

**Project Team:**

**Developer:** The NRP Group  
 4200 W. Cypress Street, Suite 470  
 Tampa, FL 33607

**Land Planner / Landscape Architect:** Lucido & Associates  
 701 E Ocean Boulevard  
 Stuart, FL 34994

**Engineer:** Kimley Horn  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960

**Surveyor:** Caulfield & Wheeler Inc.  
 410 S.E. Port St. Lucie Blvd.  
 Port St. Lucie, Florida 34984

**Traffic Engineer:** Kimley Horn  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960

**Site Data**

<b>Total Area :</b>	800,284 SF	18.372 AC
<b>Impervious Area:</b>	396,215 SF	9.10 AC
- Building(s):	135,532 SF	3.11 AC
- Multi-Family:	115,411 SF	2.65 AC
- Clubhouse:	6,095 SF	0.14 AC
- Garages:	14,026 SF	0.32 AC
- Vehicular Use Area:	227,813 SF	5.23 AC
- Sidewalks & Pedestrian Access:	31,592 SF	0.72 AC
- Pool:	1,433 SF	0.03 AC
- Pond:	130,680 SF	3.00 AC

**Pervious Area:** 403,914 SF 9.27 AC

**Existing Land Use:** NCD  
**Future Zoning:** MPUD

**Building Data**

<b>Gross Density</b>	17 DU/AC
<b>Building Coverage:</b>	14.4%
<b>Open Space:</b>	50%
<b>Maximum Allowed Building Height</b>	65'
Residential:	5
<b>Maximum Proposed Building Height</b>	38'-6"
Residential:	3

**Parking Requirements**

**Parking Required - 1.75/units plus 1 sp/5 units (312 units)** 609 sp  
 (parking rate per SG-8 MPUD Sec. 4, pg. 20.)

**Parking Per Unit Type:**

1 BD - 150 units (48%)	117,714 SF total	292 sp
2 BD - 126 units (40%)	141,660 SF total	244 sp
3 BD - 36 units (12%)	45,684 SF total	73 sp

**Total Parking Provided:**

Surface Spaces:	609 sp
Garage Spaces:	52 sp
Handicap Spaces:	23 sp

**Building Setback Requirements\***

	Required per PUD	Provided
Front: (South)	25'	137.8'
East Side:	25'	33.5'
West Side:	10'	72.9'
Rear: (North)	10'	15.5'

\*Setbacks per SG8 MPUD. Future outparcels to have setbacks reviewed separately at the time of their submittal.

**Traffic Statement**

Traffic for this project was included in the traffic study approved for the SG-8 commercial site plan (P23-106). An assumed land use of 560 multi-family dwelling units was included in the original approved traffic study. This application proposes a development plan of 312 multi-family dwelling units. The previously approved traffic study (P23-106) accounted for 3,665 daily trips (224 AM Peak hour trips, 270 PM Peak hour trips). This application proposes 2,075 daily trips (137 AM peak hour trips, 166 PM Peak hour trips) which is a reduction in proposed trips.

**Drainage Statement**

The stormwater system for this project is part of the overall Southern Grove master drainage system and is designed to be consistent with the current approved conceptual Environmental Resource Permit. Stormwater will be collected on-site via a series of inlets and pipes and routed to the existing on-site wet pond which outfalls via an existing control structure to the D-08 canal, with an ultimate outfall to the C-23 canal. The system will be compliant with SFWMD treatment and attenuation criteria.

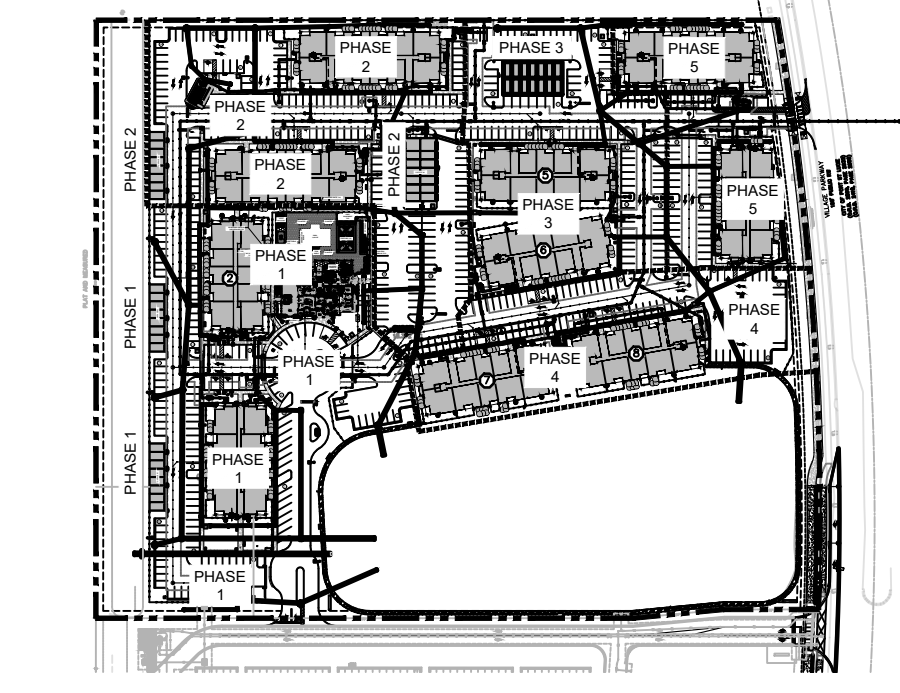
**Legal Description:**

TRADITION SG-8 (PB 132-34) PARCEL F (18.37 AC - 800,284 SF)

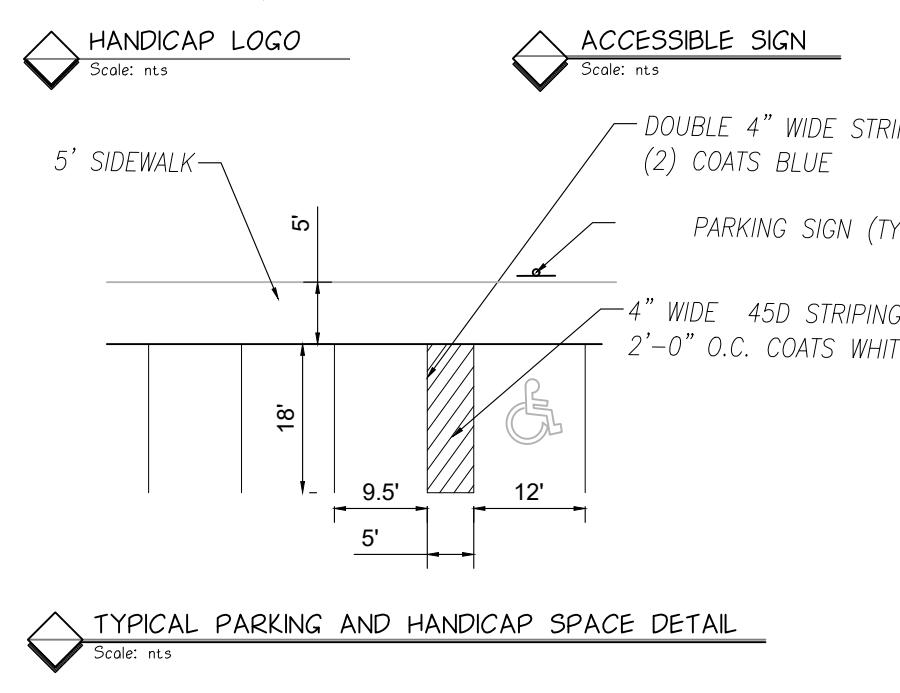
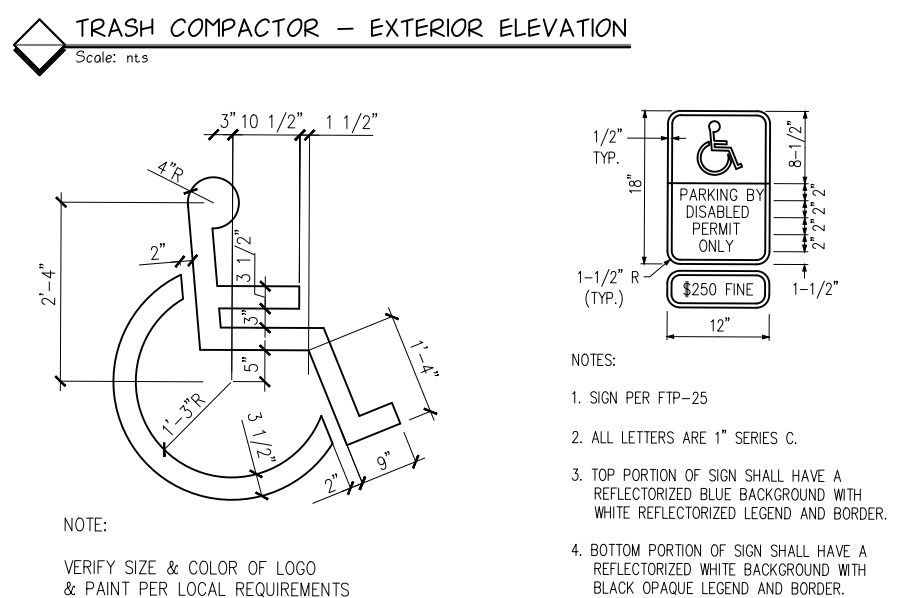
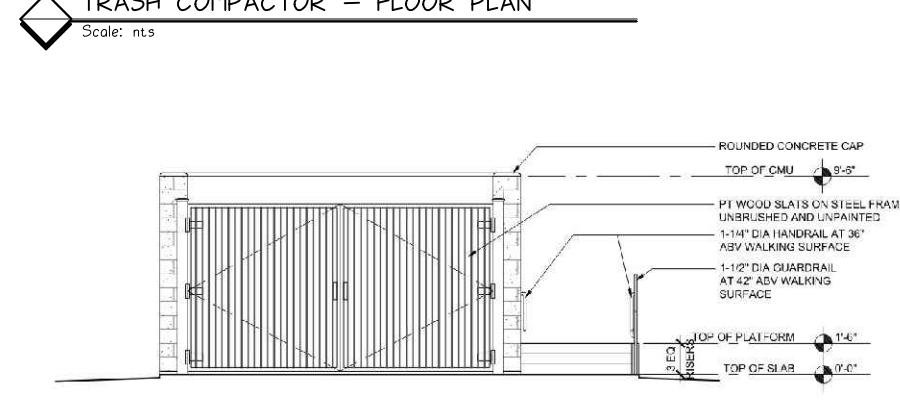
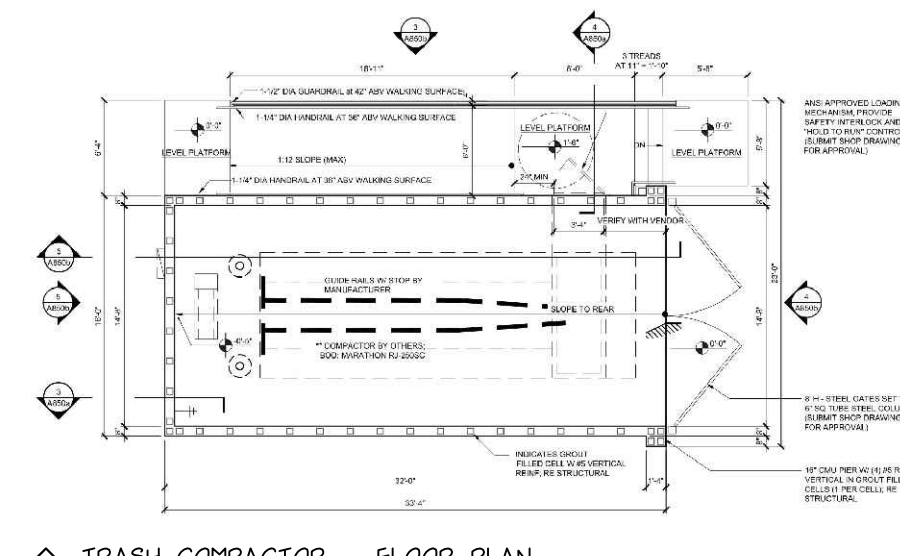
**General Notes:**

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 154 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
- The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).

Designer AS Sheet  
 Manager KV  
 Project Number 25-410.01  
 Municipal Number P25-210  
 PSLUSD Number 5431  
 Computer File SG-8 Commercial- MF SP.dwg



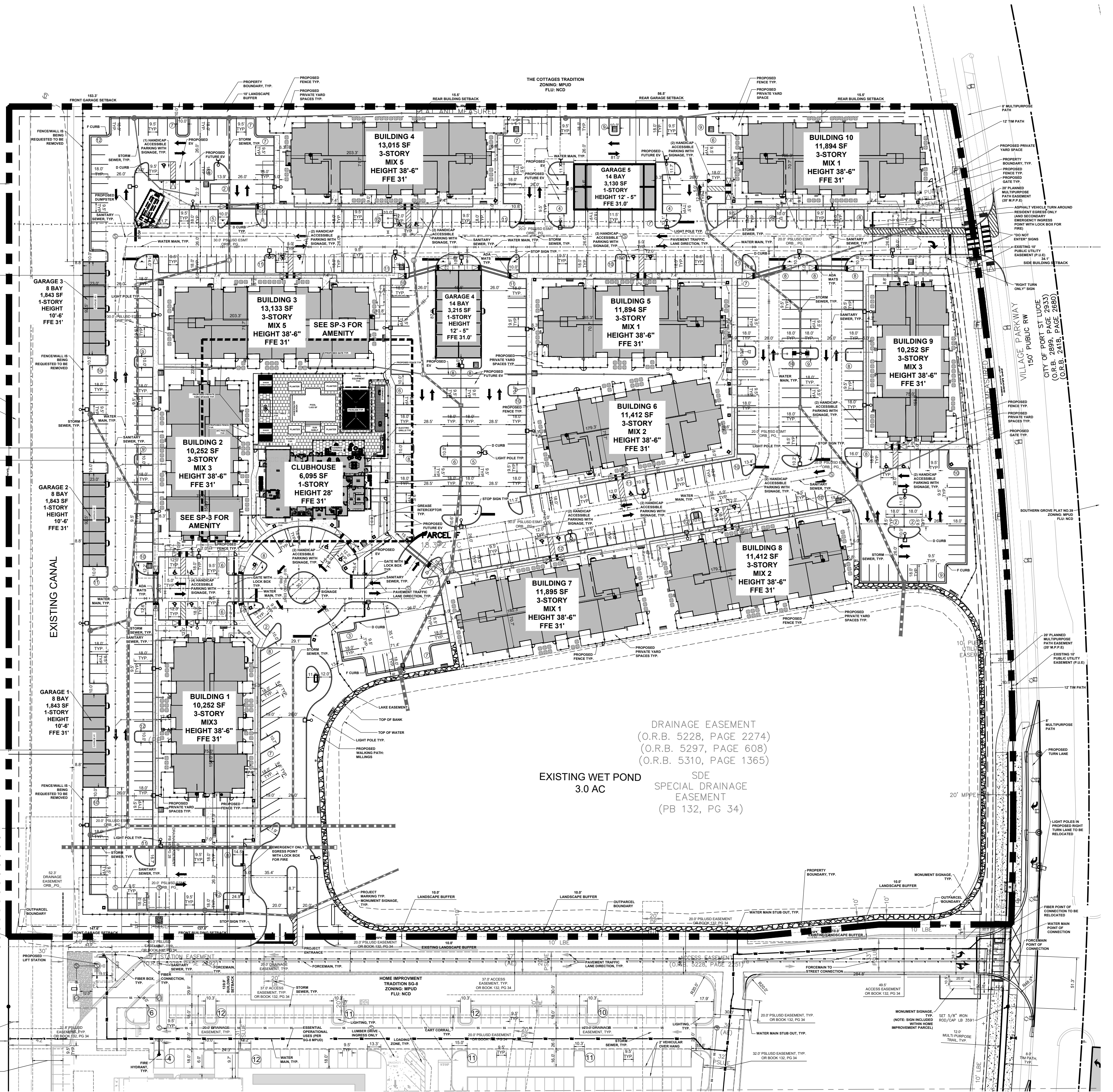
**PHASING PLAN**



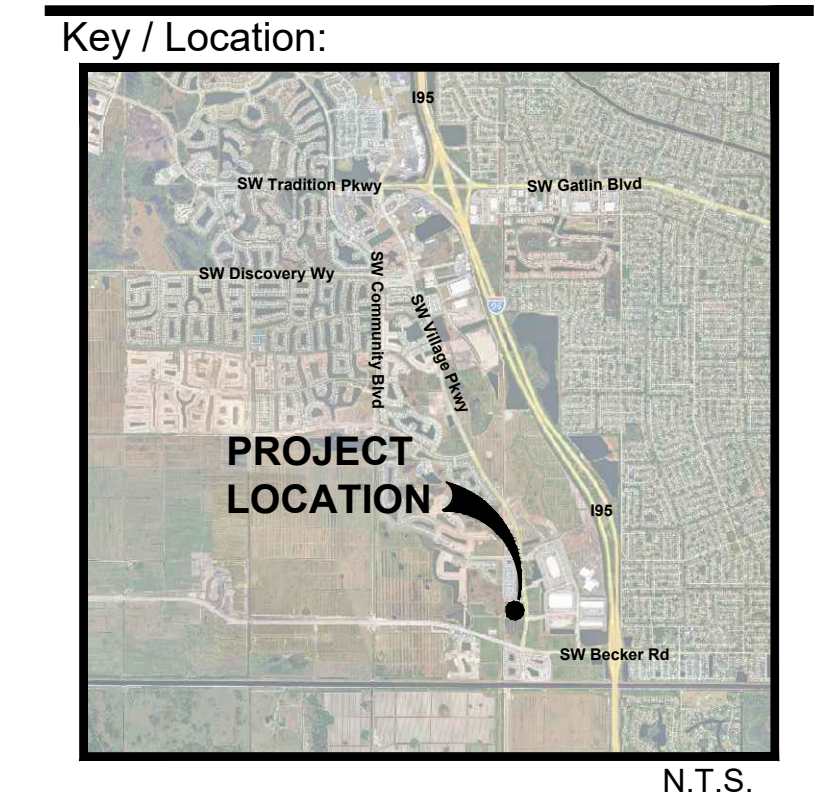
**Environmental Assessment**

Description	Found (Yes/No)	Agency Contact Information (Yes/No)	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	No	N/A	No	No
Rare Habitat	No	FFWCCUSFWIS	No	No
Threatened Species	No	FFWCCUSFWIS	N/A	N/A
Endangered Species	No	FFWCCUSFWIS	N/A	N/A
Species of Special Concern	No	FFWCCUSFWIS	N/A	N/A
Invasive/Exotic Vegetation	Yes	USACE/PSL	YES	NO

The site is primarily undeveloped, comprised of lands previously converted to citrus groves, which are no longer in operation. The review of historic aerial photos indicates that the property has been in agricultural use for more than 40 years. The pattern of agricultural canals and ditches, constructed for drainage and irrigation remains in place on the majority of the site. There is a stormwater retention pond that was created as part of the construction of Village Parkway and a paved road that was constructed for access to the adjacent property to the south. The property does not contain any wetlands or native upland habitat. The primary vegetative cover is comprised of pasture grasses and ruderal weeds as well as invasive non-native vegetation, predominantly Brazilian pepper.







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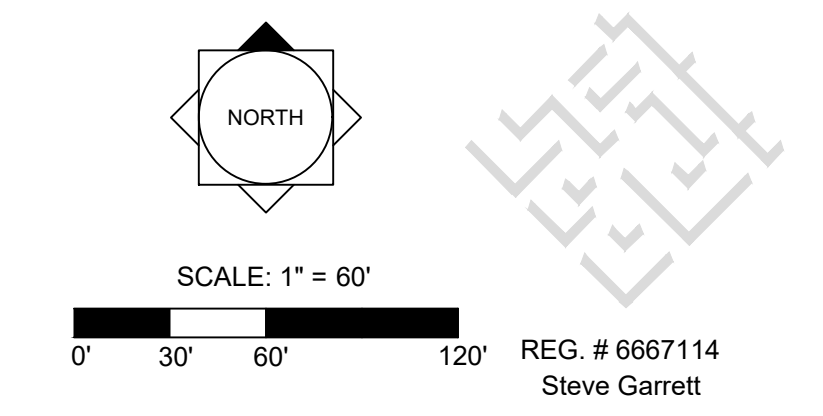
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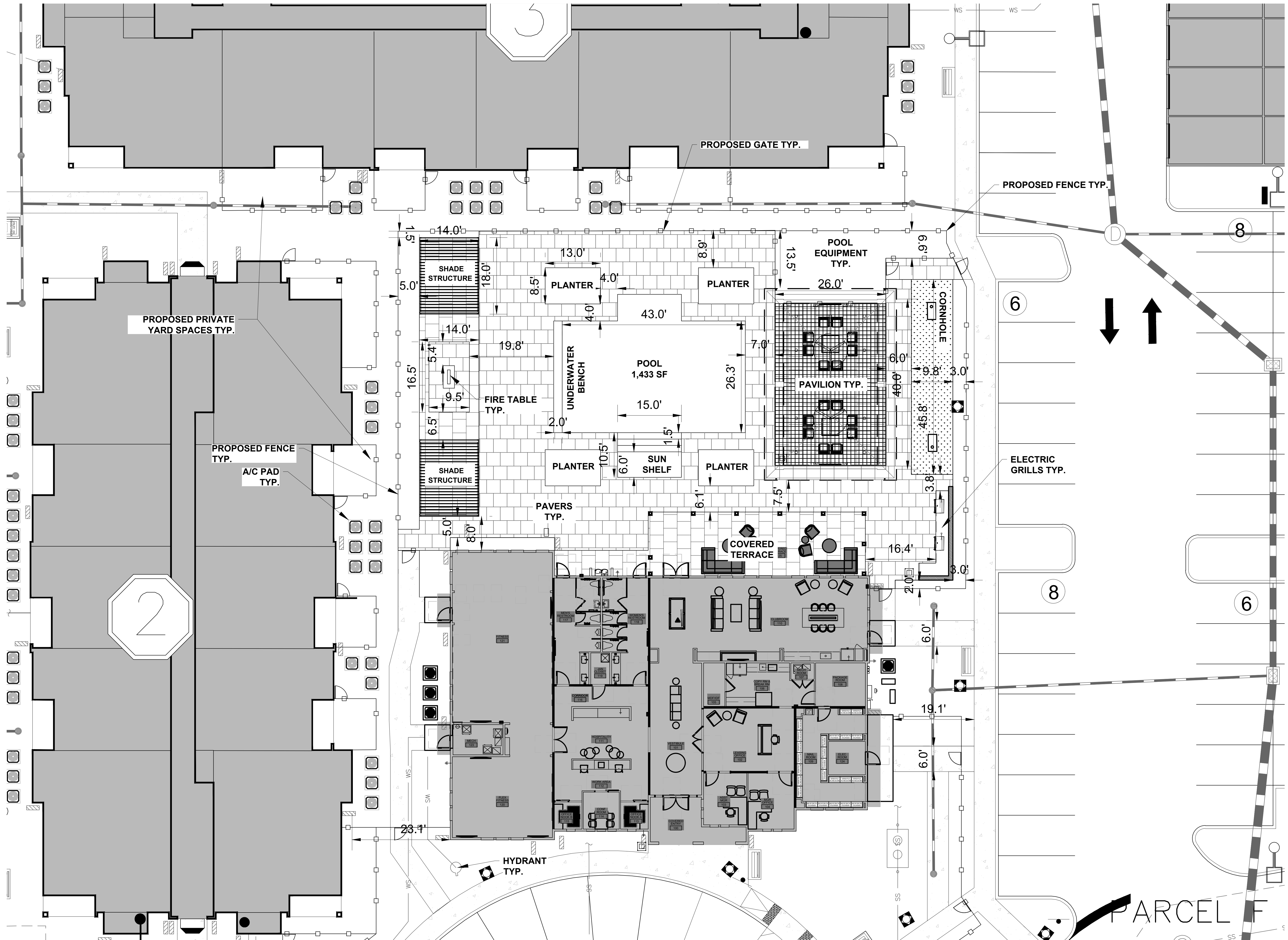
# SG-8 Residential Multi-Family Development Amenity Plan

City of Port St. Lucie, FL

Date	By	Description
12.03.2025	AS	Initial Submittal
02.18.2026	AS	Resubmittal
04.02.2026	AS	Resubmittal
04.14.2026	AS	Resubmittal
05.05.2026	AS	Resubmittal



Designer AS Sheet  
 Manager KV **SP-3**  
 Project Number 24-410.01  
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Drawing Name: C:\Users\astella\AppData\Local\Temp\AcPublish\_36784\ May 05, 2026 - 3:45pm SG-8 Commercial- MF SP.dwg