

# EXHIBIT "A"

## GHO Homes at Southern Grove MPUD

### APPLICATION FOR MPUD REZONING

### A Portion of Southern Grove Sub-Area 8a

(City Project Number: ~~P19-068-A1~~ P24-183)

Ordinance \_\_\_\_ - \_\_\_\_\_

PSLUSD Project #5336

Prepared for:

GRBK GHO Homes Belterra, LLC

(~~Contract Purchaser~~ Owner)

590 NW Mercantile Place

Port St. Lucie, Florida 34986

and

~~Mattamy Palm Beach, LLC (Owner)~~

~~1500 Gateway Blvd, Suite 212~~

~~Boynton Beach, Florida 33426~~

and

City of Port St. Lucie

121 SW Port St. Lucie Blvd.

Port St. Lucie, Florida 34984

Prepared by:

Carnahan-Proctor and Cross, Inc.

814 SW Military Trail

Deerfield Beach, Florida 33442

~~July 26, 2019 January 17, 2022~~ March 11, 2025

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# Project Team

## PROPERTY OWNER

~~Mattamy Palm Beach~~ GRBK GHQ Belterra, LLC (Owner)  
~~1500 Gateway Blvd, Suite 212~~ 590 NW Mercantile Place  
~~Boynton Beach~~ Port St. Lucie, Florida 34986

## APPLICANT/~~CONTRACT PURCHASER~~

GRBK GHQ ~~Homes~~ Belterra, LLC  
590 NW Mercantile Place  
Port St. Lucie, Florida 34986

AGENT/ PROJECT ENGINEER  
SURVEYOR & TRAFFIC ENGINEER  
Carnahan, Proctor, and Cross, Inc.  
814 SW Military Trail  
Deerfield Beach, Florida 33442

## ~~CONTRACT PURCHASER~~ OWNER REPRESENTATIVE

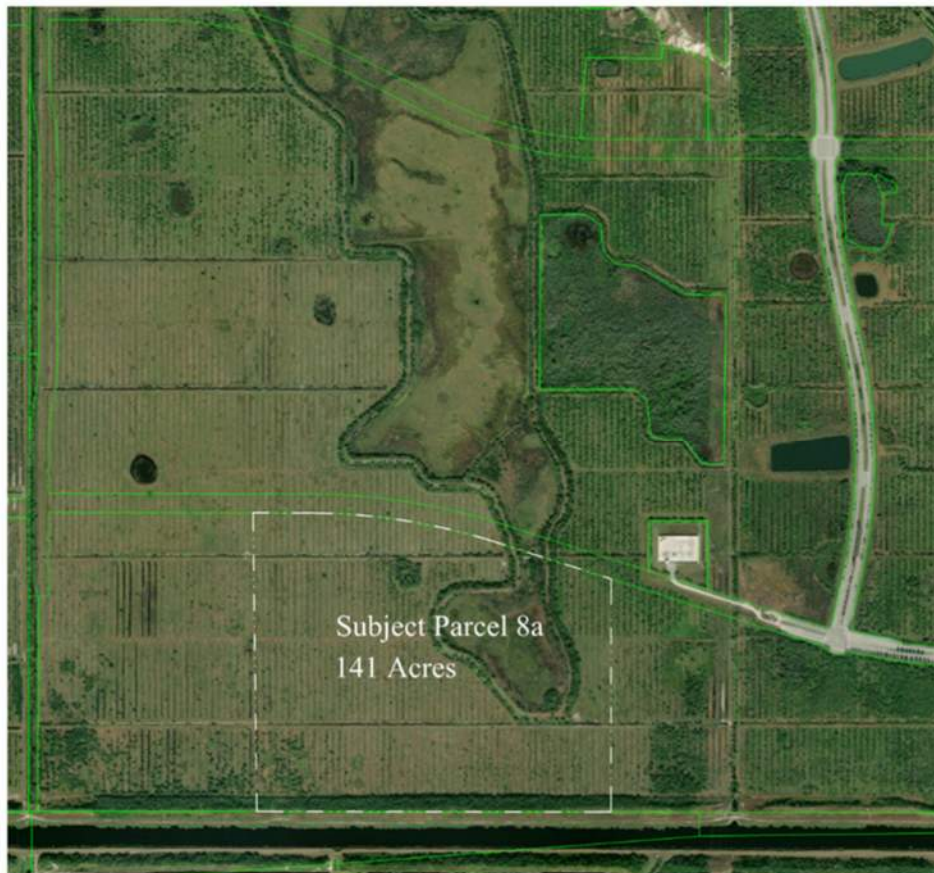
DeSanti & Associates, Inc.  
1915 SW Wabek Place  
Palm City, Florida 34990

# Introduction

The intent of the GHO Homes at Southern Grove MPUD is to create an approximately 141 acre residential community consistent with the NCD Future Land Use District and sub-district policies 1.2.2.2 and 1.2.23 of the City's Comprehensive Plan.



## Location Map



*Owner: Mattamy Palm Beach, LLC, 1500 Gateway Blvd., Suite 212, Boynton Beach, Florida 33426  
GRBK GHO Homes, LLC 590 NW Mercantile Place Port St. Lucie, Florida 34986 – Parcel Number:  
4315-700-0032-000-1*

~~Contract Purchaser: GRBK CHO Homes, LLC~~



Legal Positive Outfall from D  
GHO Homes Belterra - Phase I & II [A – A]

### Drainage Easement from Becker Road [B]

## Legal Positive Outfall

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:** bbarbaro@cpc-eng.com

**PROPERTY OWNER:**

Name: Mattamy Palm Beach, LLC (Owner) / GRBK GHO Homes, LLC (Contract Purchaser)

Address: 1500 Gateway Blvd, Suite 212, Boynton Beach, FL 33426 /590 NW Mercantile Place, PSL, FL 34986

Telephone No. 561- 739-7902

FAX No. \_\_\_\_\_

**AGENT OF OWNER** (if any)

Name: Carnahan Proctor and Cross, Inc.

Address: 845 N. Military Trail, Deerfield Beach, Florida 33442

Telephone No. (954) 972-3959 ext. 118

Fax No. (954) 972-4178

**PROPERTY INFORMATION**

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

Parcel I.D. Number: See Attached

Current Zoning: SLC AGRICULTURAL

Proposed Zoning: MPUD

Future Land Use Designation: Single Family Acreage of Property: 141.08

Reason for rezoning request: \_\_\_\_\_

The intent of this MPUD is to create a single family residential development, consistent with the underlying zoning.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
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\IPUD-REZONE (06/23/11)

Project No.: P24-183



EXHIBIT 1A

**PUD AMENDMENT 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 cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** tmccarty@cpc-eng.com

**PROPERTY OWNER:**

Name: Mattamy Palm Beach, LLC (owner) / GRBK GHO Homes, LLC (Contract Purchase)  
Address: 1500 Gateway Blvd, Suite 212, Boynton Beach, FL 33426 / 590 NW Mercantile Place, Fort St. Lucie, FL 34986  
Telephone No. 561-739-7902 Email \_\_\_\_\_

**AGENT OF OWNER** (if any)

Name: Carnahan Proctor and Cross, Inc. - Tom McCarty  
Address: 604 Courtland Street, Suite 101, FL 32804  
Telephone No. 407-960-5980 Email 407-960-5980

**PROPERTY INFORMATION**

Legal Description: See Attached  
(Include Plat Book and Page)  
Parcel I.D. Number: See Attached  
Current Zoning: SLC Agricultural Proposed Zoning: MPUD  
Future Land Use Designation: NCD Acreage of Property: 141.08  
Reason for amendment request: Revising lot distribution: Subtracting 1 lot from phase 1 and adding it to phase 2

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a strikethrough.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

Signature of Owner: [Signature] Hand Print Name: William Harshe Date: 12/13/2021

**\*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.

Revised 02/26/20

Project No.: P24-183

EXHIBIT 1A

**PUD AMENDMENT 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 cannot be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** PROPERTY RPinthieve@cpc-eng.com Robert Pinthieve

**OWNER:**

Name: GRBK GHO Belterra LLC  
Address: 590 NW Mercantile Place, PSL, Florida 34986  
Telephone No. \_\_\_\_\_

**AGENT OF OWNER** (if any)

Name: Carnahan, Proctor and Cross, Inc.  
Address: 845 N Military Trail, Deerfield Beach, Fla  
33442  
Telephone No. (954)972-3959

**PROPERTY INFORMATION**

Legal Description: (See Exh #7)  
(Include Plat Book and Page) \_\_\_\_\_

Parcel I.D. Number: 4315-700-0032-000-1 Proposed Zoning: MPUD

Current Zoning: SLC AGRICULTURAL Acreage of Property: 141.08 ac

Future Land Use Designation: NCD

Reason for amendment request: Add 1 lot to 301 total lots

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a strikethrough.

3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

  
\_\_\_\_\_  
Signature of \_\_\_\_\_

William Handler 5/30/24  
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.

Revised 02/26/20

## EXHIBIT 2

### MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed MPUD is enclosed as Exhibit 3.
2. GHO Homes at Southern Grove MPUD is a proposed Residential Community.
3. The Conceptual Plan for GHO Homes at Southern Grove MPUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this MPUD.
5. Development uses and standards are enclosed in Exhibit 6.
6. Includes the rezoning of approximately 141.08 Acres located west of I-95 along the south side of the Becker Road Extended, the site is bordered by Becker Road right-of-way to the North, vacant land that is designated a future park site to the east, SFWMD C-23 Canal right-of-way to the south and vacant land area to the West.
7. Agent Authorization Letter from Property Owner ~~and Contract Purchaser~~ identifying Carnahan Proctor and Cross, Inc. as agent.

EXHIBIT 3

December 13, 2021

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

**RE: GH0 Homes at Southern Grove MPUD REZONING**

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  
Vice President of Land Acquisitions & Development  
Mattamy Palm Beach, LLC

EXHIBIT 3

# GHO HOMES

BY GRBK GHO BELTERRA, LLC

May 3, 2024

City of Port St. Lucie  
PSL Planning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida

Attention: Bridget Kean Senior Planner

RE: GHO Homes at Southern Grove MPUD REZONING – STATEMENT OF UNIFIED CONTROL

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

Should you have any question please contact us at your convenience.

GRBK GHO BELTERRA, LLC

  
William Haddler  
Managing Member

Notary Acknowledgment

STATE OF FLORIDA  
COUNTY OF Indian River

I hereby certify that the foregoing instrument was acknowledged before me the 3  
day of May, 2024, by William Haddler. He ☒ is personally known to me or ( )  
has produced \_\_\_\_\_, as identification.

  
Notary Public Signature

Christine Brown

Print Name

(Seal)



## EXHIBIT 4

### GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

#### **General Information:**

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

Pursuant to Section 158.187. – (Standards for District Establishment) - of the City's Zoning Code the following standards shall apply:

#### **(A) Area Requirements:**

*The subject area consists of approximately 141.08 acres. The proposed development exceeds the 100 acre minimum requirement for the establishment of a MPUD.*

#### **(B) Relation to Major Transportation Facilities:**

*The subject site is located west of I-95 along the south side of the Becker Road Extended, immediately west of the designated park site at the FPL transmission easement. Within the Southern Grove DRI, north-south access is provided by Village Parkway located to the east of the subject site. Suitable access to the MPUD will be provided via the Becker Road Extended.*

#### **(C) Relation to Utilities, Public Facilities and Services:**

*The utilities and all public services are located within the Becker Road Extended R/W. Developers agreements regarding provision of utilities, public facilities and services shall be obtain as required.*

#### **(D) Development of Regional Impact (DRI).**

*The proposed MPUD district is located within the approved Southern Grove DRI and is consistent with all applicable conditions of the approved DRI development order.*

#### **(E) Consistency with the City's Comprehensive Plan:**

*The subject site is consistent with Objective 1.2.2 and Policy 1.2.2.2, Policy 1.2.2.3. Among other requirements 1.2.2.3 requires a min 10 acre's and a max of 750 acres; the site is 141.08 acres. The subject parcel is within a 2 mile radius of "Business Center" areas as identified within the City's Comprehensive Plan Map H. The proposed residential neighborhood will contain internal sidewalks for pedestrian mobility and private roadways for bicycle mobility to allow for fully connected routes from the neighborhood to commercial uses, schools and other neighborhoods via Becker Road Extended.*

*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.*



**Pursuant to Section 158.189 - MPUD Conceptual Master Plan and Regulation Book  
Requirements the following shall apply:**

**(A) Land Uses.** *Consistent with Policies 1.2.2.1 through 1.2.2.8 of the City's Comprehensive Plan the Land Use for the subject property shall be **Residential** as it applies to the Comprehensive Plan.*

**(B) Density. Residential Density** *Shall be 2.0 du's/acre minimum.*

**(C) Access.** *Every dwelling unit or other use permitted within the GH0 Homes at Southern Grove MPUD district shall have access to a private street via an approved private road, pedestrian way, court or other area dedicated to private use, or common element guaranteeing access.*

**(D) Zoning Regulations:** *The following zoning regulation shall apply for the Residential Land Use with in the GH0 Homes at Southern Grove MPUD:*

*(1) Minimum lot size: 62'x140'*

*Minimum lot frontage: 40'*

*(2) Minimum rear, side and front yard setbacks:*

*(a) Rear: 10'*

*(b) Side: 6'*

*(c) Front: 18'*

*(3) Maximum building coverage: 60 %*

*(4) Maximum building height: 35'*

*(5) Minimum living area: 1,500 s.f.*

*(6) Density: 2.0 du's/acre.*

*(7) Permitted uses and accessory uses: See Exhibit 6, Section 2.*

**(E) Provision for Vehicular and Pedestrian Circulation.**

*(1) The street and roadway pattern within a MPUD shall be designated to promote a pedestrian and bicycle friendly environment with an emphasis on connection to surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:*

*(a) Right-of-way width: Typical 50'*

*(b) On-street parking: Not applicable*

*(c) Design cross sections: See Exhibit 14*

*(d) Streetscape design. See Exhibit 6 Section 4 (E).*

*(2) Pedestrian and bicycle provisions shall be provided via proposed sidewalk and interior roadways.*

- (3) *The community will provide a gated sidewalk connection to the future park parcel to the east of the community to allow for pedestrian and bicycle access to the future Southern Grove trail multi-purpose path.*

**(F) Transit Oriented Design Features.** *The following shall be incorporated to encourage the establishment and use of transit:*

- (1) *Design of street networks with multiple connections and relatively direct routes; are not applicable to this sub-parcel of the Southern Grove Sub-Area 8a Mixed Use Area Master Plan (P19-077)*

**(G) Off-Street Parking and Off-Street Loading Requirements.** *not applicable to this Residential sub-parcel of the Southern Grove Sub-Area 8a Mixed Use Area Master Plan. See Exhibit 6, Section 3. (P19-077)*

**(H) Provision for Public Facilities and Services.** *All public facilities and services deemed essential by the City Council for location and establishment within the district have been provided via the DRI development order prior not applicable to this Residential sub-parcel of the Southern Grove Sub-Area 8a Mixed Use Area Master Plan (P19-077)*

**(I) Underground Utilities.** *Within the GHO Homes at Southern Grove MPUD, all utilities, including telephone, television cable, and electrical systems shall be installed underground wherever possible (i.e., excluding transmission and distribution power lines). Appurtenances to these systems which require above-ground installation shall be effectively screened and, thereby, may be exempted from this requirement. Primary facilities providing services to the site of the MPUD may be exempted.*

**(J) Open Space and Recreation Areas.** *The GHO Homes at Southern Grove MPUD Conceptual Master Plan has been developed to provide open space and recreational areas consistent with Policy 1.1.47 of the city's comprehensive plan.*

**(K) Wetlands and Uplands.** *No wetland or native upland habitat preservation areas exist or are proposed within the GHO Homes at Southern Grove MPUD.*

**(L) Stormwater.** *The GHO Homes at Southern Grove MPUD Conceptual Master Plan has been developed to Identify the preliminary areas suitable to address stormwater management requirements to be provided within Stormwater retention areas consistent with South Florida Water Management District requirements, however retention area shapes and dimensions are conceptual and may be modified to accommodate final site plans.*

**(M) Landscaping and Buffering.** *Landscaping and buffering requirements for the GHO Homes at Southern Grove MPUD Conceptual Master Plan have been developed in accordance with the purpose and intent of Chapter 154. See Exhibit 6, Section 4.*

**(N) DRI Requirements.** *An ecological survey shall be performed per DRI Requirements demonstrating no impacts to existing habit will occur based upon the Proposed GHO Homes at Southern Grove MPUD.*

**All Applications Materials and Procedures have been provided within this MPUD Rezoning application Pursuant to Section 158.190.**



EXHIBIT 5  
SITE INFORMATION

<i>Total Acreage:</i>		<i>141.08 acres</i>
<i>Two (2) residential phases:</i>	<i>Phase I</i>	<i>67.80 acres</i>
	<i>Phase II</i>	<i>73.28 acres</i>
<i>Total</i>		<i>141.08 acres</i>

*Phase I (151 ~~150~~ Lots):* *151 ~~150~~ Lots\**

\* Phase 1 temporary access tract will be developed as lot 301. Lot 301 will be developed upon completion of phase 2 of the project when a permanent secondary entrance will be available for emergency access.

*Phase II (150 Lots):* *150 Lots*

*Lake Area* *38 acres*

*Density Minimum* *2.0 du's/acre*

## EXHIBIT 6

### DEVELOPMENT USES AND STANDARDS

#### SECTION I: Single Family Residential District

- (A) The purpose of the residential area shall be to locate and establish neighborhoods within the NCD District which are deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment. Residential areas shall contain integrated neighborhoods within a 2-mile radius of shops, services and other activities.
- (B) Permitted Principal Uses and Structures: Neighborhoods within this designation shall allow;
1. Single family (detached);
  2. Recreational Area/ Club House as a secondary use supporting the residential development.
  3. Sales Center and Model homes located upon the parcel for which activities are to be conducted.
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Reserved.
- (D) Accessory Uses: As set forth in SECTION 2.
- (E) Minimum Lot Requirements:
- (1) Single-family dwelling: minimum lot size Eight thousand six hundred and eighty (8,680) square feet, and a minimum width of sixty two (62) feet.
- (F) Maximum building Lot Coverage: 60%

- |                                       |            |
|---------------------------------------|------------|
| (G) Maximum Building Height           | 35'        |
| (H) Minimum Single-Family Living Area | 1,500 s.f. |
| (I) Minimum Open Space Requirement    | 30%        |

(J) Yard Requirements:

Front: Each lot shall have a minimum front building setback of 18' to the garage or structure.

Side Yard: Each lot shall have two side yard setbacks a minimum of 6' each.

Corner Lot: A side yard setback of 15' shall be provided when adjacent to two rights-of-ways (corner lot condition). A side loaded garage condition will require a side setback of 18' to the garage.

(K) Buffering: Where applicable, buffering shall be provided in accordance with the landscape requirements of the City of Port St. Lucie.

(L) Access: Gated subdivisions shall provide a minimum of one-hundred (100) feet from the gate to the R/W. There shall also be provided a space for buses and trucks to maneuver around before the gate entrance. Secondary resident restricted entrances shall provide a minimum distance of one hundred (100) feet from the gate to the R/W. A bus and truck maneuvering area will NOT be required for secondary resident restricted entrances.

(M) Future Approvals: Concurrent with any subdivision plats a conceptual plan meeting the criteria set forth herein, shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to: lot sizes; location of open space and drainage areas; location of collector and local roads; and location of bike, pedestrian, multi-modal paths.

## SECTION 2 – 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.
- (B) 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 zero (0) feet. Accessory uses or structures shall be located outside any easement (Refer to Exhibit 10 note #5) or a minimum of three (3) feet off, side property line, and ten (10) feet shall be provided adjacent to a right-of-way.
- (C) Home Occupation: A home occupation as defined herein shall be permitted within residential areas, subject to the provisions of Section 158.217(F).
- (D) Accessory uses as permitted by Section 158.217 (C) **Accessory Uses in Single-Family Residential Districts**, of the City of Port St. Lucie Zoning Code are allowed in the Residential area.

## SECTION 3 – PARKING AND PEDESTRIAN REQUIREMENTS

- (A) Each, building, use or structure shall be provided with off-street parking and service facility in accordance with the provisions set forth herein.
1. Residential: 2 Spaces per dwelling unit
  2. Recreational Areas / Club House: 4 spaces per 1,000 sf of building (Clubhouse)
- (B) Pedestrian Access:
1. An on-site pedestrian and bike circulation system which links the street and the primary entrance of the community to the Recreational Areas / Club House, will be required for each phase.
  2. The circulation system must be hard-surfaced. ADA acceptable, and must be at least 5 feet wide.

## SECTION 4 – 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 of 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 the 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 less than fifty (50) percent of the required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and vegetation with intrusive root systems shall not be planted within ten (10) feet of any utilities; including water and sewer lines, existing utility poles, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from City of Port St. Lucie Utility Systems Department facilities as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be in accordance with Section 154.03 (A) of the City Code.

## SECTION 5 – UTILITIES

(A) Proposed Sanitary Sewer System: The proposed GHO Homes at Southern Grove MPUD is located within the Southern Grove DRI and is located within the city of Port St. Lucie Water and Sewer Service Area. The proposed Sanitary Sewer System for GHO Homes at Southern Grove MPUD and for Southern Grove will consist of Gravity Sanitary Sewer Mains and Manholes, which will flow to on-site sewer lift stations. The proposed max 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. Pump Stations are to be designed to serve neighboring parcels to maximize the benefit to the system and minimize maintenance costs. The proposed wastewater lift stations will have force mains, which will carry the flows to the existing City of Port St. Lucie Wastewater Transmission System via an existing force main located at the intersection of Becker Road and Village Parkway. In order to facilitate wastewater service for all properties within the service area, force mains shall be extended along the full length of all fronting boundaries of a property by the developer/owner.

(B) Proposed Water Distribution System: The proposed GHO Homes at Southern Grove MPUD is located within the Southern Grove DRI, which is located within the City of Port St. Lucie Water and Sewer Service Area. The GHO Homes at Southern Grove MPUD water distribution system will be feed from the water distribution system for the Southern Grove DRI and will feed from the existing water main stubbed out at the intersection of Becker Road and Village Parkway. In order to facilitate potable water service for all properties within the service area, the developer/owner shall extend the water main along the full length of all fronting boundaries of the property and may be required to extend it through the property. Water Main Master Plan facilities must be constructed along Becker Road as part of this project, the design of such facilities shall be incorporated in the overall design of the project.

## EXHIBIT 7

### LEGAL DESCRIPTION

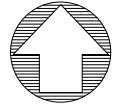
PARCEL IDENTIFICATION NO.: 4315-700-0032-000-1

A PORTION OF A 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, LYING IN SECTIONS 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

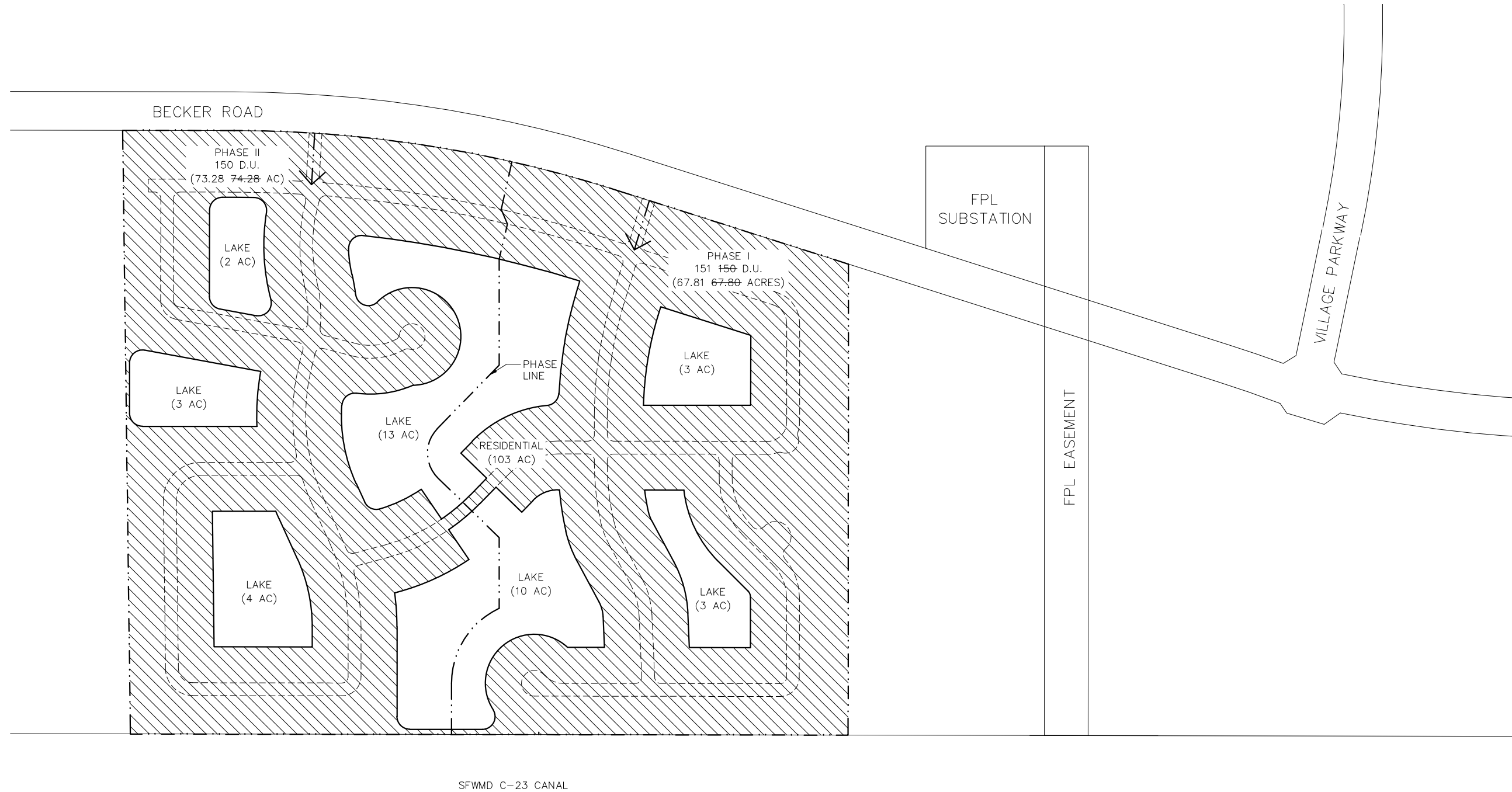
COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 29 OF SAID PLAT AND OF A LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM HORIZONS ST. LUCIE GROVES ASSOCIATES TO HORIZONS ACQUISITION 5 LLC AS RECORDED IN OFFICIAL RECORD BOOK 1969, PAGE 837 (EXHIBIT A) OF THE PUBLIC RECORDS OF SAID ST. LUCIE, COUNTY, FLORIDA; THENCE S 89° 54' 26" E ALONG THE SOUTH LINE OF SAID PARCEL 29 A DISTANCE OF 1723.36 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE RUN N 00° 43' 59" W A DISTANCE OF 2349.06 FEET TO THE NORTH LINE OF SAID PARCEL 29; THENCE S 89° 54' 26" E ALONG SAID NORTH LINE A DISTANCE OF 434.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4925.00 FEET, A CHORD BEARING OF S 81° 06' 53" E AND A CHORD LENGTH OF 1505.63 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 35' 06", FOR AN ARC LENGTH OF 1511.56 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF PARCEL 29 S 72° 19' 20" E A DISTANCE OF 945.85 FEET; THENCE LEAVING SAID NORTH LINE S 00° 02' 49" W A DISTANCE OF 1832.91 FEET TO SAID SOUTH LINE OF PARCEL 29; THENCE N 89° 54' 26" W ALONG SAID SOUTH LINE OF PARCEL 29 A DISTANCE OF 2791.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS HAVING AN AREA OF 141.077 ACRES MORE OR LESS.

## EXHIBIT 8



<b>SITE DATA:</b>	<b>141 ac.</b>
<b>Residential</b>	<b>103 ac.</b>
<b>Lake</b>	<b>38 ac.</b>



GHOSH HOMES AT SOUTHERN GROVE  
PORT ST. LUCIE COUNTY, FL

## CONCEPTUAL LAND USE PLAN



CIVIL ENGINEERING | CONSTRUCTION SERVICES | GEOTECHNICAL  
814 S. MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442  
PHONE: (954) 972-3959 FAX: (954) 972-4178  
H. NO. 00002936 FILE NO.

CPC AUTH. NO. 00002936

SCALE:	AS SHOWN
DATE:	<u>12/04/24</u>
DRAWN BY:	R.P.
CHECKED BY:	<u>R.P.</u>
DESIGNED BY:	<u>R.P.</u>

CLUP-1

Project No.: P24-183



# EXHIBIT 8A

# Lot 301 & Emergency Access Map

- **A-** Represents the existing Emergency Access location

- **B**- Represents the Proposed Emergency Access location

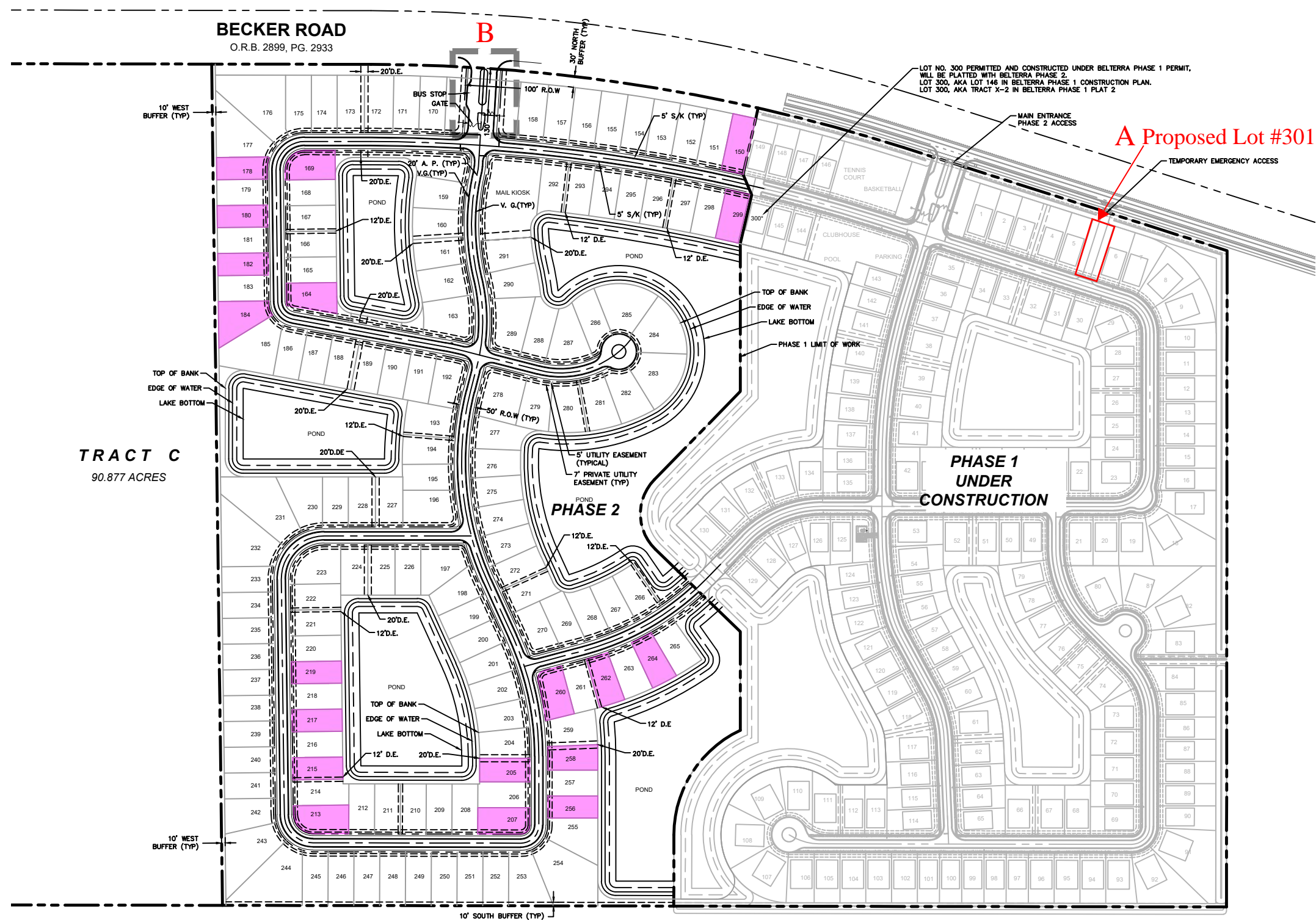


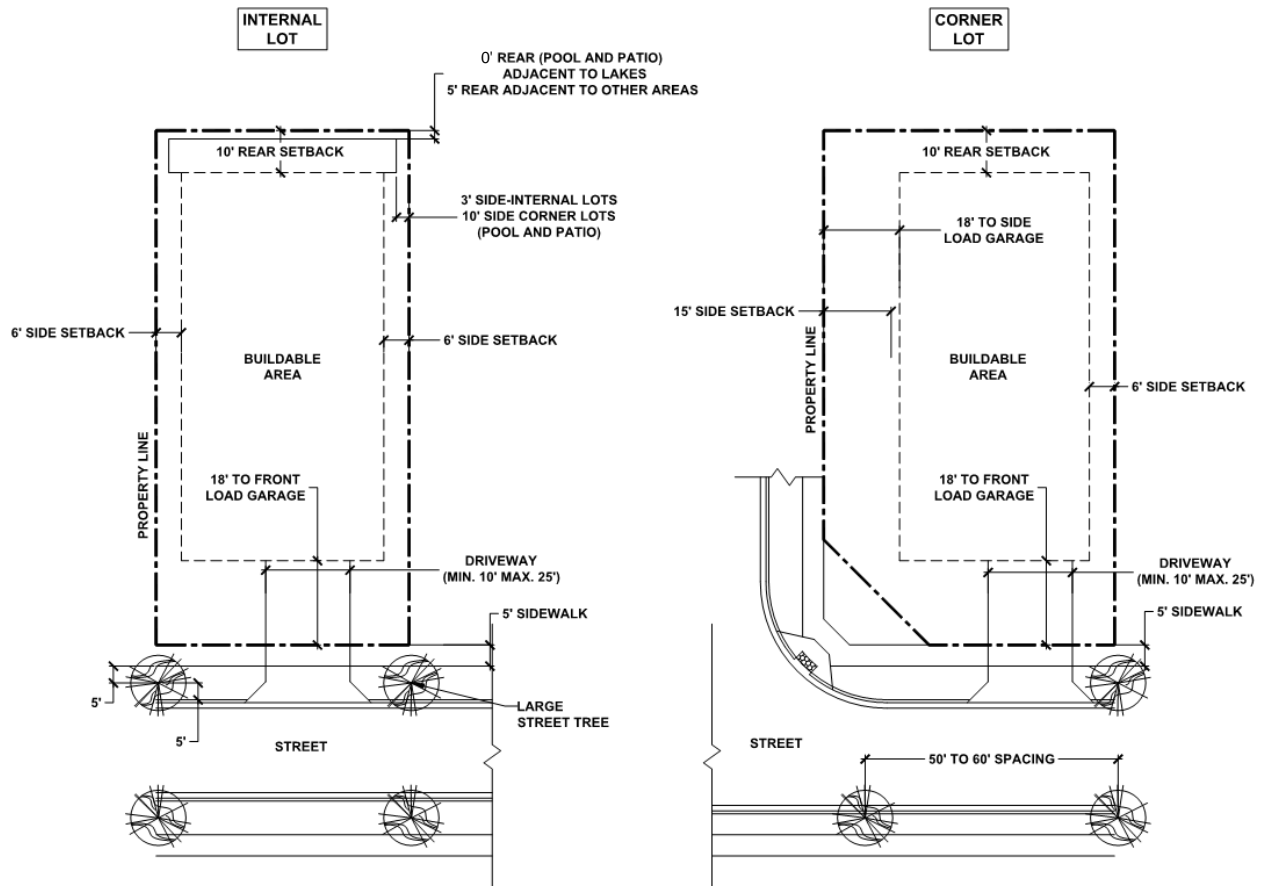
EXHIBIT 9

DEVELOPMENT  
PROGRAM

Development Program		
Use	Acreage	Yield
Residential	103 ac	<del>300</del> <u>301</u> units
Lake	38 ac	
Total	141 ac	<u>301 units</u>

## EXHIBIT 10

### TYPICAL LOT LAYOUT SINGLE FAMILY (NOT TO SCALE)



#### NOTE:

1. MAXIMUM LOT COVERAGE OF 60% AND MAXIMUM IMPERVIOUS LOT COVERAGE OF 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 40 FEET.
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. ALL LOT'S REAR LOT LINE NOT CONTIGUOUS TO A STORMWATER TRACT, SHALL PROVIDE, ON EACH SIDE LOT LINE, A 5 FEET SIDE LOT DRAINAGE EASEMENT.

EXHIBIT 11

**Binding PUD Agreement**

**GHO Homes at Southern Grove MPUD – 141.08 Acres**

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 restrictions, and surties 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 15 day of December 2021.

Witness:

Mattamy Palm Beach, LLC

By: [Signature]

By: [Signature]

By: Jason Corp


EXHIBIT 11

Binding PUD Agreement

GHO Homes ( GRBK GHO BELTERRA, LLC) at Southern Grove MPUD – 141.08 Acres

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 restrictions, 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, is established and 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 made in this paragraph.

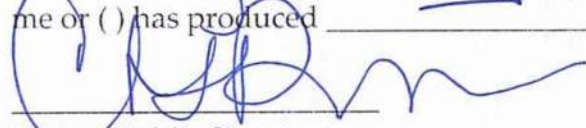
GRBK GHO BELTERRA, LLC

  
William Handler  
Managing Member

Notary Acknowledgment

STATE OF FLORIDA  
COUNTY OF Indian River

I hereby certify that the foregoing instrument was acknowledged before me the 30  
day of May, 2024, by William Handler He ( ) is personally known to  
me or ( ) has produced \_\_\_\_\_, as identification.

  
Notary Public Signature

Christine Brown  
Print Name

(Seal)







May 2, 2024

City of Port St. Lucie  
PSL Planning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida

Attention: Bridget Kean Senior Planner

RE: LETTER OF AUTHORIZATION – GRBK GHO BELTERRA, LLC AT SOUTHERN GROVE MPUD – BELTERRA PROCESSING APPROVALS AND PERMITTING ALL PHASES.

Please consider this letter as authorization for DeSanti and Associates, Inc. ("DSA") and Carnahan, Proctor and Cross, Inc. ("CPC") and its respective staff to act as authorized agents for the purposes of obtaining all approvals and permits from all State, Regional and Local government agencies having jurisdiction over the Southern Grove MPUD, phasing, site plan and subdivision plats, including the processing of the phase /ii conceptual subdivision plan submittal, processing and permitting.  
Should you have any question please contact us at your convenience.

GRBK GHO BELTERRA, LLC

  
William Handler  
Managing Member

Notary Acknowledgment

STATE OF FLORIDA  
COUNTY OF Indian River

I hereby certify that the foregoing instrument was acknowledged before me the 2 day of May, 2024, by William Handler. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

  
Notary Public Signature

Print Name

(Seal)



EXHIBIT 12 contd



A GREEN BROOK PARTNER

October 14, 2021

590-NW-Mercantile-Place  
Port-St.-Lucie, FL-34986  
(o)-561.688.0020  
(fax)-561.688.0909  
Web:-www.ghohomes.com

Designation of Authorization Agent

City of Port St. Lucie  
PSL Planning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

Attention: Bridget Kean Senior Planner

**RE: LETTER OF AUTHORIZATION – GRBK GHO BELTERRA, LLC AT SOUTHERN GROVE MPUD – BELTERRA PROCESSING APPROVALS AND PERMITTING ALL PHASES.**

Please consider this letter as authorization for Carnahan, Proctor and Cross, Inc. ("CPC") and its staff to act as authorized agents for the purpose of obtaining all approval and permits from all State and local government agencies having jurisdiction over the Southern Grove MPUD, phasing, site plan and subdivision plats, including the processing of the phase 1 conceptual subdivision plan submittal, processing and permitting.

Should you have any questions, please feel free to contact me at (561) 719-4410

Sincerely,

GRBK GHO BELTERRA, LLC

  
William Handler  
Managing Member

**Notary Acknowledgment**

STATE OF FLORIDA

COUNTY OF St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 18th day of Oct 2021, by William Handler. He (☒) is personally known to me or ( ) has produced \_\_\_\_\_, as identification.

  
Notary Public Signature

Printed Name  
(Seal)



[illegible]

**CPC**  
**CARNAHAN PROCTOR & CROSS**  
CIVIL ENGINEERING | CONSTRUCTION SERVICES | GEOMATICS  
814 S. MILITARY TRAIL DEERFIELD BEACH, FLORIDA 33442  
PHONE: (854) 972-3955 FAX: (854) 972-4178  
CPC AUTH: NO 000002936 FILE NO. 190214

SCALE:	N.T.S.
DATE:	12-13-21
DRAWN BY:	RPJ
CHECKED BY:	W.R.B
DESIGNED BY:	RPJ