



TRADITION

## SOUTHERN GROVE 10

Master Planned Unit Development MPUD

APPLICATION FOR MPUD  
OF SOUTHERN GROVE  
(Parcel SG-10)

City Project Number: P22-095  
Ordinance \_\_ - \_\_\_\_\_  
PSLUSD Project No: 5218-1

Prepared for:

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

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

April 20, 2022

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# **PROJECT TEAM**

## **PROPERTY OWNER/APPLICANT**

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

## **AGENT/LAND PLANNER**

Lucido & Associates  
701 SE Ocean Blvd  
Stuart, FL 34994

## **ENGINEER**

Kimley-Horn  
445 24<sup>th</sup> St, Suite 200  
Vero Beach, FL 32960

## **TRAFFIC CONSULTANT**

MacKenzie Engineering and Planning, Inc.  
10795 SW Civic Ln  
Port St. Lucie, FL 34987

## **SURVEYOR**

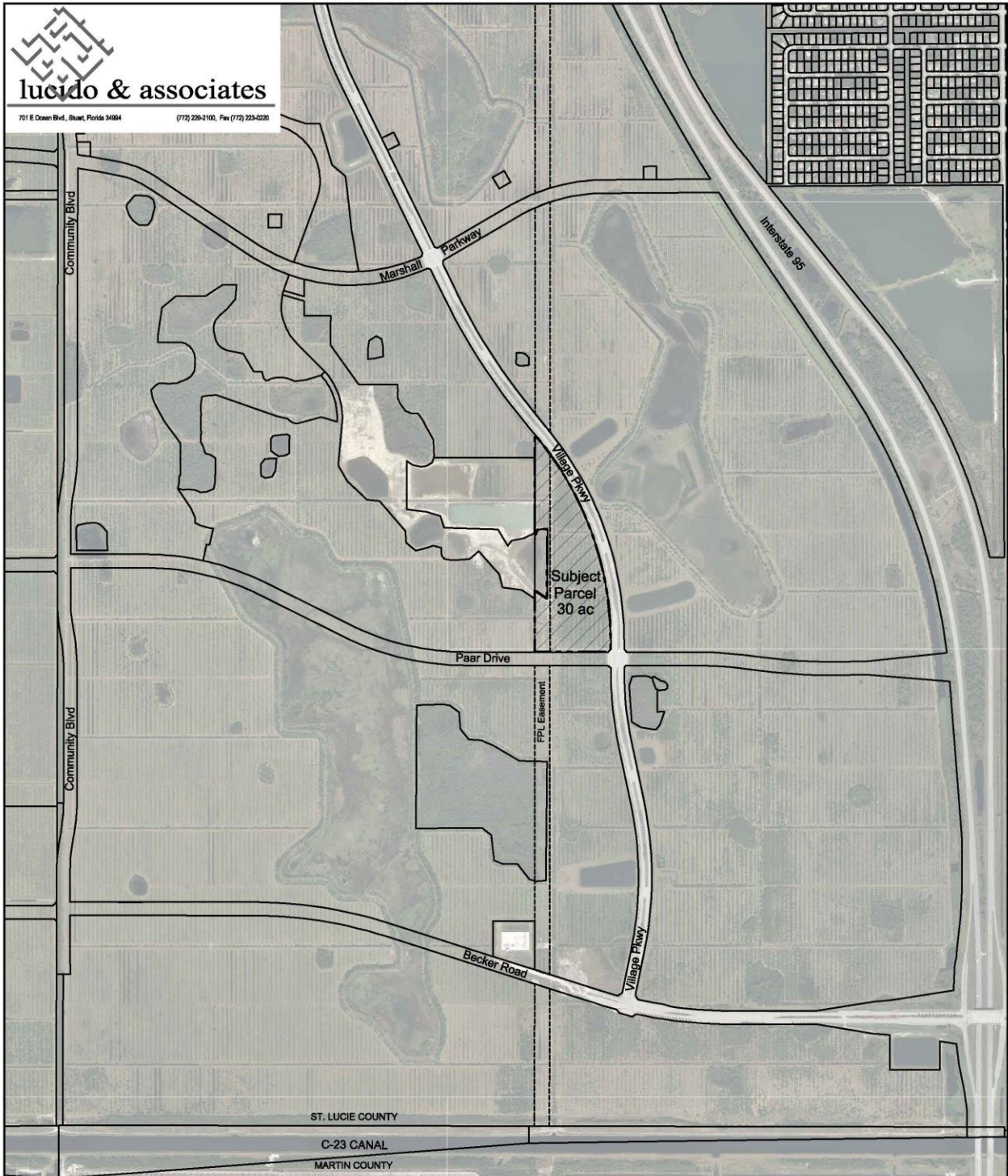
Caulfield & Wheeler, Inc.  
410 SE Port St. Lucie Blvd  
Port St. Lucie, FL 34984

## **INTRODUCTION**

The Southern Grove 10 (SG-10) is a proposed development area of approximately 30.89 acres. The property currently has existing land use of New Community District-NCD and is zoned St. Lucie County AG-5. The underlying subdistrict is Mixed Use. The proposed development area is located within the Southern Grove DRI of the City of Port St. Lucie, west of Interstate 95 and north of Paar Drive (E/W #4).

The intent of this MPUD is to create a development containing a Multi-Family Residential component along with Retail/Office/Commercial and Warehouse/Self-Storage programs consistent with the City's Comprehensive Plan Policy 1.2.2.7 for a Mixed Use Area.

# LOCATION MAP



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34904

(772) 228-2100, Fax (772) 223-0200

Subject Parcel  
30 ac

ST. LUCIE COUNTY

C-23 CANAL

MARTIN COUNTY

Computer File  
Project Number  
Scale: 1" = NTS

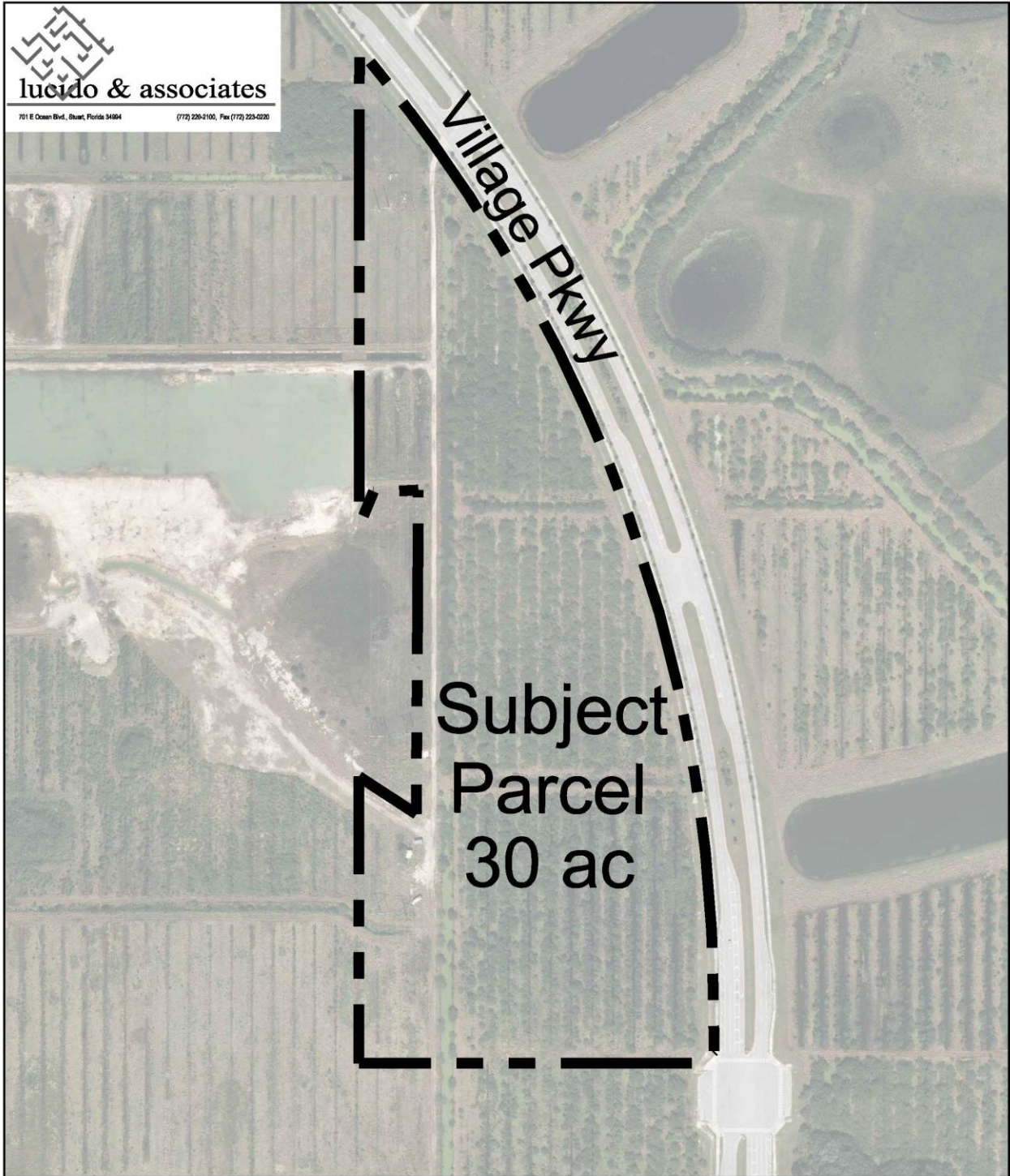
Zoning and land use exhibits - MPUD.dwg  
20-370



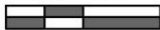
## SG10-Location Map

Port St. Lucie, Florida

# AERIAL MAP



Computer File      Zoning and land use exhibits - MPUD.dwg  
Project Number    20-370  
Scale: 1" = NTS



## **SG10-Aerial Map**

Port St. Lucie, Florida

# LAND USE and ZONING MAP



Computer File Zoning and land use exhibits - MPUD.dwg  
 Project Number 20-370  
 Scale: 1" = NTS



## **SG10-Land Use and Zoning Plan**

Port St. Lucie, Florida

# **EXHIBIT 1**

*MPUD Zoning Application Submitted Digitally via City's FUSION Portal*

## **EXHIBIT 2**

### MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the area within the proposed MPUD is enclosed as Exhibit 3.
2. Southern Grove 10 MPUD is a proposed community designed to include multi-family residential, retail/office/commercial, and warehouse/self-storage uses.
3. The Conceptual Plan for Southern Grove 10 MPUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this MPUD. Development uses and standards are enclosed in Exhibit 6.
5. Includes the rezoning of approximately 30.89 acres located west of I-95. The site is bordered by Paar Drive to the south, Village Parkway to the east and north, and vacant or conservation land to the west.

## **EXHIBIT 3**

February 8, 2022

Planning & Zoning Dept.  
City of Port St. Lucie  
121 SW Port St. Lucie Blvd  
Port St. Lucie, FL 34984

**Re: SOUTHERN GROVE 10 (PARCEL SG-10) MPUD**

This letter is provided as a Statement of Unified Control in compliance with the City of Port St. Lucie zoning requirements. MATTAMY PALM BEACH, LLC is the owner of record of the subject property and copies of the warranty deeds are attached to this application.

Please feel free to contact me if you have any additional questions or comments.

Sincerely,



Tony Palumbo  
Director of Land Acquisitions & Development  
Mattamy Homes

## **EXHIBIT 4**

### GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

**General Information:** Current agricultural operations and exemptions on the property may continue.

**Pursuant to Goals, Objective, and Policies of the City’s Comprehensive Plan:**

**Area Requirements:** The Southern Grove 10 MPUD property is approximately 30 acres. The proposed development is consistent with Objective 1.2.2.7 in creating a New Community Development District to facilitate the development of a Mixed-Use Area.

**Relation to Major Transportation Facilities:** The Southern Grove 10 MPUD property is located north of Paar Drive (southern limits), west and south of Village Parkway (eastern and northern limits), and east of vacant and/or conservation lands (western limits). Main access to the property will be along Paar Drive and Village Parkway. Conceptual access points illustrated in Exhibit 8 may be refined, adjusted, and augmented during the site plan approval process for each parcel in coordination with the Public Works Dept. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the MPUD.

**Relation to Utilities, Public Facilities and services:** The Southern Grove 10 MPUD property will be served by Port St. Lucie Utility Systems Department for water and wastewater, Home Town Communications for phone and cable service, Florida Power & Light for electricity, and Tradition Irrigation Company for irrigation quality water. All Utilities will be underground.

**Physical Character of the Site:** The Southern Grove 10 MPUD property is located within the Southern Grove Development of Regional Impact (DRI). There are not wetlands within the subject property. No wetlands are intended to be preserved and all mitigation requirements have been met with off-site preservation areas. The upland area of the site is generally improved pasture and former orange grove. Storm water management shall be handled on-site via use of lakes and dry retention. Lake locations and lake areas shall be determined during the site plan approval process for each parcel.

**Consistency with the City’s Comprehensive Plan:** The Southern Grove 10 MPUD is consistent with the City’s Comprehensive Plan. Policy 1.2.2.7 requires developments within the Mixed-Use area to be a minimum size of 30 acres and a maximum size of 500 acres. The proposed MPUD is approximately 30.86 acres and contains three uses (multi-family residential, retail, and warehouse).

The agricultural operations and exemptions will cease on those portions of the property upon commencement of construction activities pursuant to policy 1.2.2.14

# **EXHIBIT 5**

## SITE INFORMATION

(A) Total Acreage:

Land Uses included within this MPUD and approximate areas:

- Residential	19.67 acres	64%
- Retail/Office/Commercial	2.70 acres / 20,000 sf	9%
- Warehouse/Self-Storage	8.49 acres / 173,600 sf	27%
<hr/>		
TOTAL	30.86 acres / 193,600 sf	100%

See Exhibit 8 for MPUD Conceptual Master Plan

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the subject parcel. The minor systems will be developed within the development consistent with City of Port St. Lucie Code of Ordinances. A portion of the development area may incorporate the Tradition Trail corridor and encourage multimodal connectivity to community services and districts.

(C) Residential Density:

Minimum Density: 5.00 units/gross acre

Maximum Density: 20.00 units/gross acre

This MPUD shall not exceed a maximum quantity of 400 dwelling units.

(D) Model Area(s):

The proposed location of model/sales areas for the multi-family use shall be determined as the parcels are developed and approved through the site plan review process.

# **EXHIBIT 6**

## DEVELOPMENT USES AND STANDARDS

### SECTION 1: RESIDENTIAL AREA

- (A) Permitted Principal Uses and Structures. The Residential area may include the following principal uses and structures.
- 1) Single-family villa or duplex;
  - 2) Single unit accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;
  - 3) Townhouse dwelling;
  - 4) Multiple-family dwelling
  - 5) Rental Community – single family and duplexes (excluding mobile homes)
  - 6) 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 12<sup>th</sup> grade, congregate living facilities;
  - 7) Temporary sales trailers located upon the parcel for which sales activities are to be conducted.
- (B) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- Wireless communication antennas and monopole towers with a maximum height of 100 feet located within a public recreation areas or school sites, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (C) Accessory Uses: As set forth within Section 3 hereof.
- (D) Minimum Lot Requirements / Maximum Residential Density:
- 1) Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a minimum gross project density of five (5) dwelling units per acre, and a maximum of twenty (20) dwelling units per acre;
  - 2) Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a minimum gross project density of five (5) dwelling units per acre and a maximum of twenty (20) dwelling units per acre.
  - 3) Multiple-family dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum gross project density of twenty (20) dwelling units per acre.

- 4) Rental Community: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum gross project density of twenty (20) dwelling units per acre.
- 5) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.
- (E) Maximum Building Lot Coverage: Eighty (80) percent. Maximum impervious surface may not exceed ninety (90) percent.
- (F) Minimum Open Space: Thirty (30) 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: Multi-family forty (40) feet; Single family thirty-five (35) feet.
- (H) Minimum Living Area:
- 1) Single-family dwelling: One thousand two hundred (1,200) square feet.
  - 2) Townhouse, Duplex, Cottage, Multiple-family dwellings:
    - a. Studio apartment, five hundred (500) square feet;
    - b. One (1) bedroom, six hundred (600) square feet;
    - c. Two (2) bedroom, eight hundred (800) square feet;
    - d. Three (3) bedroom, nine hundred (900) square feet.
- (I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Southern Grove - 10 MPUD.
1. Single-family Dwelling, 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 fourteen (14) feet shall be provided adjacent to a right-of-way.
    - (c) Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.
  2. 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.

3. Rental Community:

Each rental community development shall have a setback of twenty-five (25) feet from the front yard and public road rights of way, and ten (10) foot from side and rear property lines. Where two or more rental buildings are situated upon a parcel, any two buildings shall be separated by a minimum of ten (10) feet.

4. Multiple-family dwelling:

Each multi-family development shall have a setback of twenty-five (25) feet from the front yard and public 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.

5. 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.

6. Buffering: Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.

(J) Off-Street Parking and Service Requirements: As set forth in Section 4 hereof.

(K) Site Plan Review: Multi-Family, rental community, and non-residential developments shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee.

**SECTION 2: NON-RESIDENTIAL AREA**

(A) Purpose. The purpose of non-residential areas 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. The following standards shall be met in designing non-residential areas:

(B) Permitted Principal Uses and Structures. A minimum of two (2) of the following principal uses and structures shall be contained within the non-residential area:

- 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) Bank or savings and loan association;
- 4) Restaurant, including drive-in service;
- 5) Retail sales of alcoholic beverages for on and off premises consumption;
- 6) Hotel, motel, inn or bed and breakfast;
- 7) Theater (indoor);
- 8) Self-storage (consistent with Sec 158.227 of the City of Port St. Lucie Code of Ordinances, including outdoor vehicle, boat, and RV storage so long as the outdoor storage is contained wholly within a fenced area with landscape screening on the outside of the fence, and is located at the rear portion of the property not directly adjacent to SW Village Parkway);
- 9) Public facility or use;
- 10) Civic or cultural facility (private); Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].
- 11) School (public or private), grades kindergarten through 12;
- 12) School (technical or vocational);
- 13) Day care center;
- 14) Recreation amusement facility;
- 15) A single structure containing at least two complementary, integrated, or mutually supporting uses (such as offices, retail, public service, or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses shall be permitted within any floor of a multi-floor building.
- 16) Temporary sales trailers located upon the parcel for which sales activities are to be conducted;
- 17) Hospital and other medical facilities;

- 18) Research uses, including product development and engineering.
  - 19) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.
  - 20) Assisted Living Facilities;
  - 21) Nursing home; and
  - 22) Pharmacy with or without drive through service.
  - 23) Uses with drive through services shall be in accordance with Section 158.222(D) of the City of Port St Lucie Code of Ordinances.
- (C) 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 300 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (D) Accessory Uses. As set forth in Section 3 hereof.
- (E) Minimum and Maximum Lot Requirement.
- 1) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (L) Maximum Building Coverage: Eighty (80) percent. Maximum impervious surface may 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.
- (I) Minimum Building Size and Minimum Living Area
- 1) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

- (J) Setback Requirements and Buffering.
  - 1) All non-residential, permitted, or special exception 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.
  - 2) Buffering. All mechanical equipment shall be screened from property zoned residential. Meter banks for multi-tenant buildings shall require screening when located on an exterior wall that is visible to the public. 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.
- (K) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.
- (L) Site Plan Review: Multi-Family, rental community, and non-residential developments shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee

### SECTION 3: 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 areas 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. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

(C) Accessory Uses in Non-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 ten (10) feet from the rear property line. The minimum setback from the side property lines shall be ten (10) feet.

(D) Home Occupation: A home occupation shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

#### SECTION 4: PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. 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. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. Maximum driveway widths for residential units shall be 26 feet and minimum driveway widths may be 9.5 feet.

1. Residential (single family): 1.5 spaces per dwelling unit.
2. Residential multi-family (garden style flats, apartments, condominiums, rental duplex and rental cottage communities, and townhomes): 1.75 spaces per dwelling unit plus 1 space for every 5 dwelling units.
3. Retail and office, including medical: 4 spaces per 1,000 sf
4. Restaurant (stand-alone): 1 space per 100 sf. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant.
5. Hotels: 1 space for each guest room, plus 1 space for each ten (10) guest rooms.
6. Self-Storage: 1 space for each 200 sf of gross floor area used as an office in the rental of storage bays, plus 1 additional space for every 100, or fraction thereof, storage bays.
7. 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 lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(D) Pedestrian Access:

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

## SECTION 5: LANDSCAPING

### (A) Plant Material:

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.
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. No less than twenty-five (25) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance; 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 all City mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

- A. Lots less than 6,000 sf shall provide two (2) trees.
- B. Lots from 6,000 to 7,000 sf shall provide three (3) trees.
- C. Lots over 7,500 sf shall provide four (4) trees.

(D) Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake (up to 100% of required landscape).

(E) No wall shall be required in a landscape buffer strip adjacent to open space land. No wall shall be required where a wall is already provided by the adjacent property. However, the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.

(F) Adjacent to Collector and Arterial roadways: The 6' wall or fence is at the discretion of the developer; however, the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.

(G) Perimeter landscape buffer strips along a public right-of-way shall be a minimum of 20' wide. All other perimeter buffer strips shall be a minimum of 10' wide with or without a wall. Landscape buffer strips for interior parcels within the MPUD 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 site

## SECTION 6: 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 project 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 the existing soil conditions and may vary due to those existing soil conditions. The Developer shall minimize the number of pump stations designed and installed. 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 on Village Parkway. The proposed sewer transmission system will include force main connections to the existing City force main. All proposed pump stations shall require a connection to the existing fiber optics system for communication purposes.

### (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 project will consist of a large Water Main along the Village Parkway that runs along the eastern boundary of the subject property. There will be several connections to the Village Parkway main, and these water mains will be extended along all other roadways within the project.

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 large water mains on Discovery Way, Village Parkway, proposed Paar Drive, and along the proposed Community Blvd roadway, located on the perimeter of the Southern Grove site. The proposed water main connections for the site will include multiple water connections on all sides of the project. Looping the main from Village Pkwy through the project site and connecting to the Paar Drive stubout shall be required and coordinated with the Utility Systems Department.

## SECTION 7: TRADITION TRAIL

Provisions for Tradition Trail shall be provided within this development. A fence or wall may be utilized to separate the private development areas from the public trail system.

The proposed Tradition Trail (when developed by the City of Port St. Lucie and/or the master developer of Tradition) shall be allowed to cross private residential streets if necessary. A formalized pedestrian crossing shall occur at any private residential street and pedestrian awareness signs identifying Tradition Trail and the road crossings shall be implemented. No fencing or other security measures shall block use and continuation of the public trail along the perimeter of the development.

## **EXHIBIT 7**

### SKETCH AND LEGAL DESCRIPTION

#### LEGAL DESCRIPTION:

ALL OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL FROM THE ABOVE MENTIONED PARCEL 27D;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"(E) A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.86 ACRES MORE OR LESS.

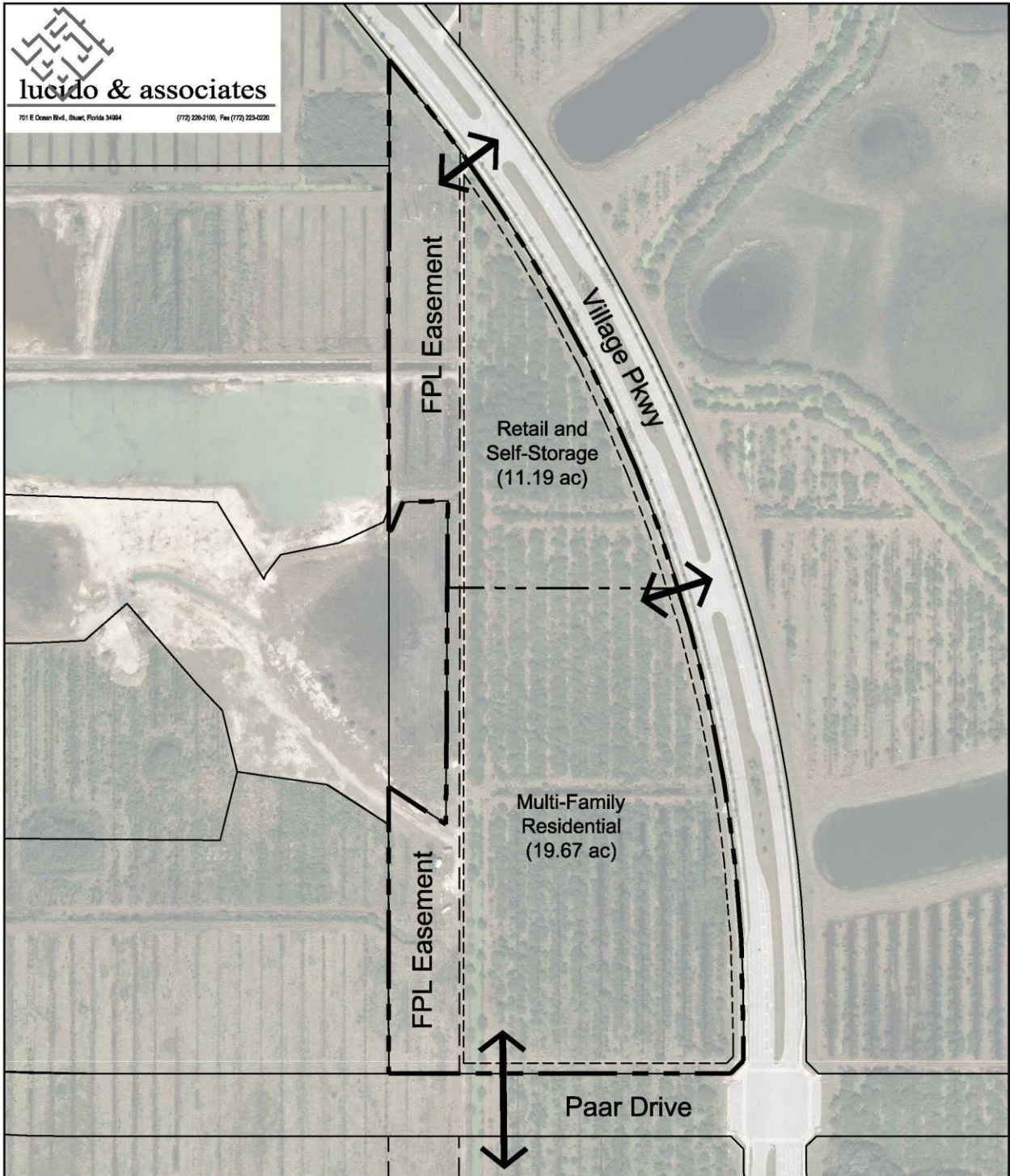






# EXHIBIT 8

## CONCEPTUAL PLAN



Computer File Zoning and land use exhibits - MPUD.dwg  
Project Number 20-370  
Scale: 1" = NTS



### SG10-Conceptual Land Use Plan

Port St. Lucie, Florida

# **EXHIBIT 9**

## DEVELOPMENT PROGRAM

Development program will consist of at least three distinct uses; Multi-Family Subdivision, Retail/Office/Commercial, and Warehouse/Self-Storage components.

### Residential Area (approx 19.67 ac)

Currently envisioned as a residential subdivision with primary access via Paar Drive and secondary shared access via Village Parkway. Typical lot details included with this document represent options of lot types that could be developed. Total number of dwelling units shall not exceed 400 du's.

### Non-Residential Area (approx 11.19 ac)

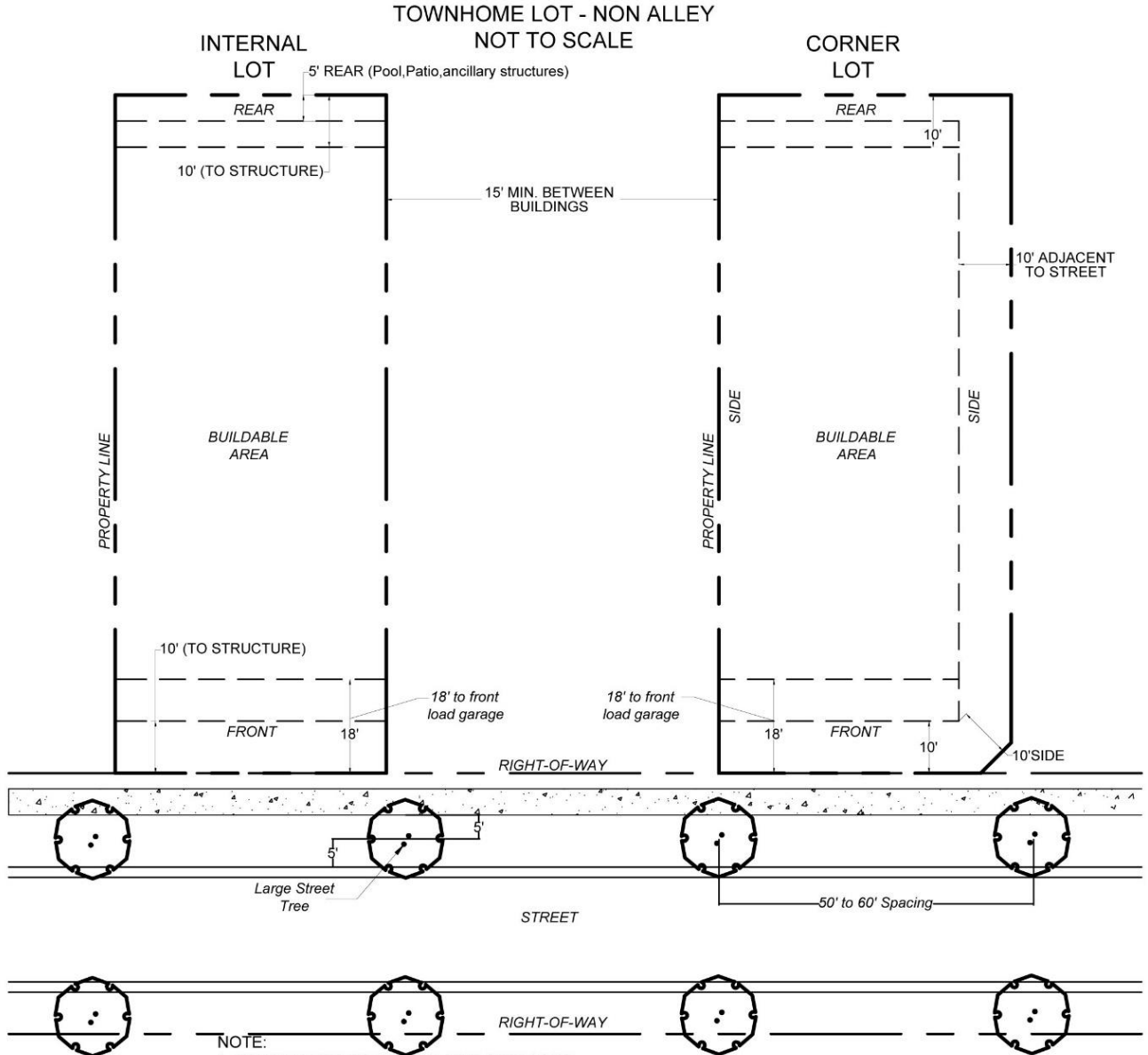
A commercial program intended to provide a mixture of retail, office, and self-storage uses with two access points from Village Parkway. The parcel is anticipated to provide up to 200,000 sf of non-residential development providing uses/sevices to support the surrounding residential communities.

Land Uses included within this MPUD and approximate areas:

Residential	19.67 acres	64%
Retail/Office/Commercial	2.70 acres / 20,000 sf	9%
Warehouse/Self-Storage	8.49 acres / 173,600 sf	27%
<hr/>		
TOTAL	30.86 acres / 193,600 sf	100%

# EXHIBIT 10

## TYPICAL RESIDENTIAL LOT LAYOUT



**NOTE:**

1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
4. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
5. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

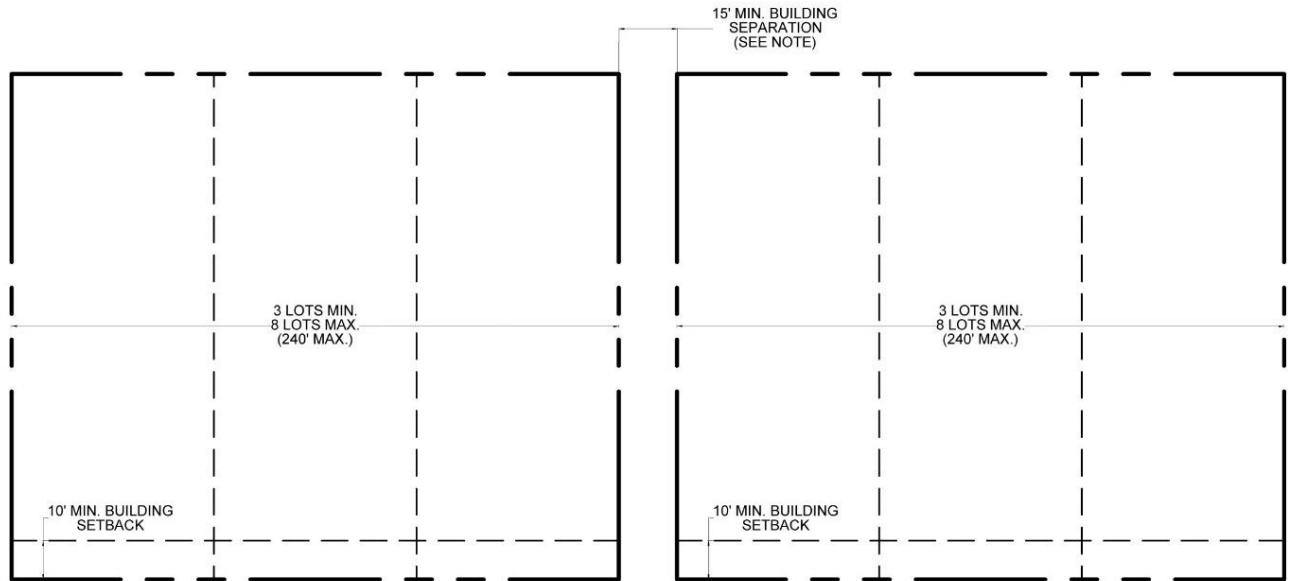
**TYPICAL LOT**

NON ALLEY LOT

(MIN. 18'-46' WIDTH X MIN. 70' DEPTH)

TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3  
UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

TOWNHOME LOT  
NOT TO SCALE



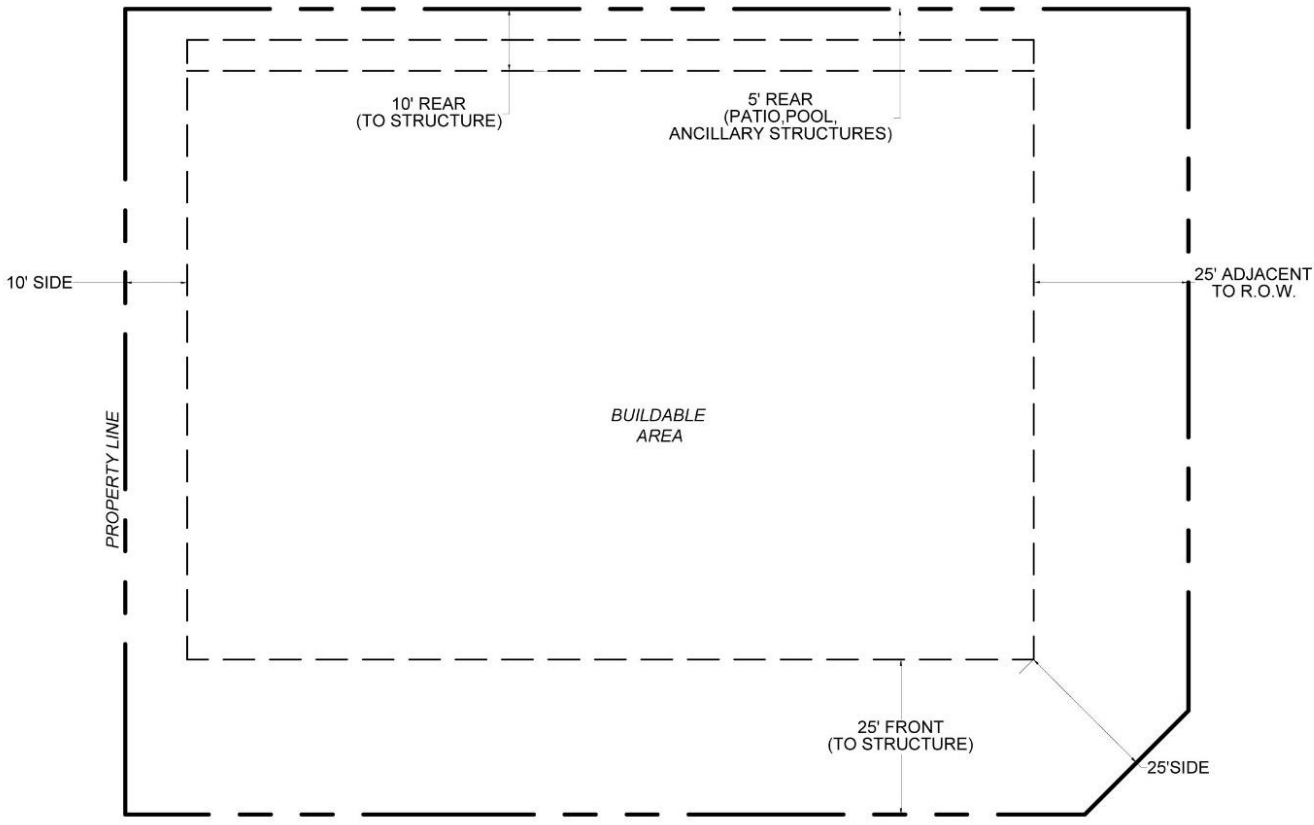
NOTE:

1. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.

2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT

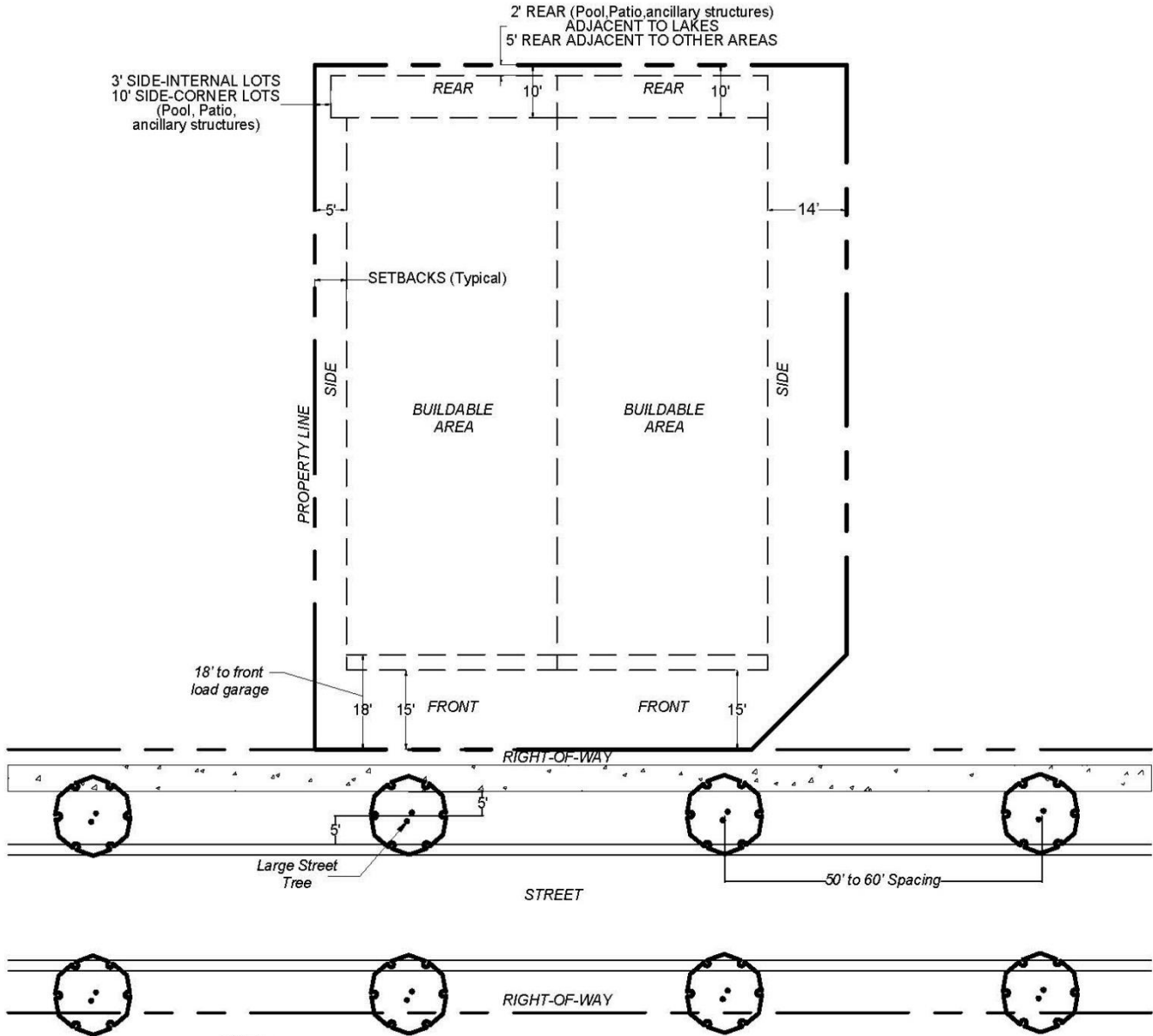
MULTIFAMILY RESIDENTIAL  
NOT TO SCALE



- NOTE:
1. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
  2. 20' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
  3. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
  4. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL LOT  
(MIN. LOT 30,000 SF. , MIN. 15' WIDTH)

SINGLE FAMILY (VILLA)  
NOT TO SCALE



NOTE:

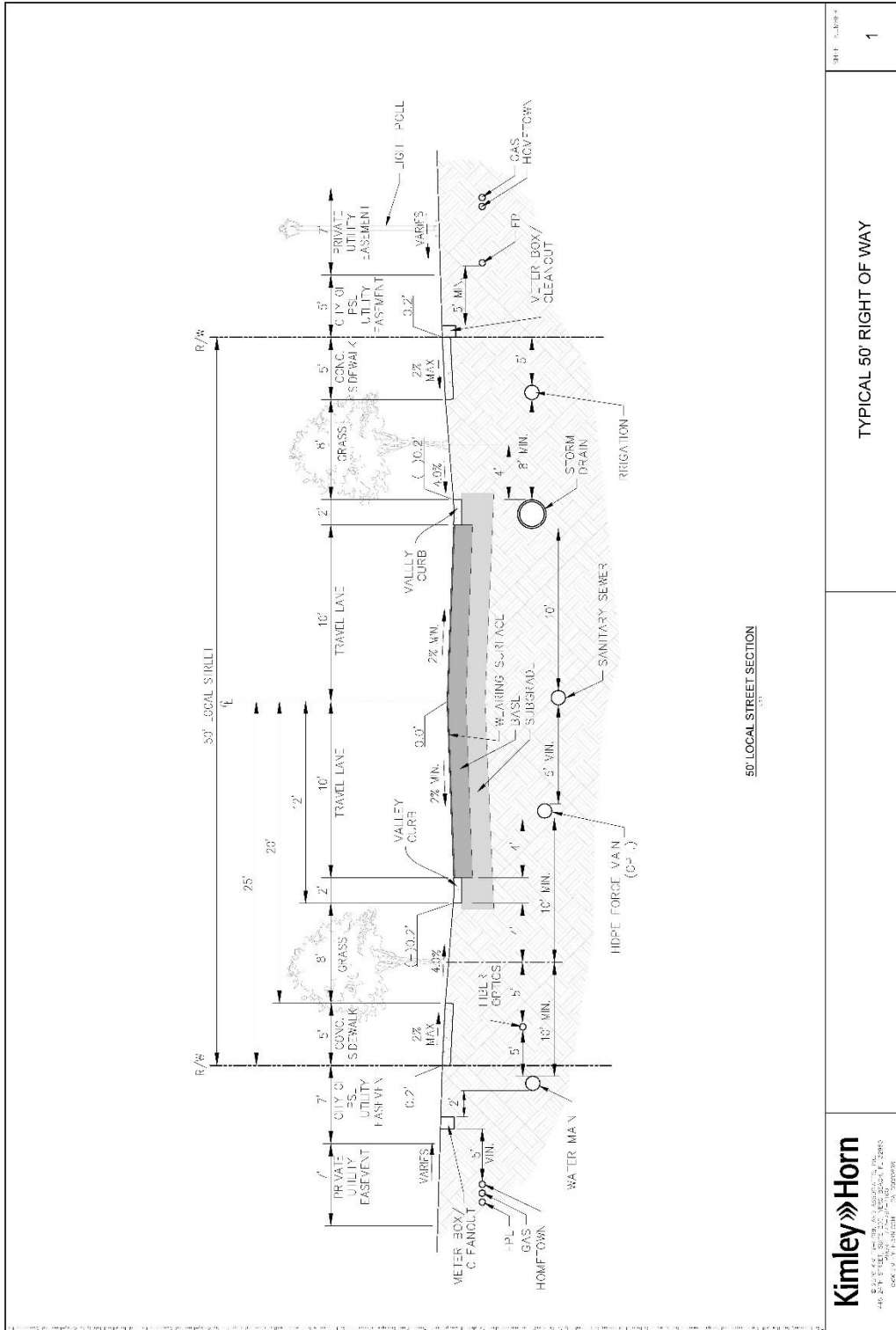
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

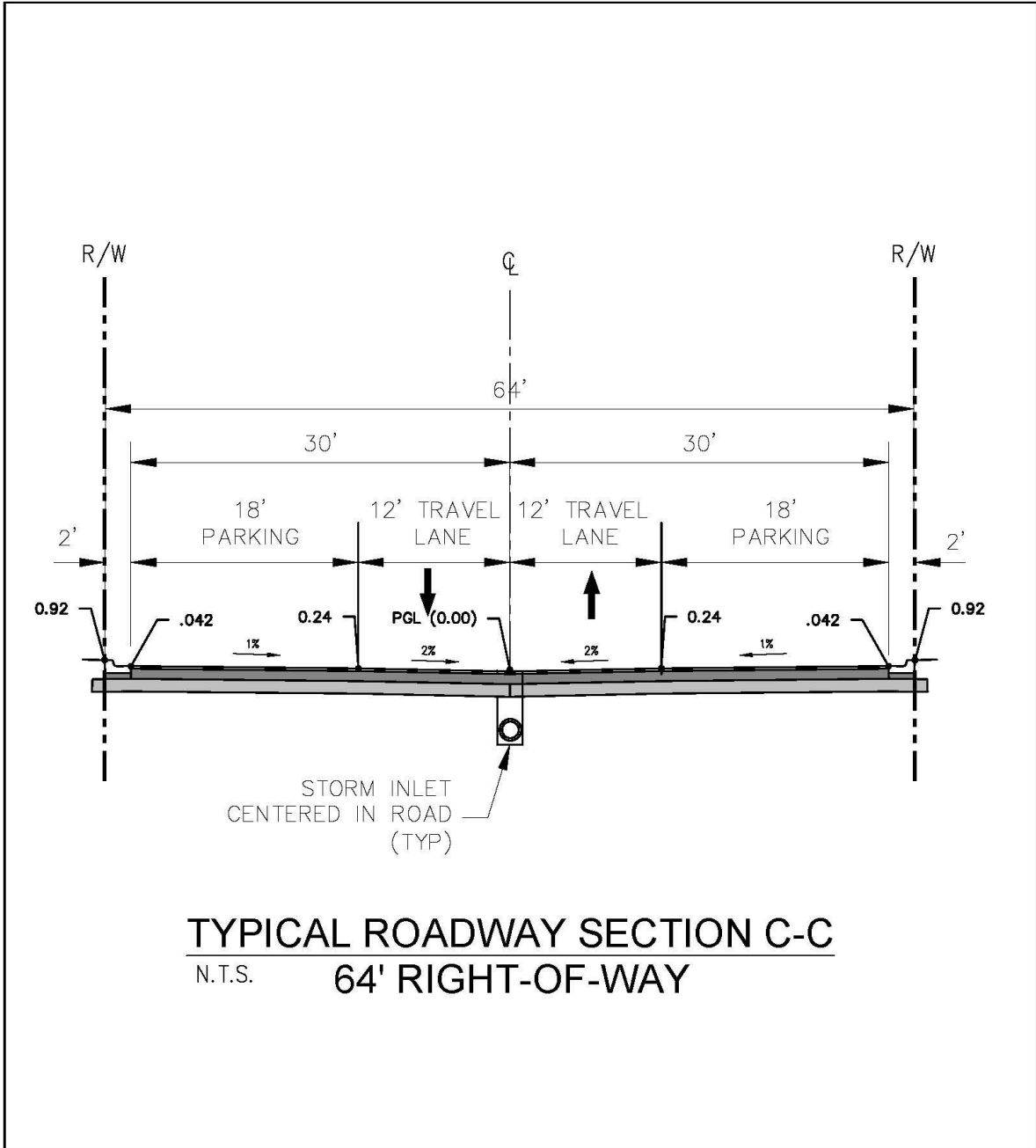
(Single Family Detached Min. 35' Width x Min 100' Depth)

# EXHIBIT 11

## TYPICAL ROADWAY CROSS SECTIONS



SHEET NUMBER	1
TYPICAL 50' RIGHT OF WAY	



**TYPICAL ROADWAY SECTION C-C**  
 N.T.S.      **64' RIGHT-OF-WAY**

SCALE NOT TO SCALE	DATE 06/15/2020	 <small>© 2020 KIMLEY-HORN AND ASSOCIATES, INC.          445 24TH STREET, SUITE 200, VERO BEACH, FL 32980          PHONE: 772-784-4100 FAX: 772-784-4130          WWW.KIMLEY-HORN.COM</small>	TYPICAL ROADWAY SECTION C-C	SHEET NUMBER 3 of 3
DESIGNED BY KFH	PROJECT NO.			
DRAWN BY MJP				
CHECKED BY KFH				

**EXHIBIT 12**

**BINDING MPUD AGREEMENT**

SOUTHERN GROVE 10 (SG-10)

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 1<sup>ST</sup> day of APRIL, 2022.

WITNESS:

MATTAMY PALM BEACH, LLC

BY: [Signature]

BY: [Signature]

BY: [Signature]