	= POINT ON CURVATURE	P.G.	= PAGE (S)	P.L.S.	= PROFESSIONAL LICENSED SURVEYOR	P.O.B.	= POINT OF BEGINNING	P.O.C.	= POINT OF COMMENCEMENT	R	= RADIUS	R.B.	= RADIAL BEARING	R/W	= RIGHT-OF-WAY	U.E.	= UTILITY EASEMENT
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NOTES: 1. THIS SKETCH IS PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER. 2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE OF PARCEL 29, SOUTHERN GROVE PLAT NO. 3 (PLAT BOOK 61, PAGE 17, ST. LUCIE COUNTY RECORDS), WHICH BEARS NORTH 00°02'34" EAST (ASSUMED), AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD. 4. LAND DESCRIPTION SHOWN HEREON IS PREPARED BY THE SURVEYOR. 5. THIS SKETCH IS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED. 6. THIS IS NOT A SURVEY.																																	
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH AS SHOWN HEREON CONFORMS TO THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. _____ LONDON M. CROSS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. LS3348																																	
AMERICA WALKS	190214-20	DATE: 2/17/2020	SHEET 1 OF 6 SHEETS																														



CERTIFICATE OF AUTHORIZATION NO. LB 2936

CIVIL ENGINEERING | CONSTRUCTION SERVICES | GEOMATICS
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442
PHONE: (954) 972-3959 FAX: (954) 972-4178
www.camahan-proctor.com

EXHIBIT "A" SKETCH AND DESCRIPTION AMERICA WALKS

DESCRIPTION:

A PORTION OF PARCEL 29, "SOUTHERN GROVE PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 17 THROUGH 50, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 29, THENCE SOUTH 89°54'26" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 29, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF CANAL C-23, A DISTANCE OF 5221.44 FEET; THENCE SOUTH 89°54'36" EAST, A DISTANCE OF 226.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°02'34" EAST, ALONG THE EAST LINE OF 110 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN DEED BOOK 234, PAGE 102 AND DEED BOOK 238, PAGE 134, ST. LUCIE COUNTY RECORDS, A DISTANCE OF 1537.27 FEET TO THE NORTH LINE OF SAID PARCEL 29; THENCE SOUTH 72°19'20" EAST, ALONG SAID NORTH LINE OF PARCEL 29, BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF BECKER ROAD, A DISTANCE OF 527.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5075.00 FEET, AND A CENTRAL ANGLE OF 02°55'38", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 259.28 FEET; THENCE SOUTH 34°08'22" EAST A DISTANCE OF 46.03 FEET; THENCE SOUTH 73°22'54" EAST A DISTANCE OF 152.26 FEET; THENCE NORTH 54°22'43" EAST A DISTANCE OF 51.93 FEET TO A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 12°15'58" EAST, HAVING A RADIUS OF 5075.00 FEET, AND A CENTRAL ANGLE OF 12°18'03"; THENCE SOUTHEASTERLY AN ARC DISTANCE 1089.56 FEET; THENCE NORTH 89°57'55" EAST A DISTANCE OF 938.09 FEET; THENCE SOUTH 80°45'14" EAST A DISTANCE OF 653.24 FEET TO A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 04°07'28" WEST, HAVING A RADIUS OF 7545.00 FEET, AND A CENTRAL ANGLE OF 1°21'02"; THENCE SOUTHEASTERLY AN ARC DISTANCE OF 177.84 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 385.78 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 563.00 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 313.81 FEET; THENCE SOUTH 81°56'24" EAST A DISTANCE OF 184.13 FEET TO A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 83°03'46" EAST, HAVING A RADIUS OF 5833.00 FEET, AND A CENTRAL ANGLE OF 3°22'11"; THENCE SOUTHEASTERLY AN ARC DISTANCE OF 343.05 FEET; THENCE SOUTH 10°18'25" EAST A DISTANCE OF 31.91 FEET; THENCE SOUTH 11°44'22" EAST A DISTANCE OF 114.03 FEET TO A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 78°42'37" WEST, HAVING A RADIUS OF 2571.78 FEET, AND A CENTRAL ANGLE OF 5°39'26"; THENCE SOUTHEASTERLY AN ARC DISTANCE OF 253.93 FEET; THENCE SOUTH 00°05'02" WEST A DISTANCE OF 194.54 FEET; THENCE NORTH 89°54'36" WEST A DISTANCE OF 4670.51 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE AND BEING IN THE ST. LUCIE COUNTY, FLORIDA AND CONTAINS 118.513 ACRES, MORE OR LESS.

AMERICA WALKS

190214-20

DATE: 2/17/2020

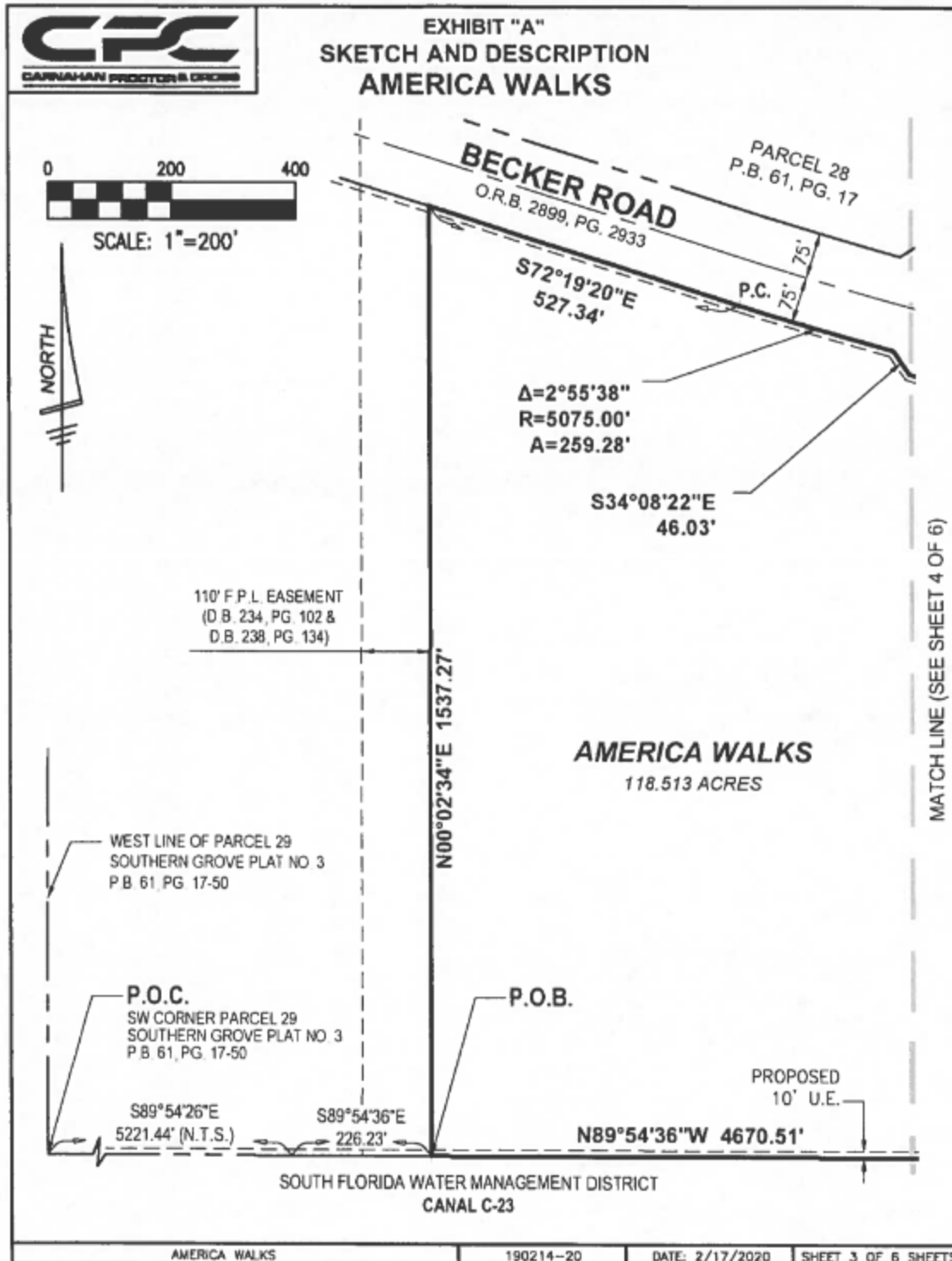
SHEET 2 OF 6 SHEETS



EXHIBIT "A"
SKETCH AND DESCRIPTION
AMERICA WALKS



SCALE: 1"=200'



AMERICA WALKS

190214-20

DATE: 2/17/2020

SHEET 3 OF 6 SHEETS

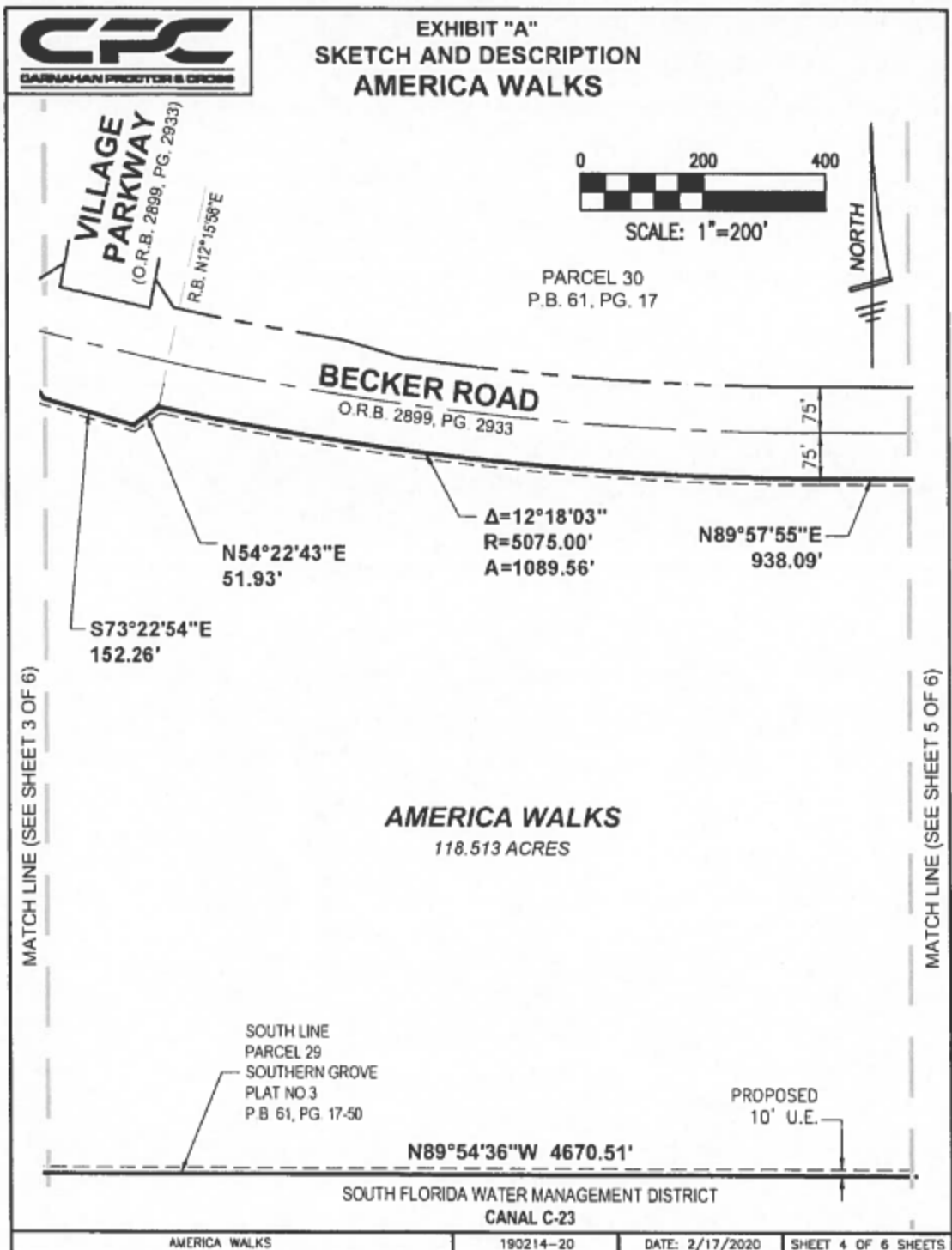
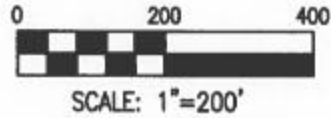




EXHIBIT "A"
SKETCH AND DESCRIPTION
AMERICA WALKS



PARCEL 30
P.B. 61, PG. 17

BECKER ROAD

O.R.B. 2899, PG. 2933

N89°57'55"E 938.09'

S80°45'14"E 653.24'

75'
75'
10'
U.E.

NORTH LINE OF PARCEL 29
SOUTHERN GROVE PLAT NO 3
P.B. 61, PG. 17-50

AMERICA WALKS

118.513 ACRES

MATCH LINE (SEE SHEET 4 OF 6)

MATCH LINE (SEE SHEET 6 OF 6)

PROPOSED
10' U.E.

N89°54'36"W 4670.51'

SOUTH LINE
PARCEL 29
SOUTHERN GROVE
PLAT NO 3
P.B. 61, PG. 17-50

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CANAL C-23

AMERICA WALKS

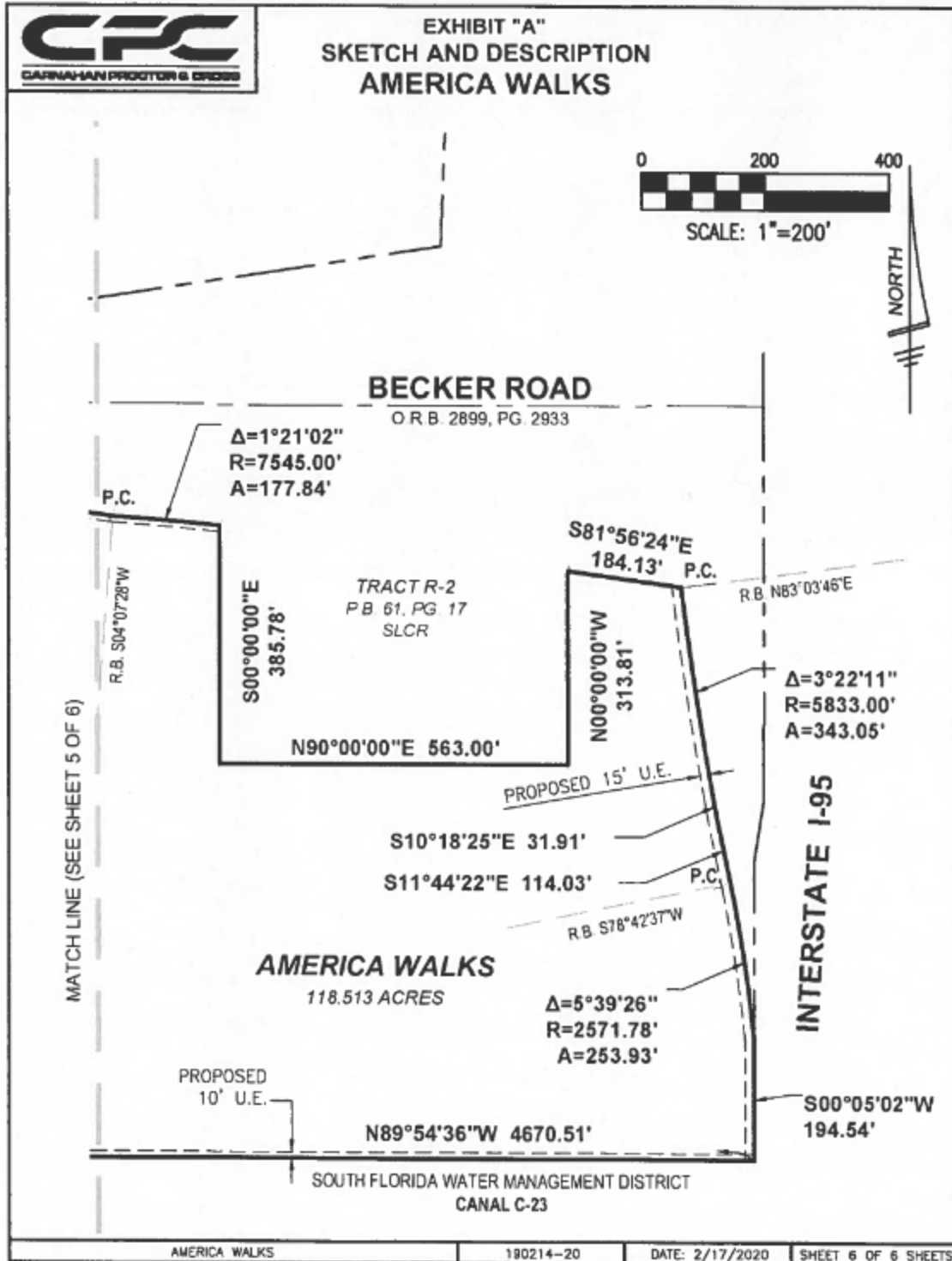
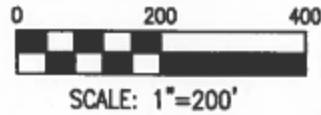
190214-20

DATE: 2/17/2020

SHEET 5 OF 6 SHEETS



EXHIBIT "A"
SKETCH AND DESCRIPTION
AMERICA WALKS



LEGAL DESCRIPTION

TRACT A: SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT A (48.778 AC - 2,124,770 SF)

TRACT G: SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT G (9.733 AC - 423,969 SF)

TRACT D: SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT D (59.999 AC - 2,613,556 SF)

EXHIBIT 8

CONCEPTUAL DEVELOPMENT PROGRAM PLAN

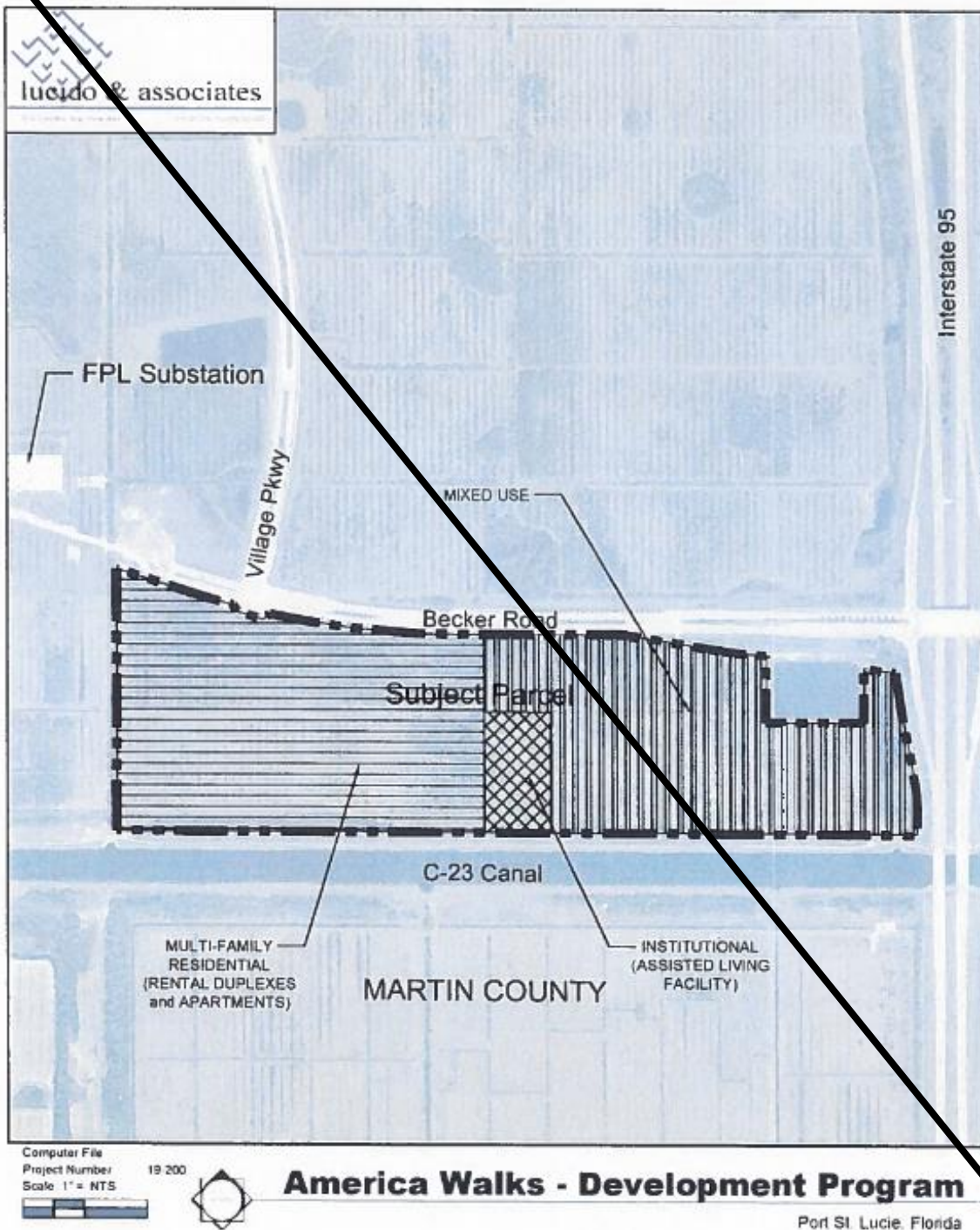


EXHIBIT 8

CONCEPTUAL DEVELOPMENT PROGRAM PLAN

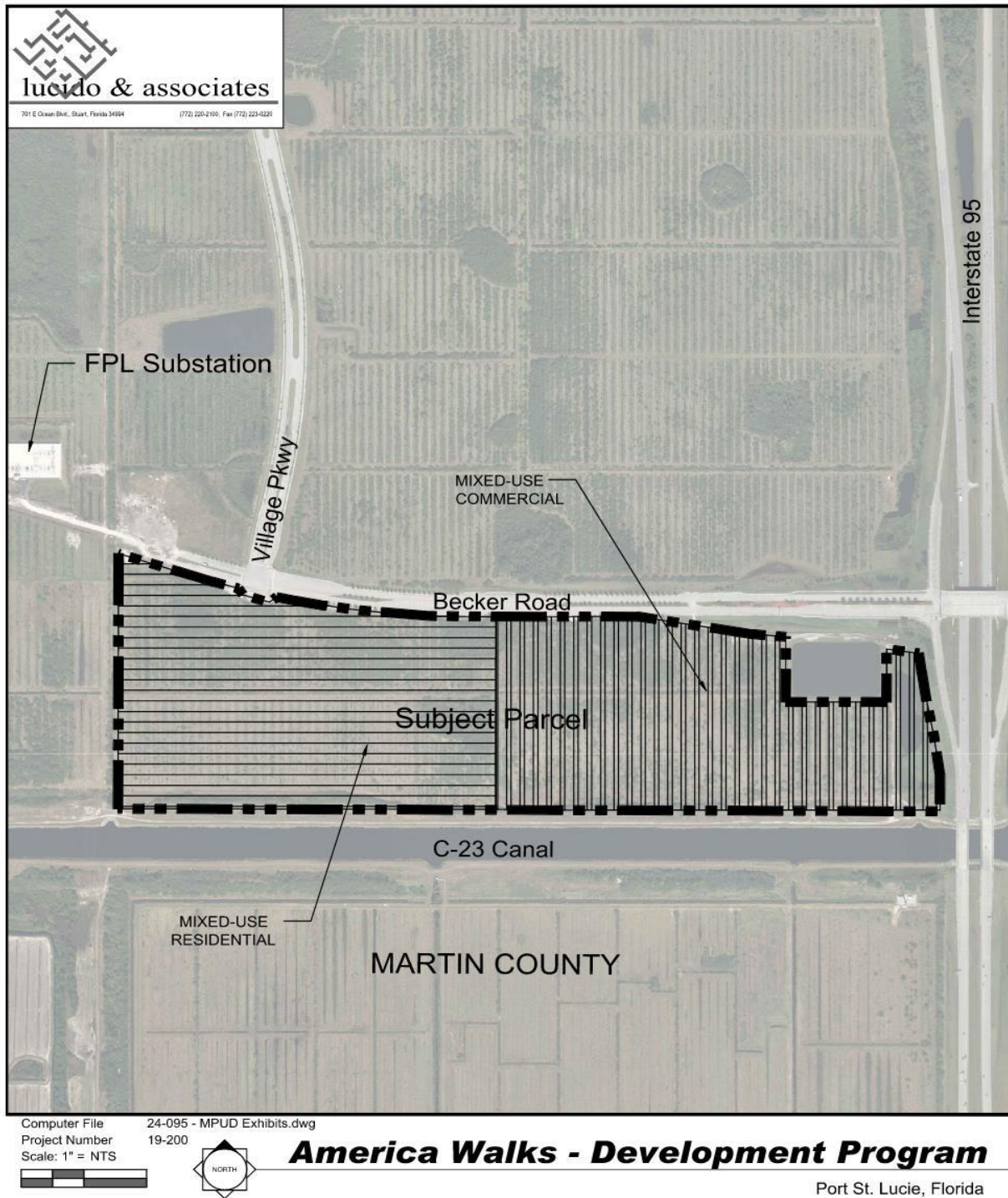


EXHIBIT 9

CONCEPTUAL SITE PLAN

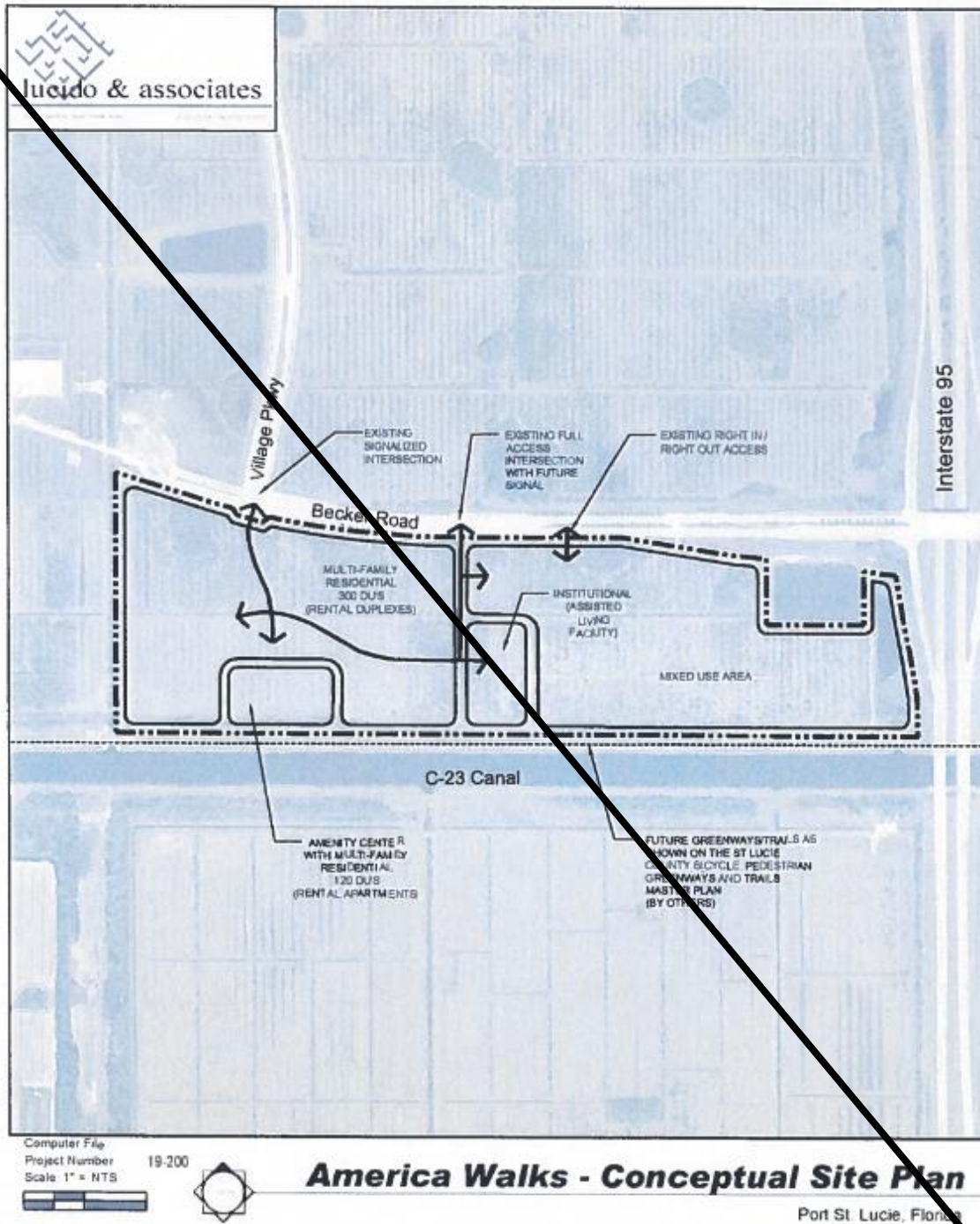


EXHIBIT 9

CONCEPTUAL SITE PLAN

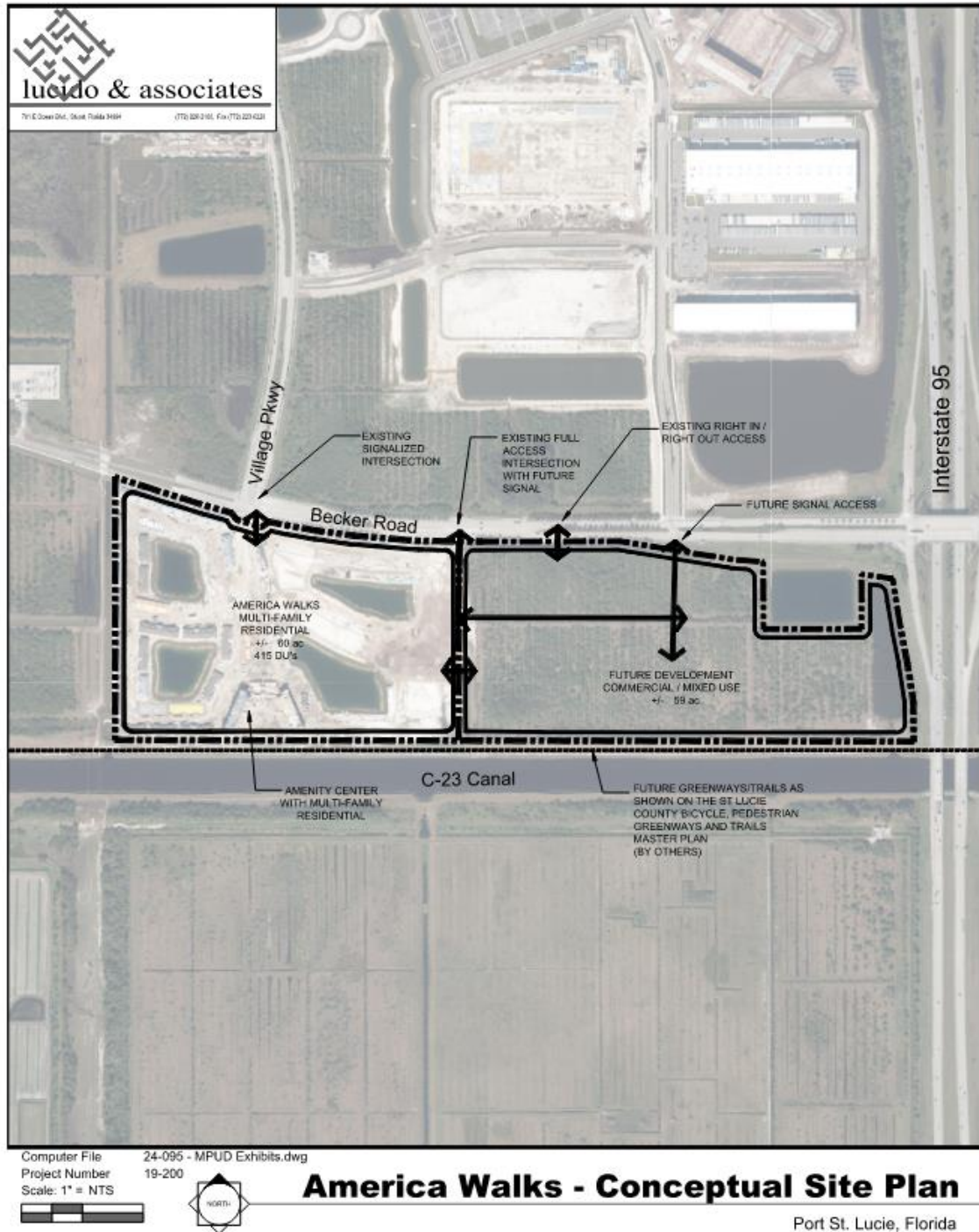


EXHIBIT 10

DEVELOPMENT PROGRAM MATRIX

Land Use Development Program		
Use	Acreage	Yield
Multi-Family Residential	60 ac	420 units
Institutional	19 ac	150 beds
Mixed Use	49 ac	147 units (max) 408,000 sf (max)

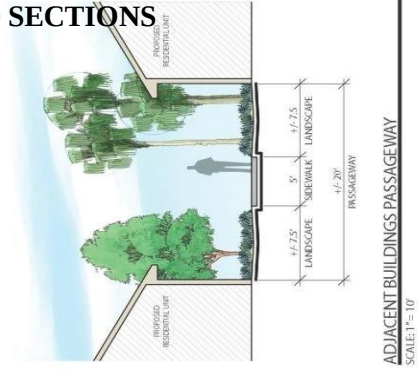
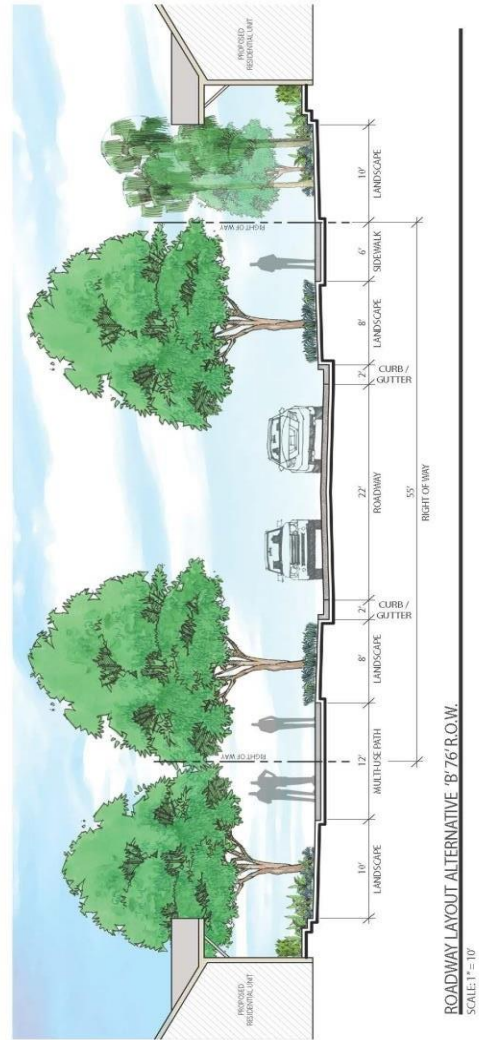
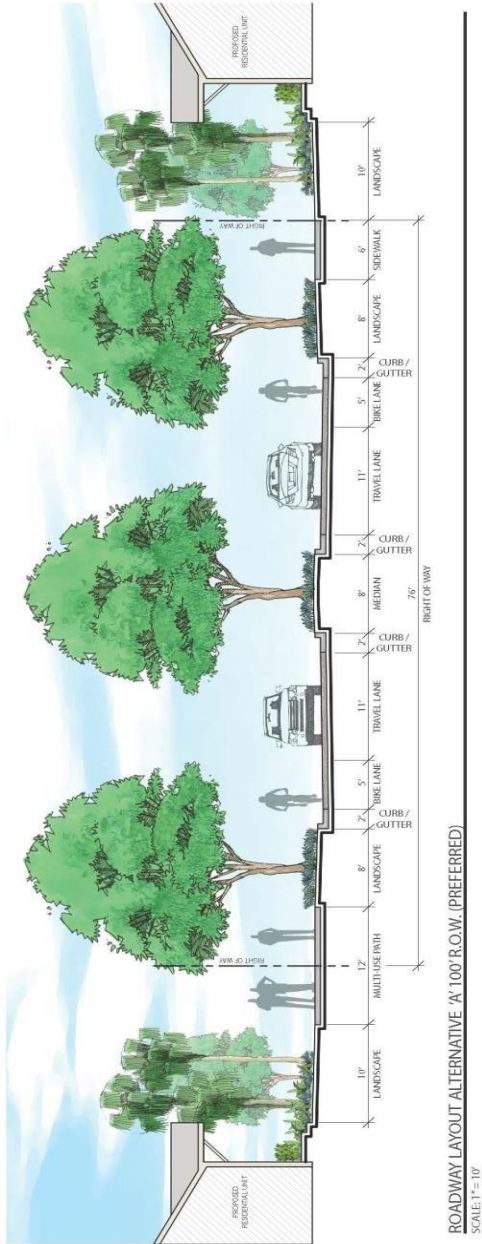
EXHIBIT 10

DEVELOPMENT PROGRAM MATRIX

<u>LAND USE DEVELOPMENT PROGRAM</u>		
<u>USE</u>	<u>ACREAGE</u>	<u>YIELD</u>
<u>ENCORE AT TRADITION (RESIDENTIAL MIXED USE)</u>	<u>60 ac</u>	<u>420 UNITS MAX;</u>
<u>COMMERCIAL MIXED USE</u>	<u>59 ac</u>	<u>1652 DWELLING UNITS (MAX)</u> <u>408,000 SF NON-RESIDENTIAL</u> <u>(MAX)</u>

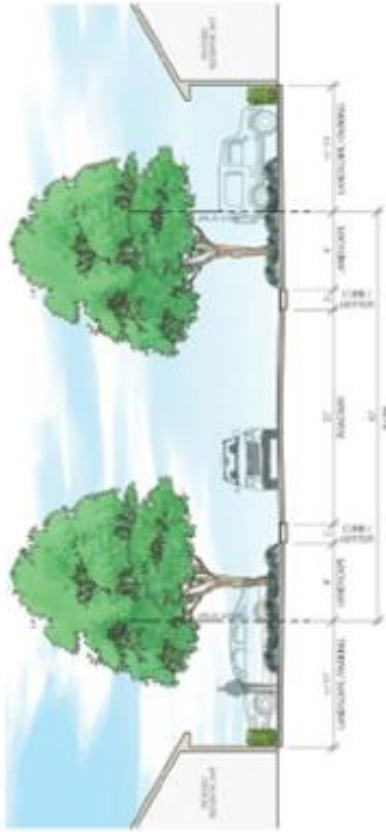
EXHIBIT 11

TYPICAL ROAD SECTIONS

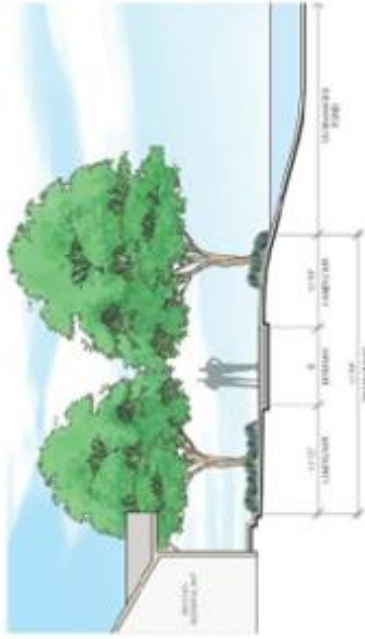


CONCEPT SITE SECTIONS

NOVEMBER 2019



RESIDENTIAL STREET FENCE
SCALE: 1" = 10'



RESIDENTIAL LOT ADJACENT TO POND
SCALE: 1" = 10'



RESIDENTIAL STREET FENCE
SCALE: 1" = 10'



RESIDENTIAL LOT ADJACENT TO POND
SCALE: 1" = 10'

CONCEPT SITE SECTIONS

NOVEMBER 2019

Kimley-Horn 02

EXHIBIT 12

BINDING MPUD AGREEMENT

SOUTHERN GROVE PARCEL SG-8b

The property as described on Exhibit 7 Legal Description, is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations; and (2) provide such agreements, contracts, deed restriction, and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions, and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of September, 2020.

WITNESS:

MATTAMY PALM BEACH, LLC

BY: [Signature]

BY: [Signature]

BY: [Signature]

EXHIBIT 12
ENCORE AT TRADITION

March 10, 2025

City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: Southern Grove 7(America Walks MPUD) – (LA Ref. #24-095)

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Lucido & Associates (Agent)** to represent **AW-PSL Land Holdings LLC (Applicant)** during the governmental review process for the above referenced project, which may include submission of development applications, plans and permits, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

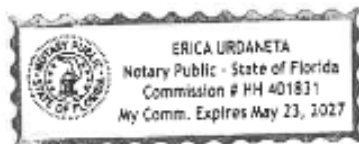
Sincerely,

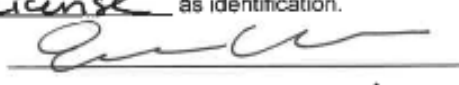

Applicant: AW-PSL Land Holdings LLC

STATE OF Florida
COUNTY OF Brevard

The foregoing was acknowledged before me this 13 day of March, 2025, by Martin Beirne of AW-PSL Land Holdings. He/She [] is personally known to me or [] has produced Ohio Drivers License as identification.

(Notarial Seal)




(Print Name) Erica Urdaneta
NOTARY PUBLIC

My Commission Expires: May 23, 2027