



TRADITION

*Tradition Design Review Committee
Architectural Review*

10807 SW Tradition Square Port St. Lucie, FL 34987

Phone (772) 345-5101

Date: 3.05.26

*To: Lucido & Associates
Attn: Derrick Phillips
701 SE Ocean Boulevard
Stuart, FL 34994*

*Regarding: SG 8 Multi-Family – **PRELIMINARY** Site Plan, Elevations & Landscape Plans*

This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below.

If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.

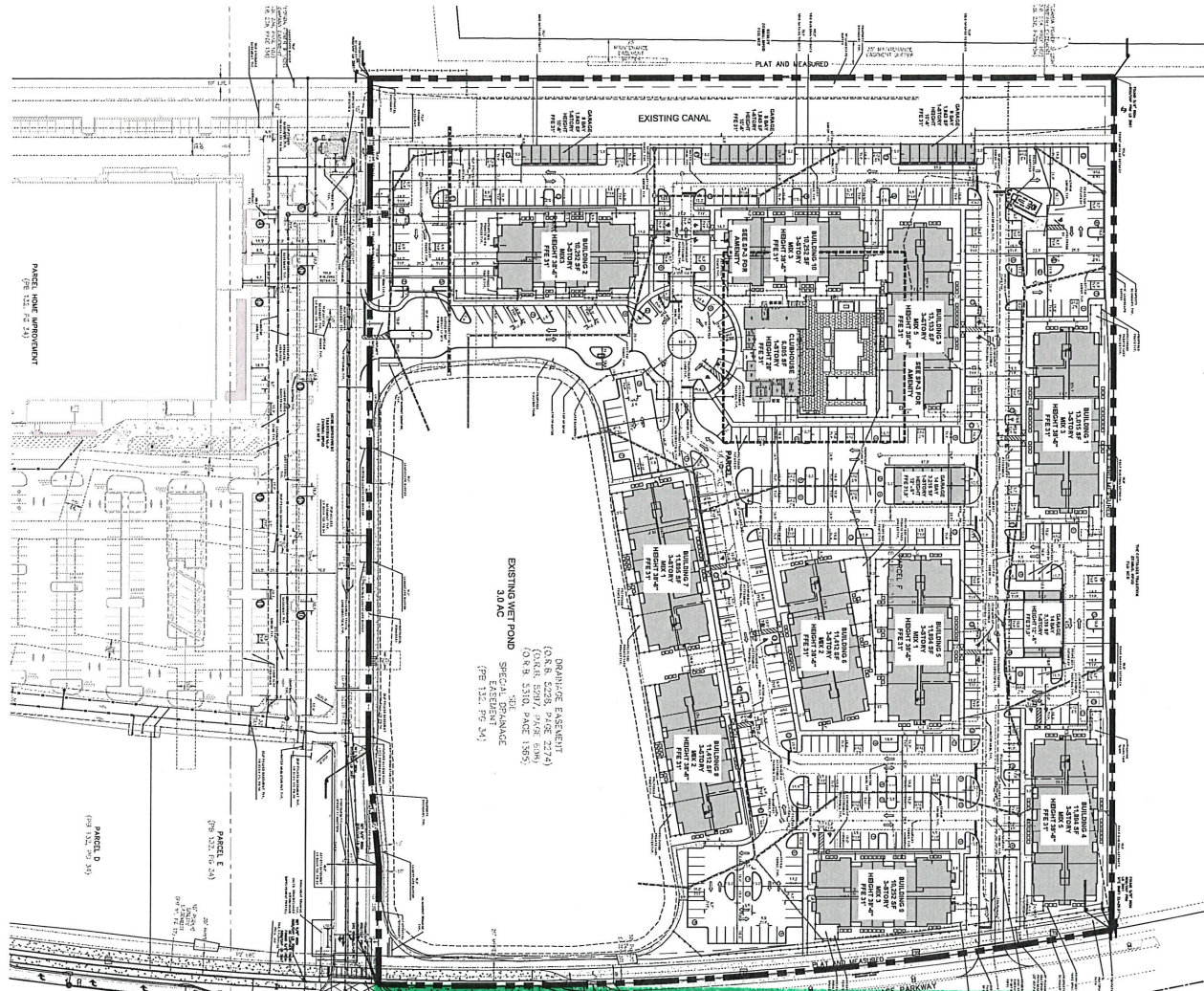
Status: Preliminarily Approved With Comments

The Committee has reviewed this submittal and has conditionally approved it with the following comments:

- *Submittal is required to Tradition Community Development District for irrigation and drainage permit – please contact Culpepper & Terpening, Attention Stef Mathes 2980 S. 25th Street, Fort Pierce, FL 34981 (772) 464-3537 x222, smathes@ct-eng.com*
- *Formal submittal of "Commercial Projects" Tradition Design Review Committee (TDRC) application, plans and fees will be required, which will need to include a colors & materials board along with color elevations*
- *All signage (including monument sign a/o entry feature) will need to be submitted to TDRC for review/approval*

Thank you.

Tradition Design Review Committee



PAGE: 100 - W/WORKMENT
DATE: 02-18-2026

PAGE: D
DATE: 02-18-2026

DRAINAGE EAST/WEST
(SHEET 5202, 5206, 5214)
ON B.B. 5310, PAGE 1385,
SPECIAL SETBACK REQUIREMENT
(PAGE 121, PG. 34)



Site Data
Total Area: 800,294 SF
18,372 AC

PLANNING PLAN
DESIGN REVIEW COMMITTEE

APPROVED: PLANS

DISAPPROVED:

SEE COMMENTS

DRC MEMBER

TRADITION Building Footprint Data

Use	Area (SF)	Area (AC)	Height (ft)	Volume (cu ft)
Residential	113,305	2.60	137	3,330,000
Residential	11,874	0.27	125	1,484,250
Residential	228,082	5.26	125	2,851,025
Residential	1,433	0.03	125	179,125
Residential	400,408	9.19	125	5,012,600
Residential	130,850	3.00	125	1,635,625
Residential	113,305	2.60	137	3,330,000
Residential	11,874	0.27	125	1,484,250
Residential	228,082	5.26	125	2,851,025
Residential	1,433	0.03	125	179,125
Residential	400,408	9.19	125	5,012,600
Residential	130,850	3.00	125	1,635,625

Parking Requirements:
Residential: 1.75 units per 1,000 sq ft (121 units)
Residential: 1.75 units per 1,000 sq ft (121 units)
Residential: 1.75 units per 1,000 sq ft (121 units)

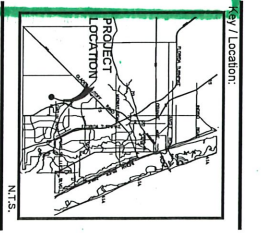
Building Setback Requirements:
Front: 25'
East Side: 137'
West Side: 72.9'
Rear: 12.5'

Traffic Statement:
This statement is prepared in accordance with the requirements of the City of Orlando, Florida, and the Florida Department of Transportation (FDOT). It is intended to provide information regarding the anticipated traffic impacts of the proposed development and to identify measures to mitigate those impacts.

Drainage Statement:
This statement is prepared in accordance with the requirements of the City of Orlando, Florida, and the Florida Department of Transportation (FDOT). It is intended to provide information regarding the anticipated drainage impacts of the proposed development and to identify measures to mitigate those impacts.

Legal Description:
TRADITION 549 1913 324 PARCEL 11 (S 1/2 AC - 00234 91)

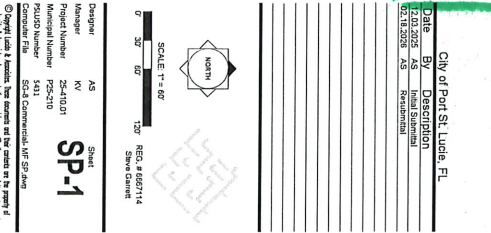
General Notes:
1. All dimensions are shown in feet and inches.
2. All elevations are in feet above mean sea level.
3. All bearings are in degrees, minutes, and seconds.
4. All distances are in feet and inches.
5. All areas are in square feet and acres.
6. All volumes are in cubic feet.



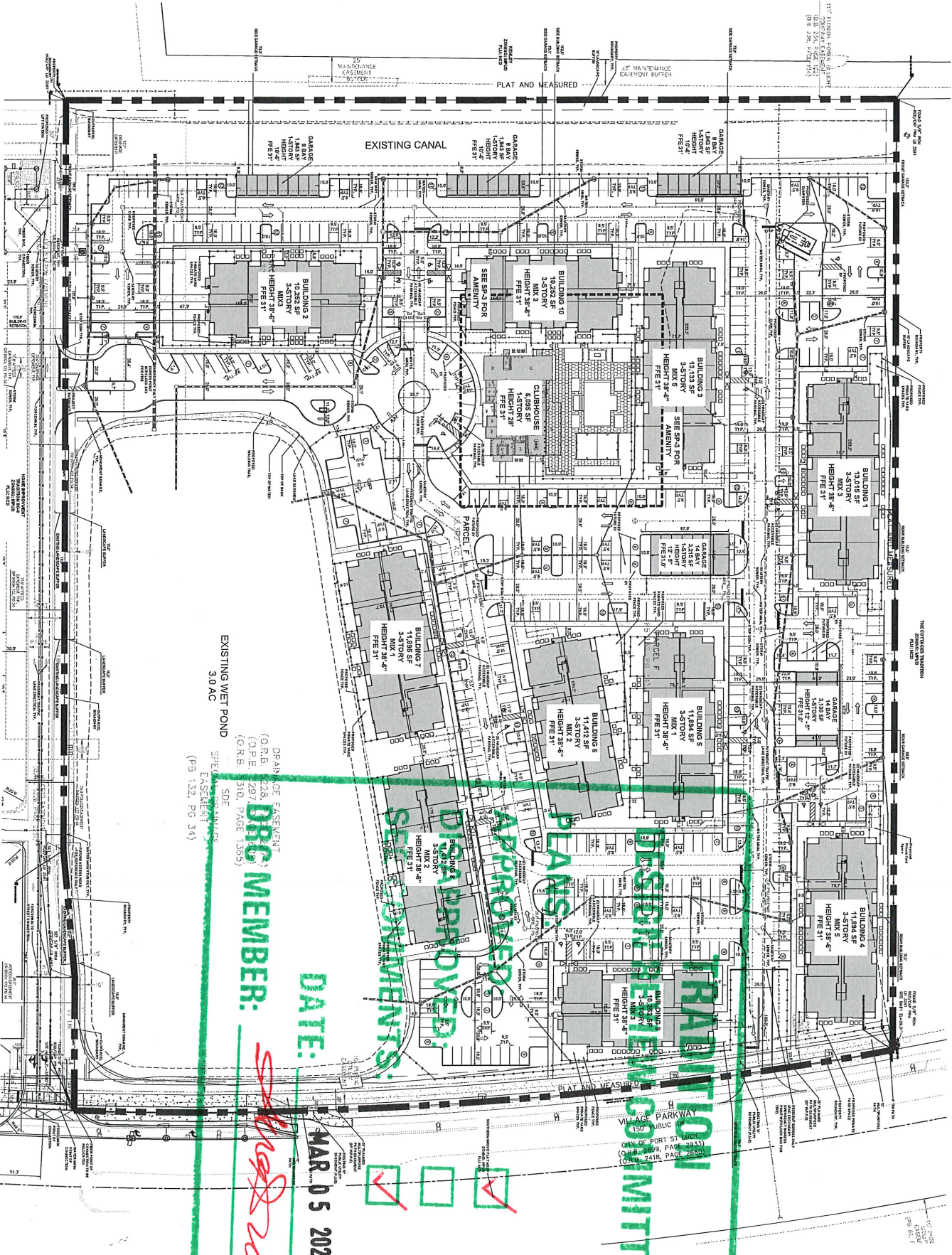
Project Team:
Architect: JACOBO & ASSOCIATES, INC.
1000 W. Colonial Drive, Suite 400
Orlando, FL 32804
Phone: (407) 241-1100
Fax: (407) 241-1101
www.jacobos.com

SG-8 Residential Multi-Family Development Site Plan

City of Port St. Lucie, FL
DATE BY DESCRIPTION
02/18/2026 AS Residential



Sheet **SP-1**



DRAINAGE EASEMENT
 (O.R.B. 228, DRG MEMBER:
 (O.P.E. 297, DRG MEMBER:
 (O.R.B. 310, PAGE 135)
 S.D.F.
 SPEC. EASEMENT
 (P.B. 152, PG. 34)

DATE: **MAR 05 2026**
 Signature: *[Handwritten Signature]*

APPROVED PLANS
 DISSENTING COMMITTEE
 TRANSLATION

-
-
-

CIVIL/PORT ST. LUCIE, FL
 DATE BY DESCRIPTION
 02.16.2026 AS
 02.16.2026 AS
 02.16.2026 AS

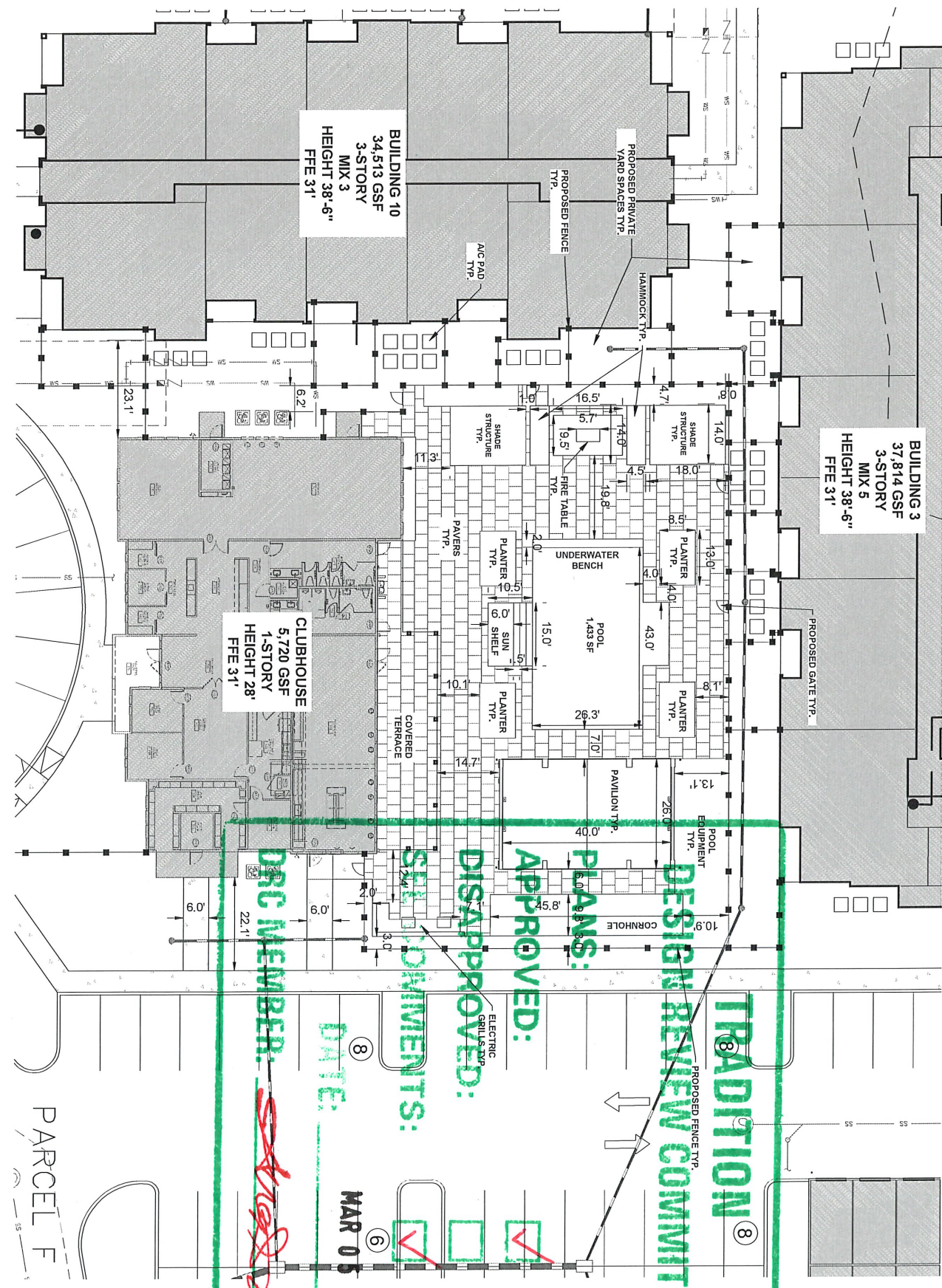
SG-8
Residential
Multi-Family
Development
Site Plan



Key / Location:
 luado & associates
 1720 NW 11th Street, Ft. Lauderdale, FL 33304
 (954) 561-1111

Project Team:
 Project Manager: [Name]
 Designer: [Name]
 Engineer: [Name]
 Landmark: [Name]
 Surveyor: [Name]
 Title Engineer: [Name]

Scale: 1" = 40'
 North Arrow
 Sheet: **SP-2**



BUILDING 10
34,513 GSF
3-STORY
MIX 3
HEIGHT 38'-6"
FFE 31'

BUILDING 3
37,814 GSF
3-STORY
MIX 5
HEIGHT 38'-6"
FFE 31'

CLUBHOUSE
5,720 GSF
1-STORY
HEIGHT 28'
FFE 31'

TRADITION 8

DRG MEMBER: *ASetha*

DATE: ⑧

REVISIONS:

DISAPPROVED:

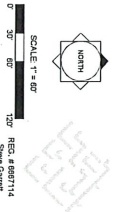
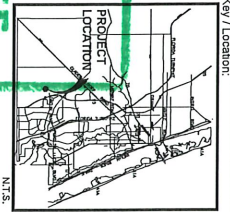
APPROVED:

PLANS:

DESIGN REVIEW COMMITTEE

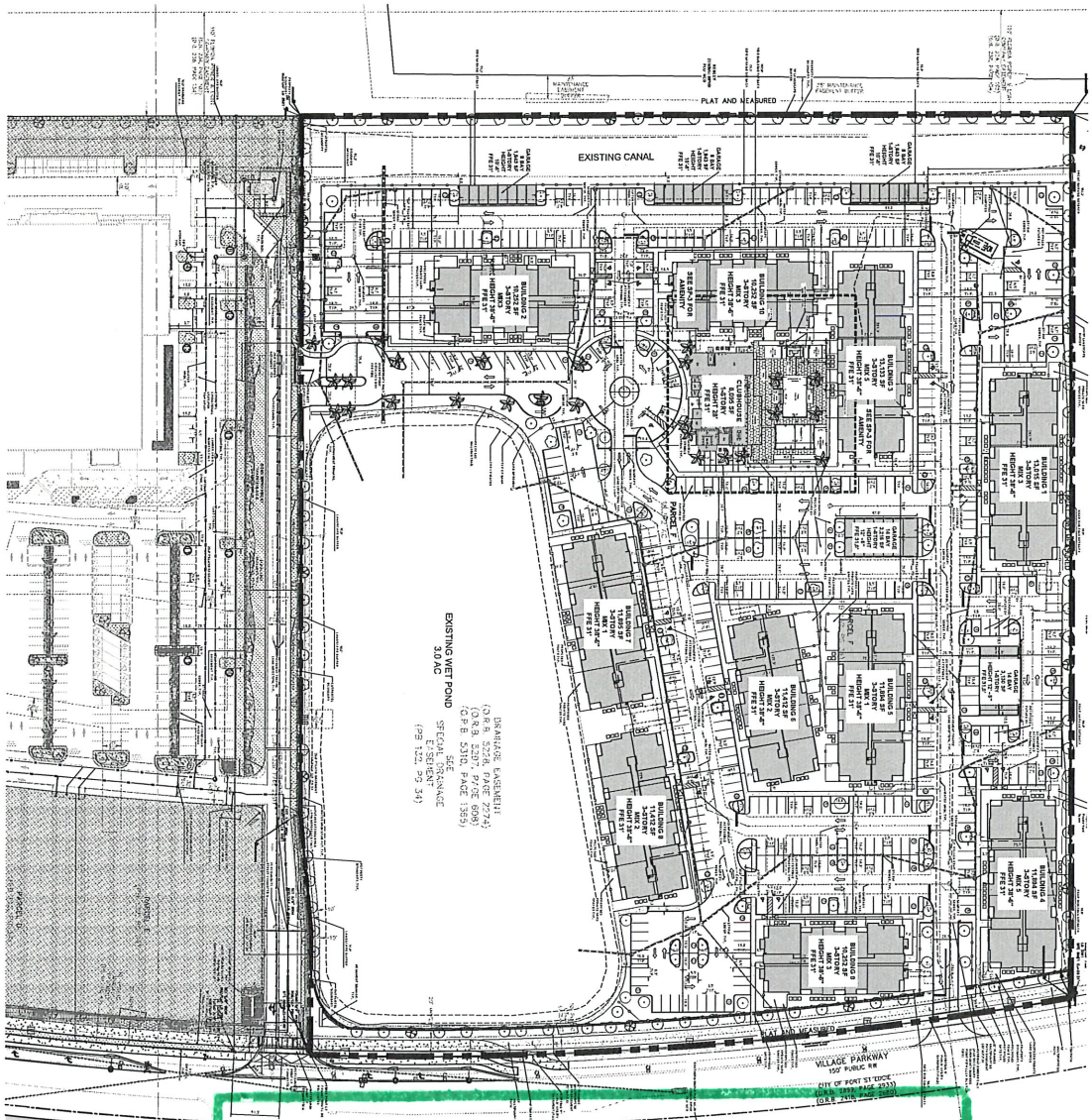
MAR 05 2026

SG-8 Residential Multi-Family Development Amenity Plan



Drawn	Checked	Scale
AS	AS	AS @ 1/8" = 1'-0"
IV	IV	IV @ 1/8" = 1'-0"
Project Number	2441001	
Revision Number	PS-2-10	
Project Number	5431	
Contractor File	SG-8 Commercial MF SP-2.dwg	

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BARBARA FAKENHEI
 (388 5228, PAGE 2774)
 (388 5228, PAGE 6083)
 (388 5228, PAGE 1252)
 SEE
 SPECIAL INSURANCE
 3.0 AC
 (79 122, 25 34)

TRADITION

DESIGN REVIEW COMMITTEE

APPROVED:

PLANS:

DESIGN APPROVED:

COMMENTS:

DATE: MAR 05 2026

Landscape Calculations

Item	Quantity	Unit	Notes
Plantings	11	Plants	Plants
Plantings	11	Plants	Plants
Plantings	11	Plants	Plants

General Landscape Notes

- At least 50% of all retained trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All hedges & seed areas to be irrigated by an automated system that provides 100% overlap with a minimum of 2" of 20" drip emitters and covers complete with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight zone between 2' - 6" above the final road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.
- All landscaping shall meet the latest PSUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the PSUSD Notes for Landscape Plans.
- No landscaping other than sod grasses shall be located within 5' of a PSUSD opportunity such as a water meter assembly, backflow preventer, fire hydrant, or other utility, etc.

Planting Schedule

Planting	Quantity	Unit	Notes
Plantings	11	Plants	Plants
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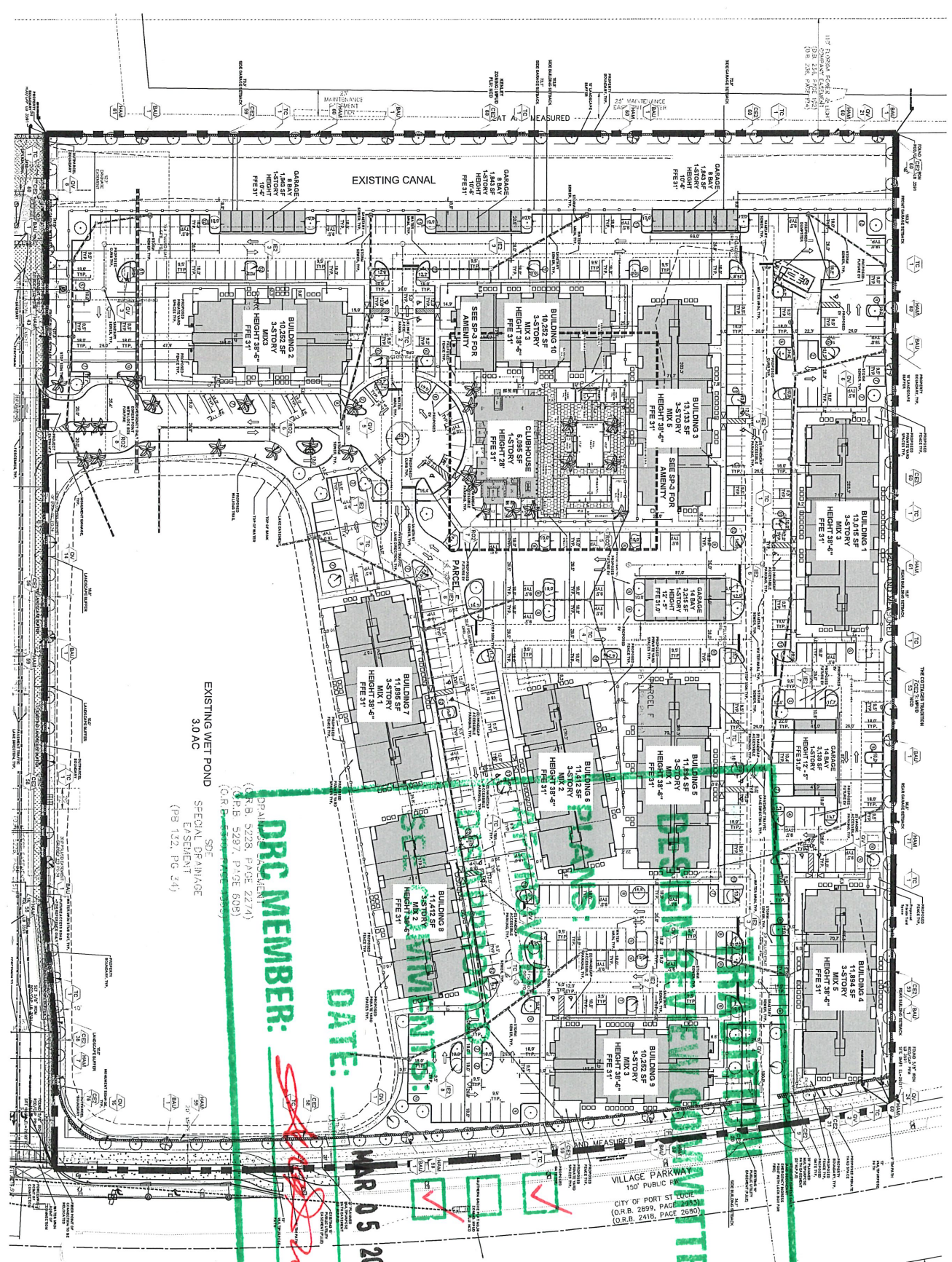
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Planting Schedule



EXISTING WET POND
3.0 AC
SPE
SPECIAL DRAINAGE
EASEMENT
(P&B 122, PG. 24)

DRC MEMBER:
DATE: MAR 05 2026

DATE: MAR 05 2026

DESIGN REVIEW COMMITTEE
TRADITION
PLANS: APPROVED
COMMENTS:

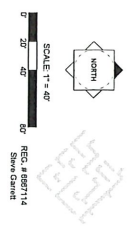
VILLAGE PARKWAY
150' PUBLIC ROAD
CITY OF PORT ST LUCIE
(O.R.B. 2699, PAGE 2699)
(O.R.B. 2418, PAGE 2690)



Project Team:
 Designer: The Juelo Group
 2200 West Orange Street, Suite 400
 Port St. Lucie, FL 34953
 888.333.3333
 Landscaper/Architect: Juelo & Associates, Inc.
 2015 E. Ocala Avenue
 Suite 100, Port St. Lucie, FL 34953
 888.333.3333
 Engineer: AECOM
 4000 N.W. 11th Street
 West Palm Beach, FL 33411
 561.833.3333
 Surveyor: Charles L. Wainwright, Inc.
 1000 N.W. 11th Street, Suite 300
 West Palm Beach, FL 33411
 561.833.3333
 Title: SC-8 Residential Multi-Family Development Landscape Plan
 Project No.: 2024-001
 Date: 02/19/2026

SC-8 Residential Multi-Family Development Landscape Plan

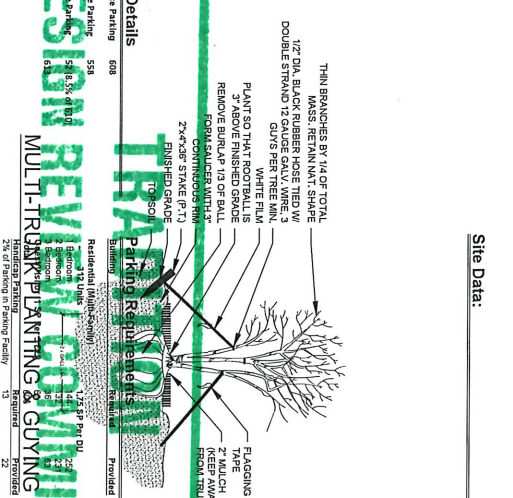
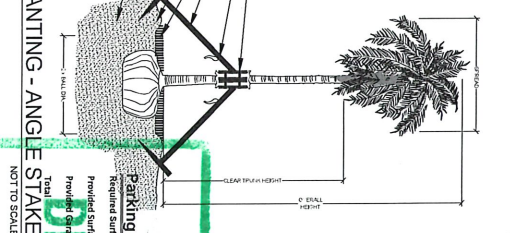
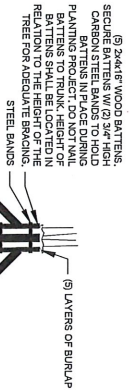
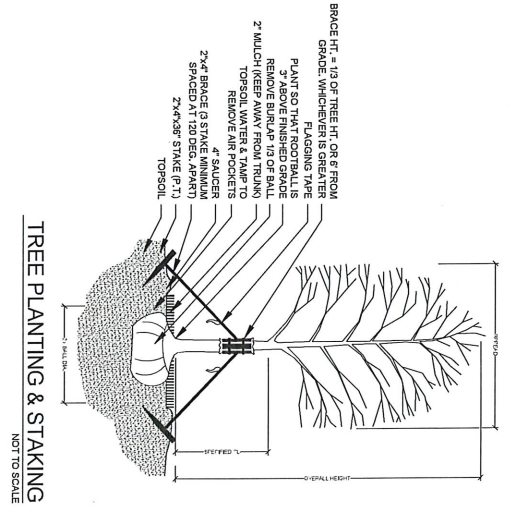
DESIGNED BY: Juelo & Associates, Inc.
 DATE: 02/19/2026



Sheet **LA-2**

Project Number: SC-8-017
 Revision Number: 01
 Date: 02/19/2026

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Site Data:

Key / Location:

Project Team:

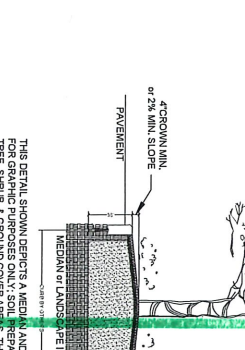
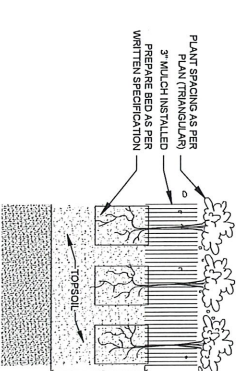
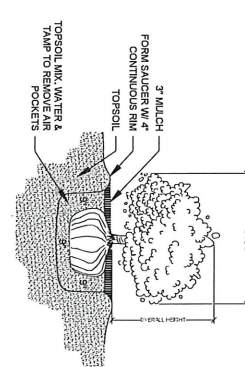
Client: **SG-8 Multifamily Development**

Architect: **LA-3**

Engineer: **SG-8**

Contractor: **SG-8**

City of Port St. Lucie: **MAR 05 2026**



SG-8 Residential Multi-Family Development Landscape Details

DATE: **MAR 05 2026**

DESIGNED BY: **LA-3**

CHECKED BY: **SG-8**

APPROVED BY: **SG-8**

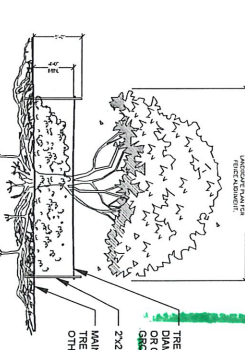
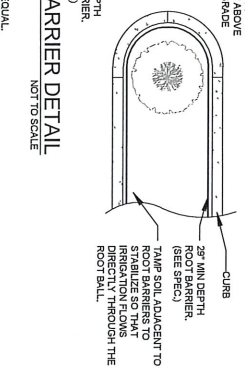
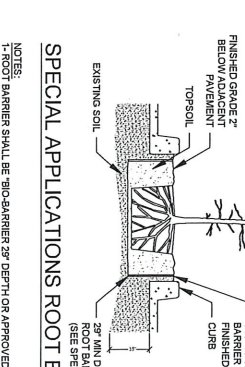
DISAPPROVED BY: **SG-8**

PLANS: **APPROVED**

APPENDICES: **APPROVED**

PERMITS: **APPROVED**

DRAINAGE TESTING DETAIL: **APPROVED**



LA-3

Project Number: **25-1001**

Revision Number: **01**

Scale: **1\"/>**

NOTES:

- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRINKING WATER:

THIS DETAIL SHOWS DRINKING WATER AND/OR LANDSCAPE ISLAND AND IS FOR GRASSY PURPOSES ONLY. SOIL REPAIR SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS.

LANDSCAPE AREA PREPARATION DETAIL:

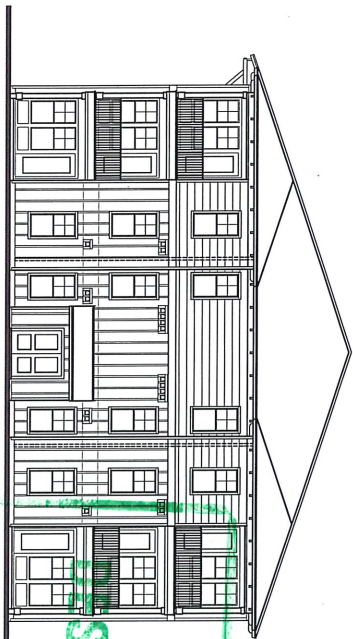
- TOPSOIL SHALL BE NATURAL, FERTILE, AND WELL-AERATED WITH PROPER CHARACTERISTICS OF STRUCTURE.
- TOPSOIL SHALL BE APPLIED TO THE ENTIRE PLANTING AREA TO A MINIMUM DEPTH OF 4\"/>

DRAINAGE TESTING DETAIL:

- DIG EACH PLANTING PIT TO THE ANIMAL SPECIFIED SIZE.
- THE WATER LEVEL DROPS FROM 1\"/>

TRAVEL PLAN:

- MAINTAIN EXISTING GRADE WITHIN TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED.
- 2x2x6 STEEL POSTS OR APPROVED EQUAL.
- 3\"/>



mix 1 - typical side elevation



mix 1 - front elevation

TRADITION
SIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

MAR 05 2026

DISCLAIMER:

[Handwritten signature]



Tradition St. Lucie
NRP Group

DISCLAIMER: FOR ILLUSTRATION PURPOSES ONLY. DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.



Tradition St. Lucie
NRP Group

DISCLAIMER: FOR ILLUSTRATION PURPOSES ONLY. DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.



mix 2 - typical side elevation



mix 2 - front elevation

TRADITION DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

MAR 05 2026

DATE WHEN REVIEWED: *[Signature]*



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mix 3 - typical side elevation

mix 3 - front elevation

TRADITION

DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

SPEC COMMENTS:

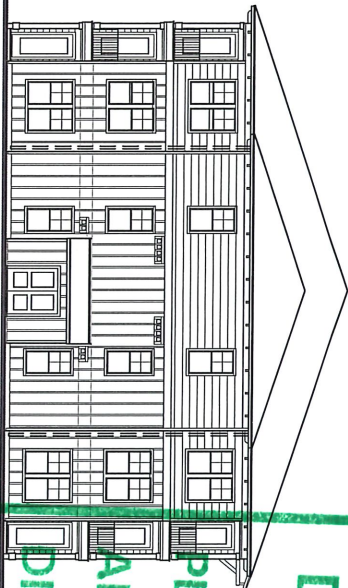
DATE: MAR 05 2026

BY: Max

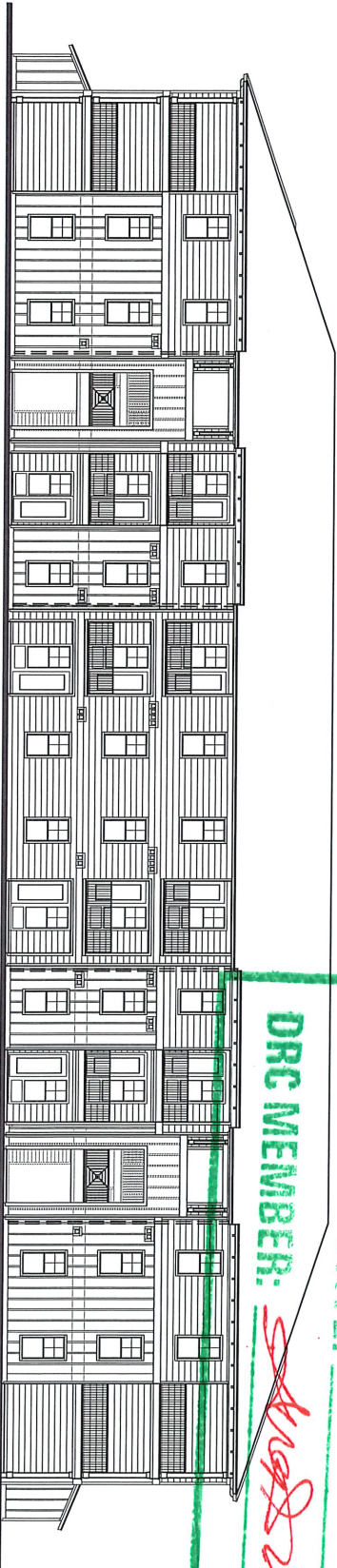


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mix 5 - typical side elevation



mix 5 - front elevation

TRADITION DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: MAR 05 2026

DRC MEMBER: *Madison*



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NRP Group

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clubhouse front elevation



TRADITION DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:



DISAPPROVED:



COMMENTS:

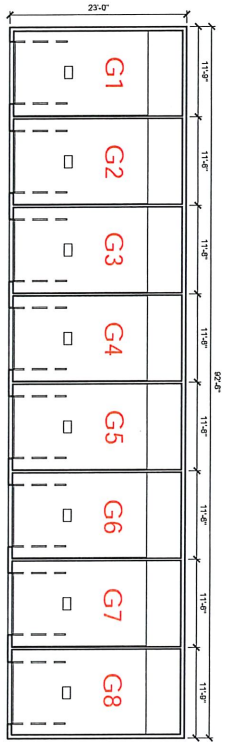


DATE:

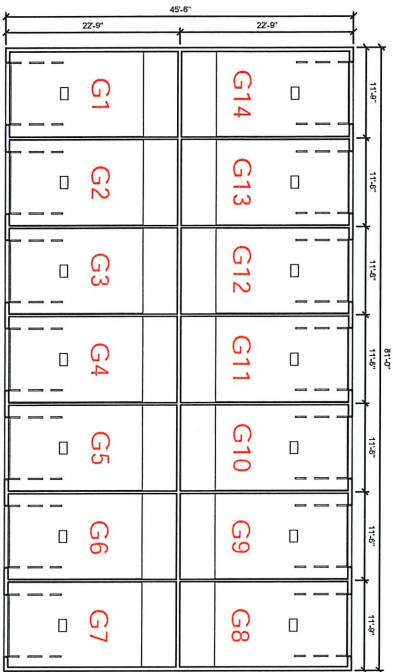
MAR 05 2026

DATE MEMBER:

[Handwritten signature]



8-bay detached garage building



14-bay detached garage building

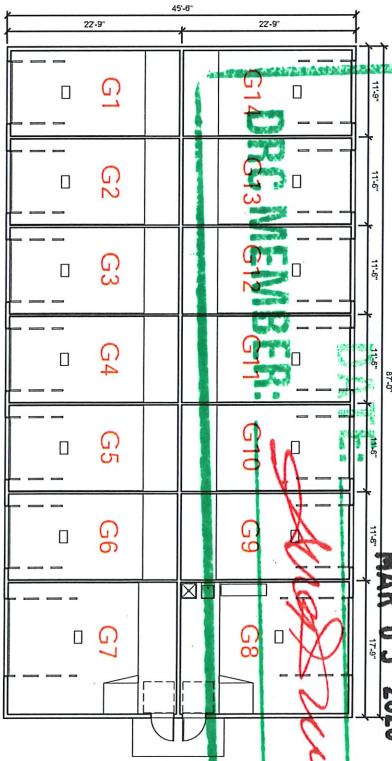
TRADITION
DESIGN REVIEW COMMITTEE

APPROVED:

TYPICAL DETACHED GARAGE BUILDING ELEVATION

SEE COMMENTS:

MAR 05 2026



14-bay detached garage building with maintenance and accessible bays



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