

EXHIBIT A

MPUD APPLICATION OF RIVERLAND/KENNEDY DRI Parcel C

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RIVERLAND/KENNEDY – MPUD – Parcel C

LIST OF PROJECT PROFESSIONALS

LANDOWNER:

RIVERLAND/KENNEDY II, LLC
RIVERLAND/KENNEDY, LLC
Alan J. Fant, Vice President
1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
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F: (954) 575-5208
alan.fant@glhomes.com

DEVELOPER:

RIVERLAND/KENNEDY II, LLC
RIVERLAND/KENNEDY, LLC
Alan J. Fant, Vice President
1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
T: (954) 753-1730, ext. 2208
F: (954) 575-5208
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ENGINEER:

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CONSULTANT:

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RIVERLAND/KENNEDY, LLC
Kevin Ratterree
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Sunrise, FL 33323
T: (954) 753-1730, ext. 2240
F: (954) 575-5240
kevin.ratterree@glhomes.com

EXHIBIT 1

MPUD 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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting.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 cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: kevin.ratterree@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC & Riverland/Kennedy, LLC
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 753-1730
FX (954) 575-5240

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC & Riverland/Kennedy, LLC
Attn: Kevin Ratterree (kevin.ratterree@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 753-1730, ext. 2240
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 8

Parcel I.D. Number: 4317-331-0001-000-9

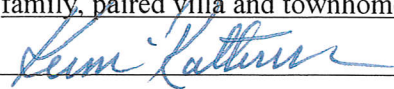
Current Zoning: AG-5

Proposed Zoning: MPUD

Future Land Use Designation: NCD

Acreage of Property: 366.124 acres

Reason for rezoning request: Rezone Parcel C of Riverland/Kennedy DRI to MPUD consistent with DRI development order and NCD Future Land Use to permit a residential development consisting of 1,250 single family, paired villa and townhome dwelling residential units.



Signature of Owner

KEVIN RATTERREE

Hand Print Name

8/30/19

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\MPUD-REZONE (06/23/11)

EXHIBIT 2

August 30, 2019

City of Port St. Lucie

Attn: Teresa Lamar-Sarno, Interim Planning and Zoning Director

Planning and Zoning Department

121 SW Port St. Lucie Blvd.

Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel C
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Lamar-Sarno:

Please allow this letter to serve as authorization for Kevin Ratterree and Gladys Digirolamo to act as agents for Riverland/Kennedy II, LLC, and Riverland/Kennedy, LLC, for the purposes of applying, processing and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel C in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

By: 
Richard M. Norwalk, Vice President

By: Riverland/Kennedy, LLC
A Florida Limited Liability Corporation

By: 
Richard M Norwalk, Vice President

EXHIBIT 3

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the PUD is enclosed as Exhibit 4.
2. Riverland/Kennedy – Parcel C is to be a MPUD approved residential community consisting of 1,250 residential units.
3. The Conceptual Plan for Riverland/Kennedy – Parcel C is attached as Exhibit 11 of this submittal package.
4. Please see Exhibit 5 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 7.

NOTE: Units not used in one parcel may be transferred to other areas within the development.
Units not used within Parcel C may be transferred to other developments/parcels within the Riverland/Kennedy DRI.

EXHIBIT 4

August 30, 2019

City of Port St. Lucie
Planning and Zoning Department
Attn: Teresa Lamar-Sarno, Interim Planning and Zoning Director
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: Revised MPUD – Parcel C
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. Riverland/Kennedy II, LLC, and Riverland/Kennedy, LLC, is the owner of record of the subject property.

Please feel free to contact this office if you have any questions.

Sincerely

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

By: 
Richard M. Norwalk, Vice President

By: Riverland/Kennedy, LLC
A Florida Limited Liability Corporation

By: 
Richard M. Norwalk, Vice President

EXHIBIT 5

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: Riverland/Kennedy Parcel C is 366.124 acres (354.184 residential development area and 11.940 Paseo multi-modal pathway); which exceeds the 50 acre minimum requirement for the establishment of a MPUD required by policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

Relation to Major Transportation Facilities: Riverland/Kennedy Parcel C is located on the west side of N/S B, south of Discovery Way (aka E/W 1). Main access to the property will be along N/S B, with a secondary access on Discovery Way (aka E/W 1). The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD. Prior to receipt of the first certificate of occupancy in Parcel C, N/S B shall be constructed to the Riverland Parcel C project entry.

Prior to the first non-model residential building permit in Parcel C, the contracts will be let for the construction of a stabilized section of Discovery Way from the existing terminus at Riverland Parcel A to the emergency access ingress/egress within Parcel C on Discovery Way (location of emergency ingress/egress is shown on Exhibit 11). This stabilized section of Discovery Way being utilized for emergency ingress/egress to Parcel C shall remain open until such time as the project's secondary entry on Discovery Way is open for public use. The emergency access may be secured by a gate, provided an emergency lock box is installed. No residents can occupy units prior to completion and until the opening of this temporary stabilized section of Discovery Way.

Prior to the 520th residential dwelling unit building permit being issued in Parcel C, the contracts will be let for the roadway construction of Discovery Way from the existing terminus at Riverland Parcel A to the secondary project entry on Discovery Way.

The Parcel C spine road connecting the N/S B ingress/egress to the Discovery Way ingress/egress will be constructed and open for use concurrent with the opening of Discovery Way to the secondary entrance.

The existing dirt road within the Discovery Way ROW between Riverland Parcel A secondary entry and Range Line Rd. varies in width from 14' to 17'. This road has been used for large Citrus hauling trucks and Chlorine tank trucks. The developer will grade this roadway as needed and repair holes and washouts as they occur until such time as permanent improvements are made to Discovery Way. The existing dirt road shall serve as the required emergency access road to Range Line Road.

Relation to Utilities, Public Facilities and Services: The Riverland/Kennedy Parcel C parcel will be served by Port St. Lucie Utilities for water and wastewater, a public service provider acceptable to the City for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

Physical Character of the Site: Riverland/Kennedy Parcel C is located within the Riverland/Kennedy Development of Regional Impact (DRI). The current use of the site is agriculture.

Consistency with the City's Comprehensive Plan: The Riverland/Kennedy MPUD – Parcel C is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 750 acres (Ordinance 12-13). The residential component is 354.184 acres and is within 3 miles of existing and planned shops, services and other activities. Access to the community will be provided by N/S B. Discovery Way (aka E/W 1) will initially be access as a secondary emergency access road until such time as further road improvements are required by the Development Order.

EXHIBIT 6

SITE INFORMATION

(A) Total Acreage:

Development areas included with this MPUD:

• Residential	354.184 acres
• <u>Paseo/Multi-modal pathway</u>	<u>11.940 acres</u>
TOTAL:	366.124 acres

See graphic Exhibit 11 for MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) Model Area:

The proposed location of model/sales areas shall be determined as individual subelements are developed and approved through the plan review process and require approval of the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner to better service the homeowners residing in the community. These shall remain in effect until such time that it is practical to offer these home sites for purchase. Fences may be located in private road rights of way and cross property line for the model home areas. Site plan approval is required and a bond shall be posted with the City ensuring its removal when the models revert to private residences.

Bonding for model homes will include removal of the parking area, sidewalks, street trees, street lights, removal of the fence, and any other work, including the final lift of asphalt, that is required to restore the public areas to their ultimate use.

(C) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

East/West connectivity shall also be created by way of a minimum 12' multi-model path as noted on the conceptual plan (Exhibit 11). Internal to the residential area of Parcel C, each proposed private roadway contains a five (5) foot or eight (8) foot sidewalk on one side of the roadway (refer to Exhibits 13A and 13B).

EXHIBIT 7

DEVELOPMENT USES & STANDARDS

SECTION 1 - RESIDENTIAL AREA

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

1. Single-family dwelling (detached).
2. Villa dwelling. A villa dwelling is defined as two single family residential dwelling units sharing a common wall along a common property line.
3. Townhouse dwelling. A townhouse dwelling is defined as a narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development.
4. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse); open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and /or bicycle trails; golf cart pathways; nature study areas and boardwalks; and picnic areas).
5. Temporary sales trailers and model homes located upon the parcel for which sales activities are to be conducted.
6. Temporary construction offices with paved parking lots.
7. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.
8. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons and visitors.
9. A public multi-modal access easement, a minimum of twenty-five (25) feet wide, will be located within Tract 2 of Exhibit 11. Said easement will include a minimum 12-foot wide multi-modal path, which will include, but not be limited to, pedestrian, bicycle, and electric

golf cart travel. Additional bike and pedestrian lanes may also be included-within and/or adjacent to the proposed multi-model access easement.

10. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 2 hereof.

(C) 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 maximum gross project density of twelve (12) dwelling units per acre.
2. Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.
3. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of twenty (20) dwelling units per acre.
4. All special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(D) Maximum Building Coverage:

1. Single-family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
2. Villa dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
3. Townhouse dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
4. All other uses: Eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.

(F) Maximum Building Height: Thirty-five (35) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty five (65) feet.

(G) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.
2. Villa dwelling: One thousand (1,000) square feet.
3. Townhouse dwelling: Studio, six hundred (600) square feet; One (1) bedroom, seven hundred (700) square feet; two (2) bedroom, eight hundred (800) square feet; and, three (3) bedroom, nine hundred (900) square feet.

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 12A, 12B and 12C of the Riverland/Kennedy MPUD – Parcel C.

1. Single-family dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet, side loaded garage setback of fourteen (14) feet, and a front load garage setback of eighteen (18) feet.

Side Yard: Each lot shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings. A side yard of ten (10) feet shall be provided adjacent to right-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet. Screened enclosures shall be set back a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line, in which case the rear screen enclosure setback may be reduced to zero (0) feet.

2. Villa dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet and a front load garage setback of eighteen (18) feet.

Side Yard: Each villa building (each building containing two dwelling units) shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings. A side yard of ten (10) feet shall be provided adjacent to right-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided.

Villa's shall have a minimum of twelve (12) feet distance between buildings (six feet setback to property line). Lots shall have a zero (0) foot setback on the zero (0) foot side of the lot and a side yard having a minimum distance of six (6) feet shall be provided on the non-zero (0) foot lot line.

Rear Yard: Each villa shall have a rear yard with a building setback line of ten (10) feet. Screened enclosures shall be set back a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line, in which case the rear screen enclosure setback may be reduced to zero (0) feet.

3. Townhouse dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet and a front load garage setback of eighteen (18) feet.

Side Yard: 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 townhouse or accessory structure related to another group. Townhome units located on the interior (between the end units of each building) of a townhome building shall have a zero (0) foot setback on both sides. 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.

Rear Yard: Each townhouse dwelling shall have a rear yard with a building setback line of ten (10) feet. Screened enclosures shall be set back a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line, in which case the rear screen enclosure setback may be reduced to zero (0) feet.

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.

4. Permitted uses and structures listed in Sections 1.(A).4, 7, 8, 9, and 10:

All setback requirements shall be established for each specific use as part of the site plan review process.

5. 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 3 hereof.

(K) Access: Gated subdivisions shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. A turnaround/maneuvering area sufficient to accommodate a box truck will be provided for the secondary resident restricted entrance.

(L) 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.

(M) Dead End Streets/cul-de-sac: Dead-end streets terminating in a cul-de-sac shall not exceed one thousand five hundred (1,500) feet in length. The length shall be measured from the nearest intersection to the mid-point of the cul-de-sac.

SECTION 2 - ACCESSORY USES & 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, MPUD or land development code requirements.

(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 two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to zero (0) 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. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.
2. The following accessory uses are allowed in the residential areas:
 - a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.
 - b. Driveways serving the residential units. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined in Section 3.(A).1-3.
 - c. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.
 - d. A basketball backboard and goal may be located in that area extending from the front building line and on driveways, provided either fixed or portable and a minimum of two

(2) feet off the edge of pavement and not on a collector or arterial road.

- e. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.
- f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.
- g. Fences or screening walls; meeting the requirements of Section 158.216 (A) and (B) per the City of Port St. Lucie Zoning Ordinances. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216(A), (B), (F) & (G). Section 158.216 (C), (D), (E), (H), (I) through (J) are not required to be met and do not apply. In accordance with Section 158.216 (K), the permit applicant shall sign an affidavit from the Building Department accepting responsibility for compliance with the City's regulations as stated in Section 158.216(A), (B), (F) & (G) for all fence installations.
- h. Garages. Maximum size shall be nine hundred (900) square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roof line. Garages shall conform in appearance, materials and design to the principal's structure (house). Only one detached garage per lot is permitted.
- i. Solar collection systems, windmills, and other energy devices based on renewable resources.
- j. Outdoor fireplaces, barbeque pits and so called summer kitchens.
- k. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.
- l. Noncommercial greenhouses.
- m. Dish antennas.
- n. Any other accessory use not listed in Section 2.(B).2. of the MPUD that are permitted in Section 158.217 (Accessory Uses and Structures) of the City of Port St. Lucie Zoning Code.

(C) Storage of a Commercial Vehicle or Equipment in a Residential District: Storage of a commercial vehicle or equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure.

(D) Major Recreational Equipment: Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and like. Storage of major recreational equipment in a residential area is prohibited; unless any vehicle or equipment is placed

within a fully enclosed building or structure.

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

SECTION 3 - 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. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards, as is noted in Exhibits 12A, 12B, and 12C.

1. Residential Single Family: 2.0 spaces per dwelling unit. Each single family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2.0 spaces per dwelling unit) in the driveway to accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two required parking spaces per single family residential unit shall be provided within enclosed garage spaces. The minimum driveway width from the street to the two required enclosed garage spaces shall be a minimum of sixteen (16) feet, and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. There shall be no required minimum width required for the residential driveway providing access to a third enclosed garage space.
2. Villa: 1.5 spaces per dwelling unit. Each villa lot shall provide 1 exterior space (in addition to the 1.5 spaces per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of sixteen (16) feet.
3. Townhouse dwelling: 1 space per dwelling unit. Each townhome lot shall provide 1 exterior space (in addition to the 1 space per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port. St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of sixteen (16) feet.
4. Parks and Recreation & Community Garden/Community Greenhouse:
 - a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility
 - b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.

- (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) 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 and be at least 5 feet wide.

(D) Mass Transit:

Two future mass transit stop easements, one proximate to the N/S B. primary project entry and one proximate to the Discovery Way secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10' x 30' will be provided in these locations on the plat denoting same as a future mass transit stop.

SECTION 4 - LANDSCAPING

(A) Plant Materials:

1. For required trees, the species height, spread and minimum clear trunk 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; however, small trees may be planted in groups of two or more as a substitute for a larger tree. Shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition.
2. For required trees, the tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) 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 Chapter 154, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. A minimum of fifty (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. This criteria shall

not apply to required street trees.

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

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

- a. Lots up to 2,500 sq. ft. shall provide one (1) tree.
- b. Lots up to 5,000 sq. ft. shall provide two (2) trees.
- c. Lots up to 7,500 sq. ft. shall provide three (3) trees.
- d. Lots up to 10,000 sq. ft. shall provide four (4) trees.
- e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft., one (1) tree.

(D) Perimeter Landscape Requirements: 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. Any site plan or plat abutting the Multi-Modal Open Space Tract 2 shall be excluded from all buffering requirements along that common tract line. The Multi-Modal Open Space Tract 2 design shall include, at a minimum, the required planting specifications for a perimeter buffer consistent with Exhibit 15. The required trees for the perimeter buffer along the north boundary of the Multi-Modal Open Space Tract 2 may be relocated within the same tract to allow creativity in landscape design.

(E) Street Tree Planting:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 13A). Due to the separation restrictions from utilities and driveways on differing lot widths, one tree shall be installed per lot, in lieu of City Code of Ordinance Section 156.121. In cases where expanded lot frontage is available, such as at a corner lot, additional trees may be planted at the recommendation of the applicant's landscape architect. Additionally, when a right-of-way and open space tract are directly adjacent to each other, street trees shall not be required on the open space tract side of the right-of-way.
2. Eighty (80) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 13B).
3. Project Entry's: In each of the two project entrances wherein a private right-of-way abuts open

space tracts which are directly adjacent to each other, street trees shall not be required within the right-of-way. In these instances, the corresponding number of required street trees may be planted within the adjacent open space tracts or relocated to the perimeter buffer tracts. For purposes of this section, the project entry shall be defined as that area within the project beginning at the projects connection to the adjacent collector or arterial public roadway to the point of the road that tapers down to the normal street width.

SECTION 5 - WETLANDS

- (A) The Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.

EXHIBIT 8

RIVERLAND/KENNEDY MPUD – Parcel C Legal Description

BEING A PARCEL OF LAND LYING WITHIN SECTIONS 17 AND 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY, NORTHEAST CORNER OF TRACT "OS2", RIVERLAND PARCEL A – PLAT THREE, AS RECORDED IN PLAT BOOK 76 AT PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E/W #1 (DISCOVERY WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 4077 AT PAGE 1480, SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 88°53'03" WEST, A DISTANCE OF 491.41 FEET; THENCE NORTH 89°50'39" WEST, A DISTANCE OF 5,037.49 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF TRACT N/S B RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3902, PAGE 490, SAID PUBLIC RECORDS FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 45°09'41" EAST, A DISTANCE OF 49.22 FEET; THENCE SOUTH 00°28'42" EAST, A DISTANCE OF 3,161.26 FEET; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 156.07 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 4,800.00 FEET AND A CENTRAL ANGLE OF 11°13'52"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 940.90 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5,786.21 FEET AND A CENTRAL ANGLE OF 18°38'07"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1,881.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7,100.00 FEET AND A CENTRAL ANGLE OF 16°40'05"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 2,065.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,161.40 FEET AND A CENTRAL ANGLE OF 07°45'04"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 157.12 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 00°03'26" EAST, A DISTANCE OF 2,916.91 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°13'28" WEST, A RADIUS OF 2,150.00 FEET AND A CENTRAL ANGLE OF 14°11'31"; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF E/W #1 RIGHT-OF-WAY (DISCOVERY WAY) FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, AND EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 532.54 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 14°34'19"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 508.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°50'39" EAST, A DISTANCE OF 4,084.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 366.124 ACRES, MORE OR LESS.

EXHIBIT 9

BINDING MPUD AGREEMENT


Riverland/Kennedy MPUD – Parcel C

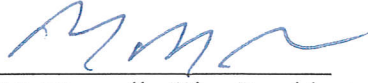
The property, as described in Exhibit 8, is under unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie MPUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and 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, 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.

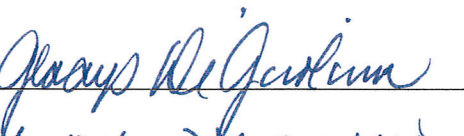
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of AUGUST, 2019.

WITNESS:

Riverland/Kennedy II, LLC, a Florida Limited Liability Corporation


By: 
KEVIN RATTERREE
Printed Name

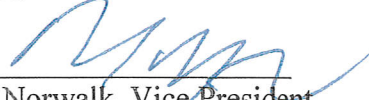
By: 
Richard M. Norwalk, Vice President
1600 Sawgrass Corporate Parkway
Suite 150
Sunrise, FL 33323

By: 
GLADYS DIGIROLAMO
Printed Name

WITNESS:

Riverland/Kennedy, LLC, a Florida Limited Liability Corporation

By: 
KEVIN RATTERREE
Printed Name

By: 
Richard M. Norwalk, Vice President
1600 Sawgrass Corporate Parkway
Suite 150
Sunrise, FL 33323

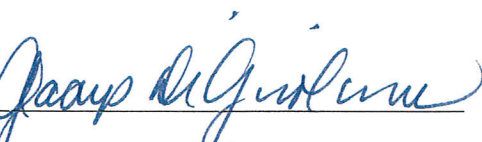
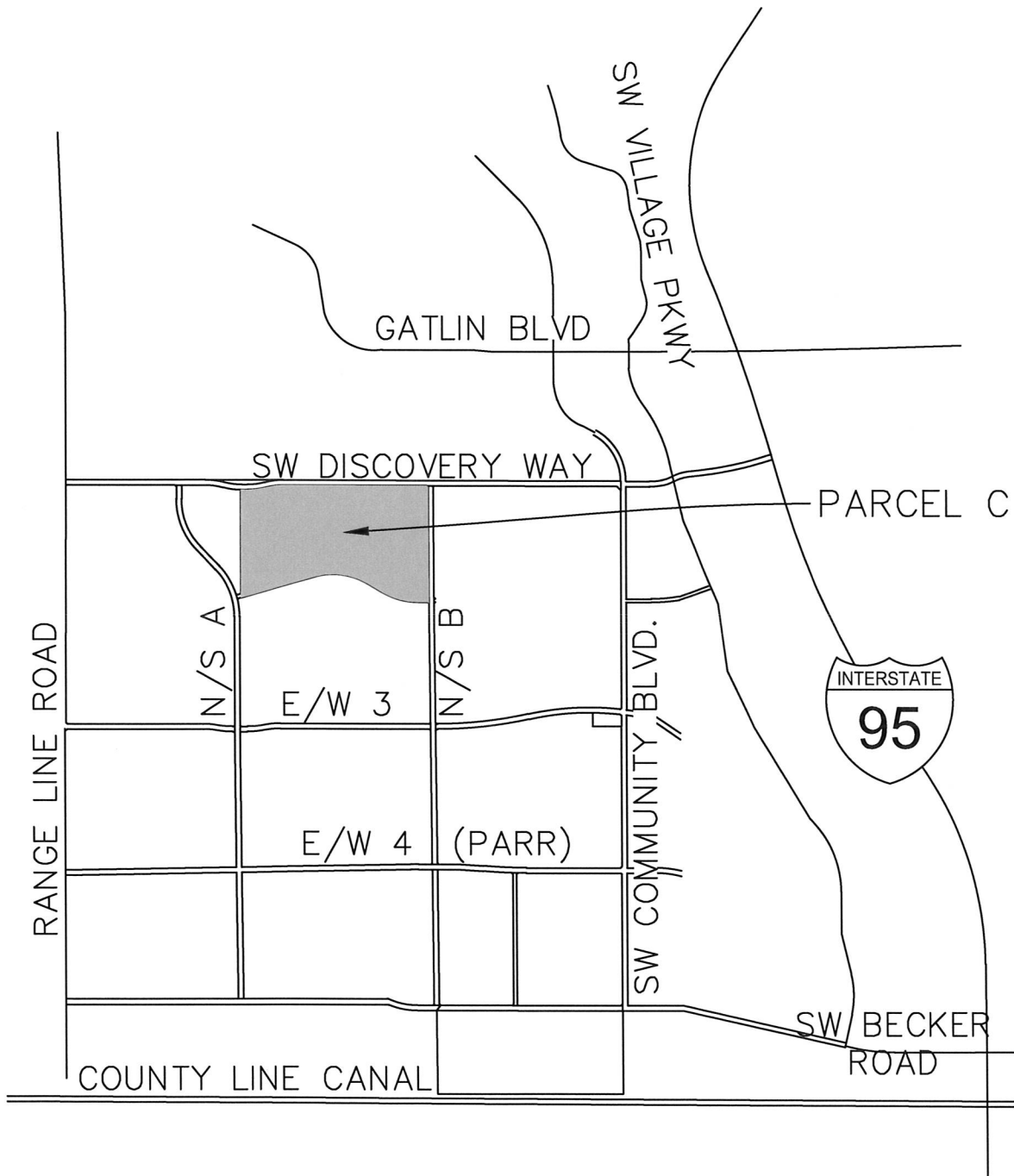
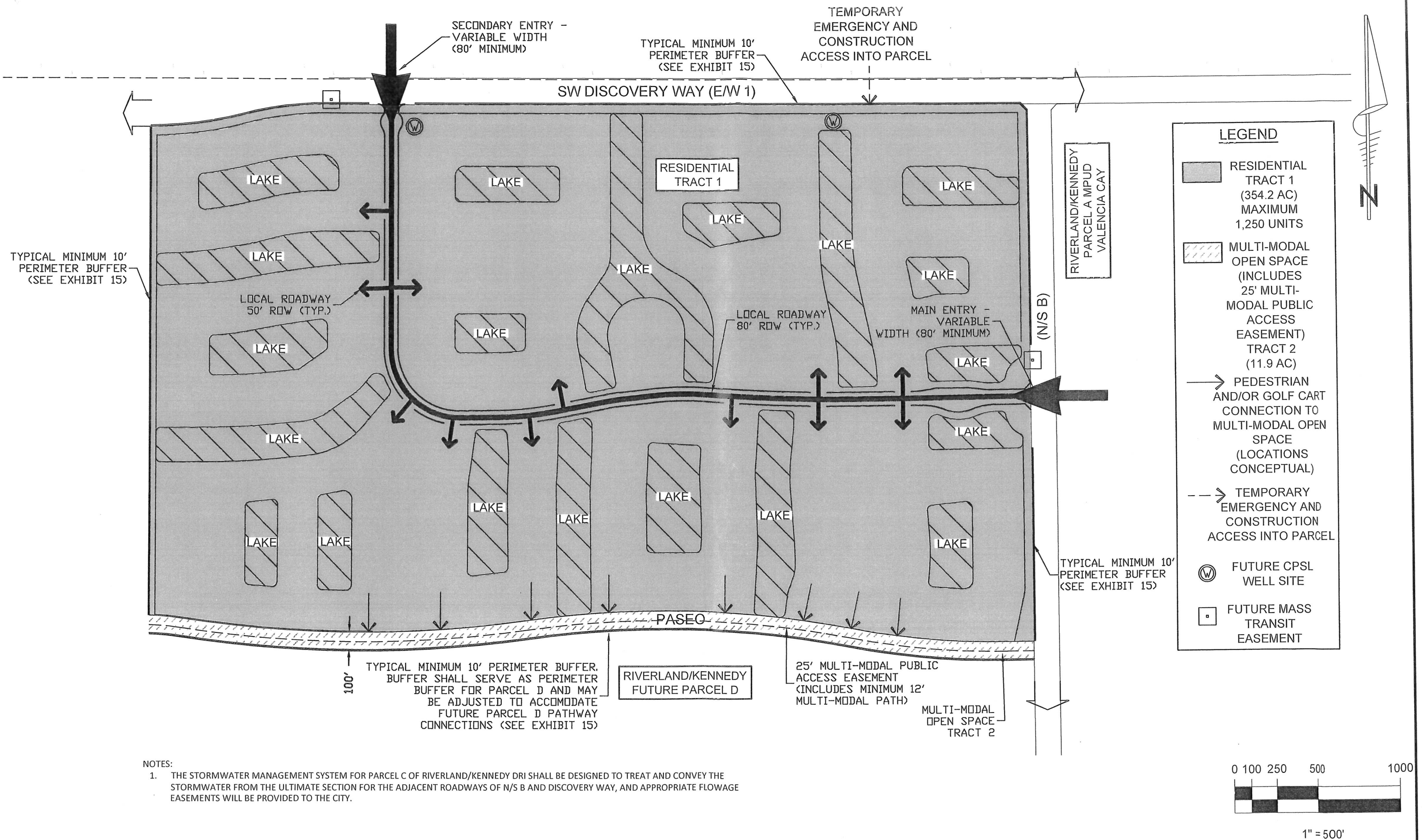
By: 
GLADYS DIGIROLAMO
Printed Name

EXHIBIT 10
SITE LOCATION MAP

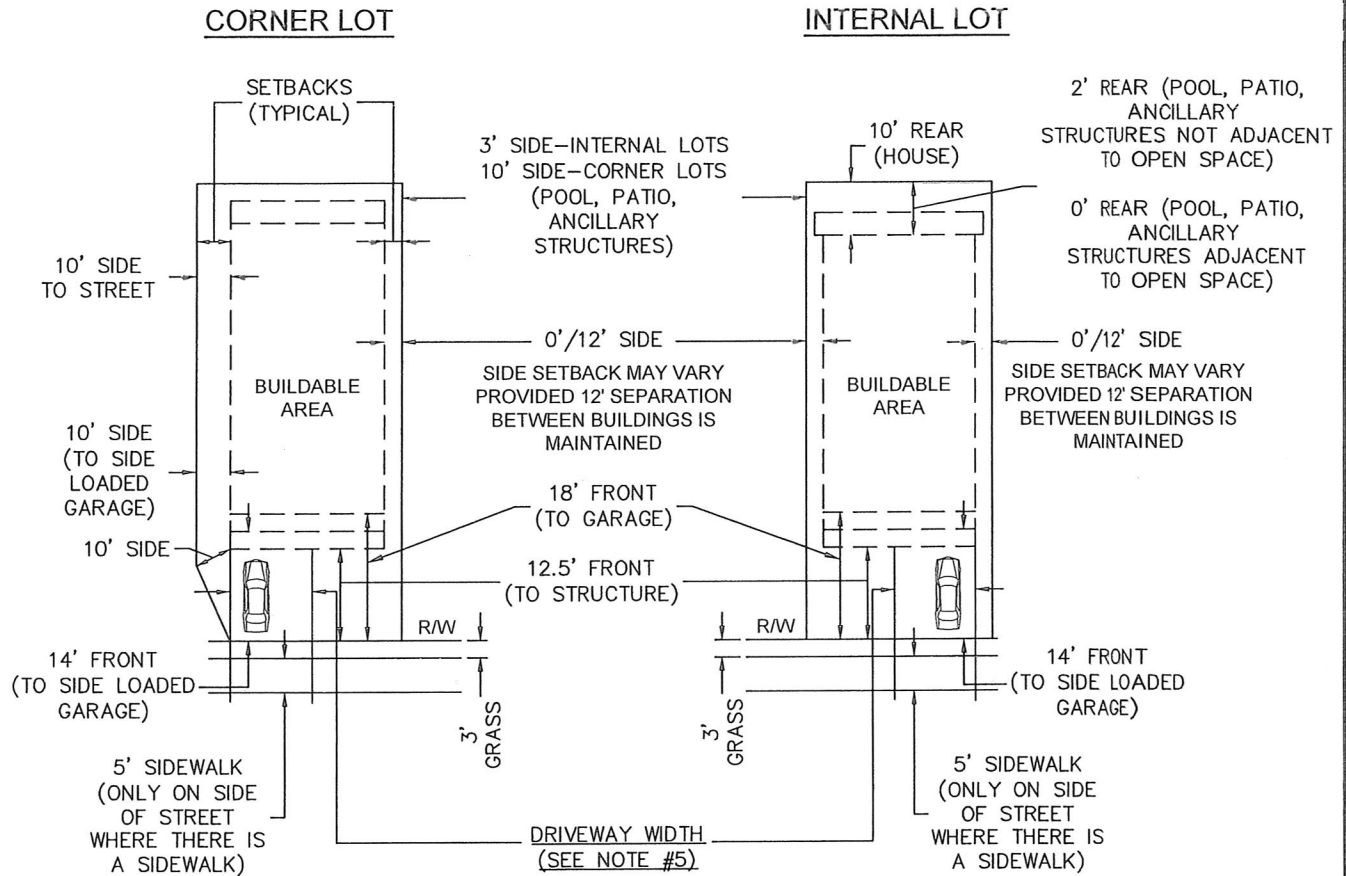


SITE LOCATION MAP
N.T.S.

\\ghomes\Network\Data\Architecture\Landscape Architecture\Riverland MP\EXHIBITS PARCEL C\2019-08-01 Underlined\RL - MPUD Exhibits - Parcel C.dwg



**EXHIBIT 12A
SINGLE FAMILY
NO ALLEY
FRONT LOADED
50' LOCAL STREET**



BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

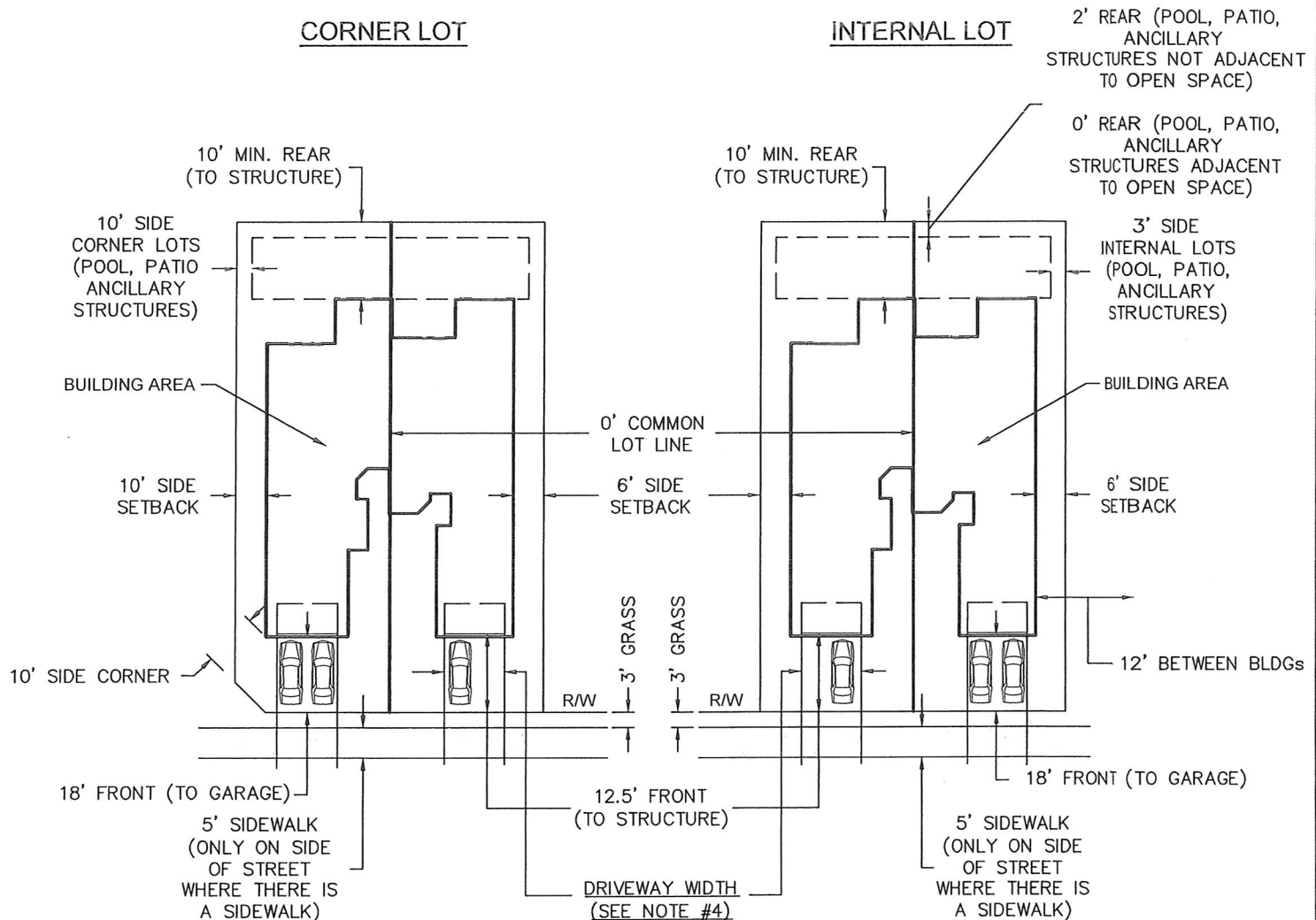
1. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
2. SINGLE FAMILY DETACHED LOT'S SIDE SETBACKS VARY PROVIDED 12' SEPARATION BETWEEN BUILDINGS IS MAINTAINED.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
4. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE TWO REQUIRED ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET. THERE SHALL BE NO REQUIRED MINIMUM WIDTH REQUIRED FOR THE RESIDENTIAL DRIVEWAY PROVIDING ACCESS TO A THIRD ENCLOSED GARAGE SPACE.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH USD UTILITY DEPARTMENT STANDARDS.

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

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 25 FEET

TYPICAL SINGLE FAMILY LOT

**EXHIBIT 12B
TYPICAL VILLA LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET**



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE TWO REQUIRED ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET. THERE SHALL BE NO REQUIRED MINIMUM WIDTH REQUIRED FOR THE RESIDENTIAL DRIVEWAY PROVIDING ACCESS TO A THIRD ENCLOSED GARAGE SPACE.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH USD UTILITY DEPARTMENT STANDARDS.

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.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

TYPICAL VILLA LOT

SCALE: 1" = 10'
DATE: 2019-06-18
DESIGNED BY: MPP
CHECKED BY: GD
FILE NAME: Exhibit-12B

RIVERLAND MPUD - PARCEL C

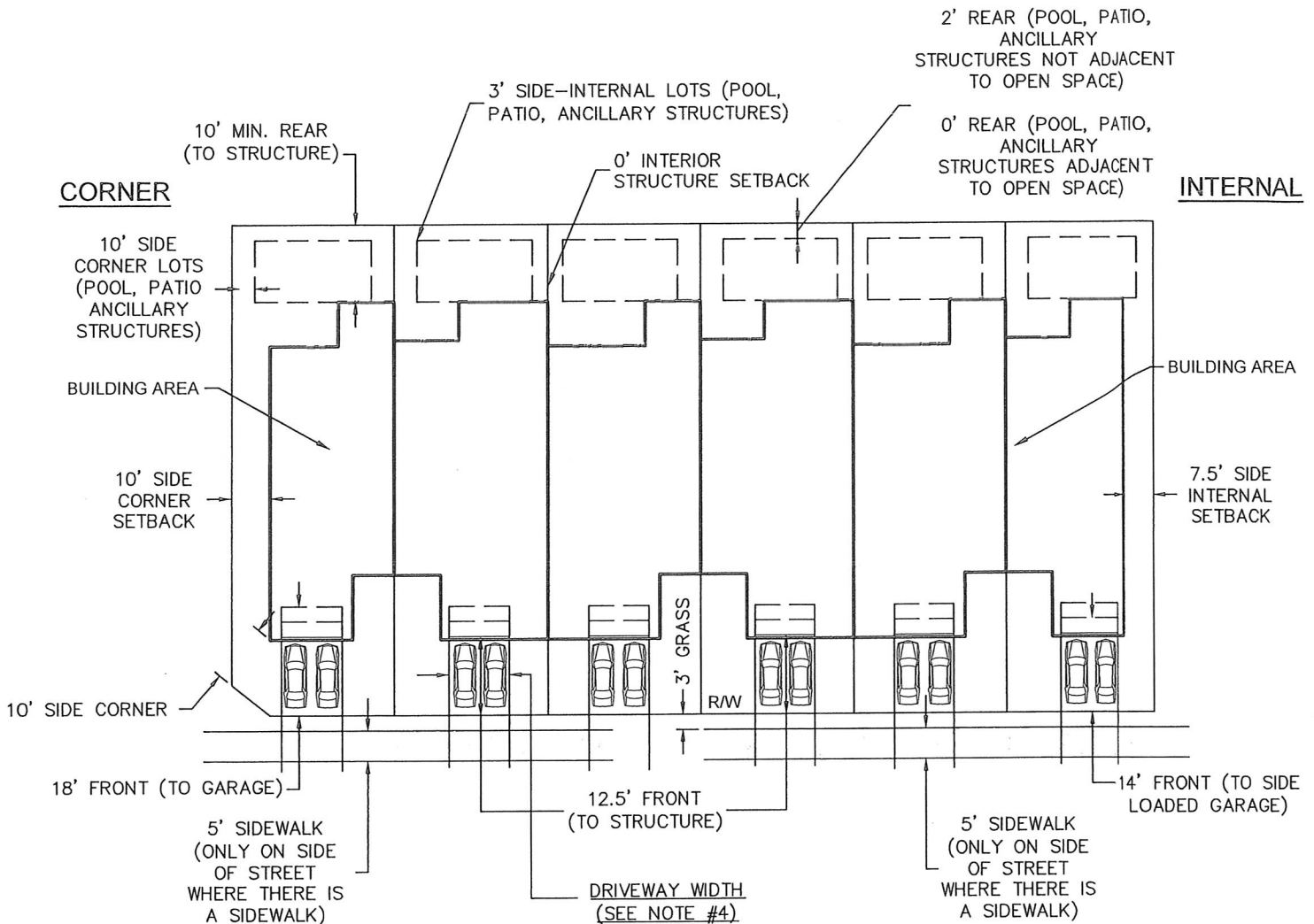
Port St. Lucie, Florida

EXHIBIT - 12B

TYPICAL LOT - VILLA - FRONT LOADED - 50' LOCAL STREET

(P19-110)
EXH-12B

EXHIBIT 12C
TYPICAL TOWNHOME LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 65% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 85%

NOTES:

1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH USD UTILITY DEPARTMENT STANDARDS.

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.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

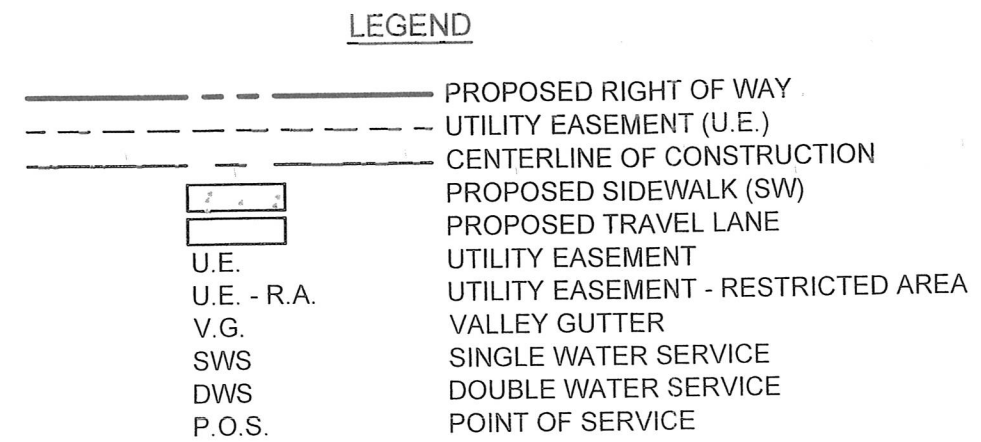
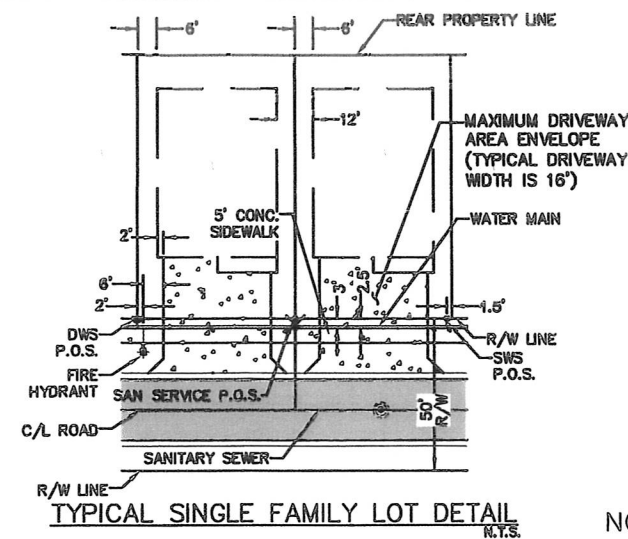
TYPICAL TOWNHOME LOT

RIVERLAND MPUD - PARCEL C

Port St. Lucie, Florida

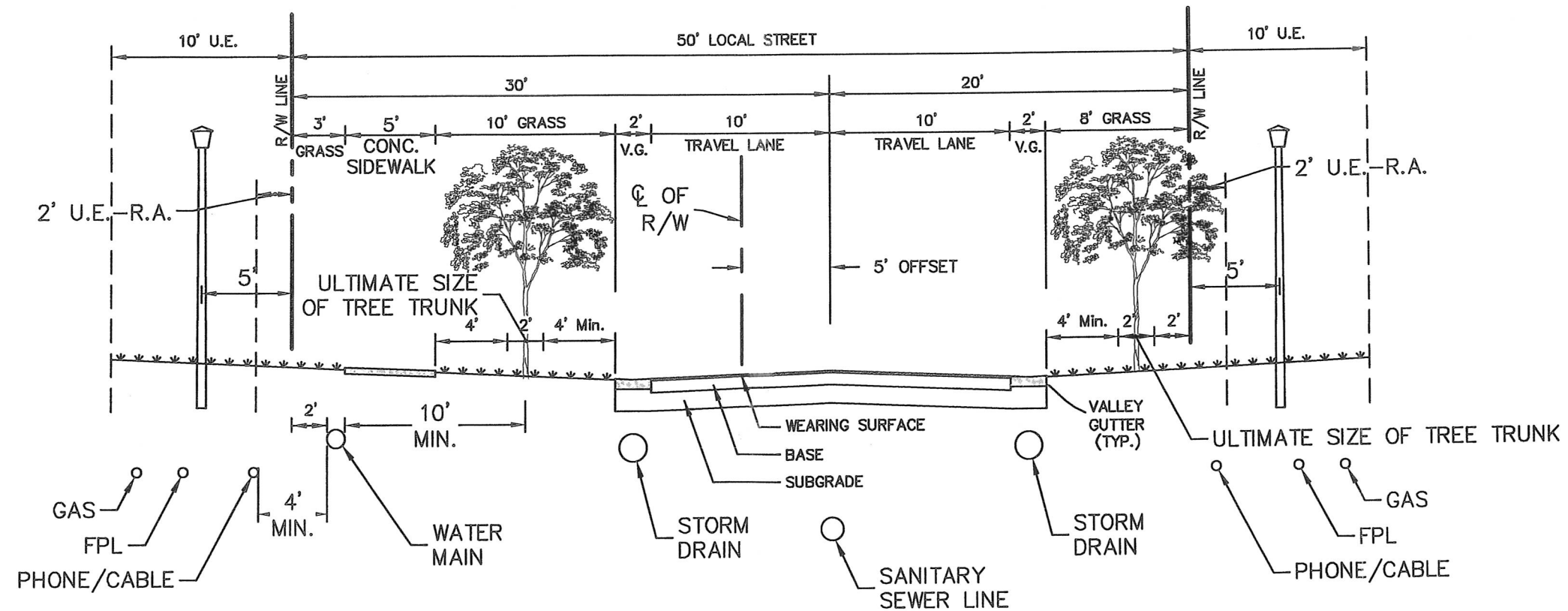
EXHIBIT - 12C

TYPICAL LOT - TOWNHOME - FRONT LOADED - 50' LOCAL STREET



NOTES:

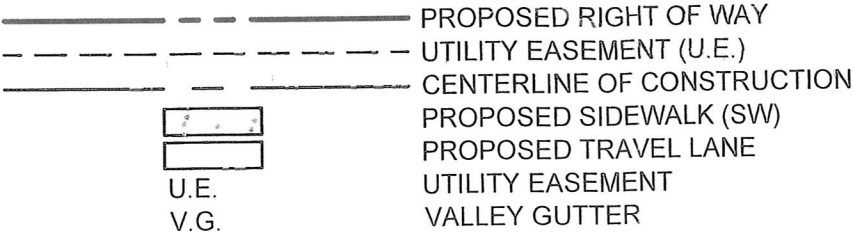
1. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY
2. FOR LOOPING PURPOSES, A SECOND WATER MAIN MAY BE INSTALLED UNDER THE ROADWAY OR IN PLACE OF THE STREET TREES AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.



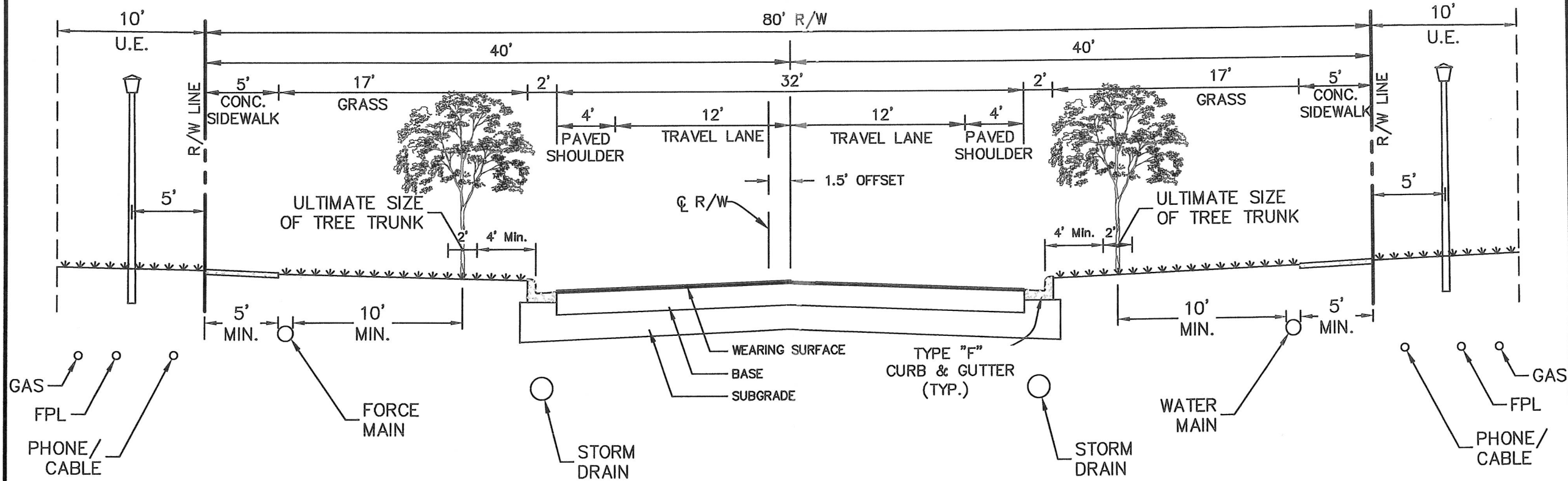
LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE
ADJUSTED FOR SPECIFIC CONDITION

* SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY

LEGEND

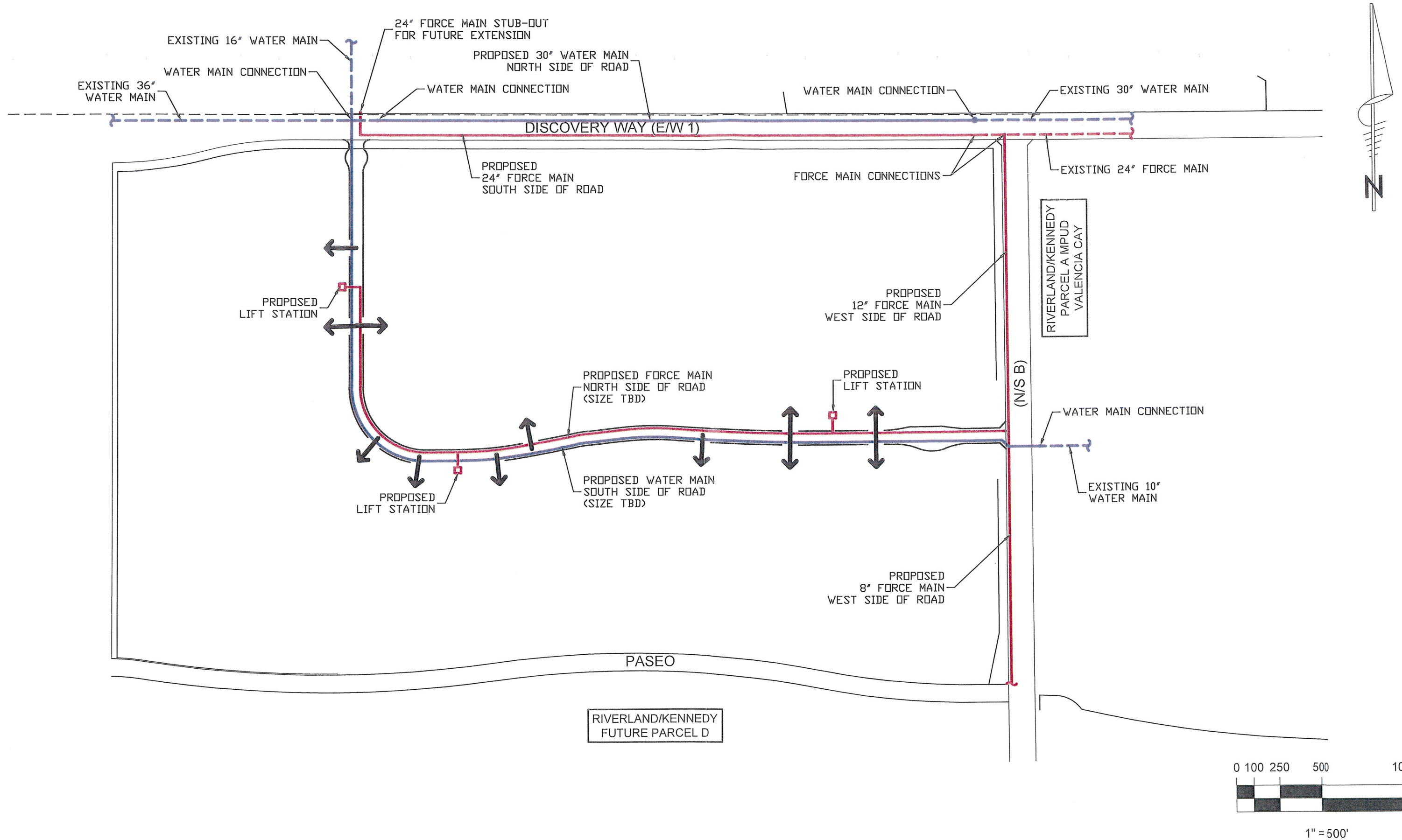


- NOTES:
1. STREET TREES MAY BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
 2. IN LIEU OF TWO 5' SIDEWALKS, ONE 8' PATH MAY BE SUBSTITUTED. AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
 3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
 4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
 5. POSTED SPEED LIMIT: 25 MPH
 6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.



RESIDENTIAL LOCAL 2-LANE ROADWAY - 80' ROW
TYPICAL SECTION
N.T.S.

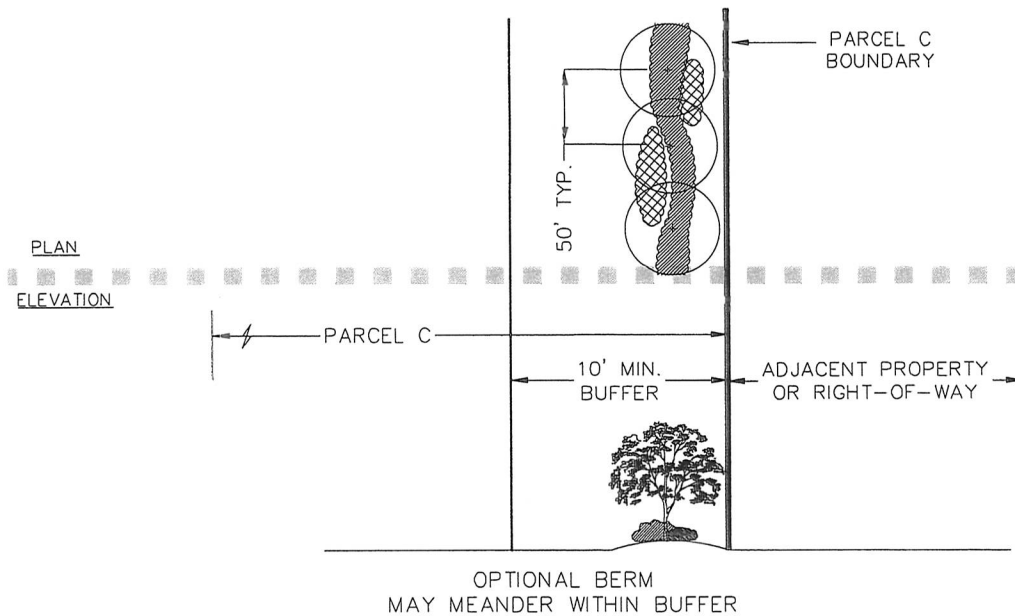
LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE
ADJUSTED FOR SPECIFIC CONDITION



SCALE: N.T.S.
 DATE: 2019-06-18
 DESIGNED BY: MPF
 CHECKED BY: GD
 FILE NAME:
 Exhibit-14

RIVERLAND MPUD - PARCEL C
 Port St. Lucie, Florida
EXHIBIT - 14
 WATER/SEWER PLAN

(P19-110)
 EXH-14
 Page 31



PERIMETER BUFFER SECTION (MINIMUM):

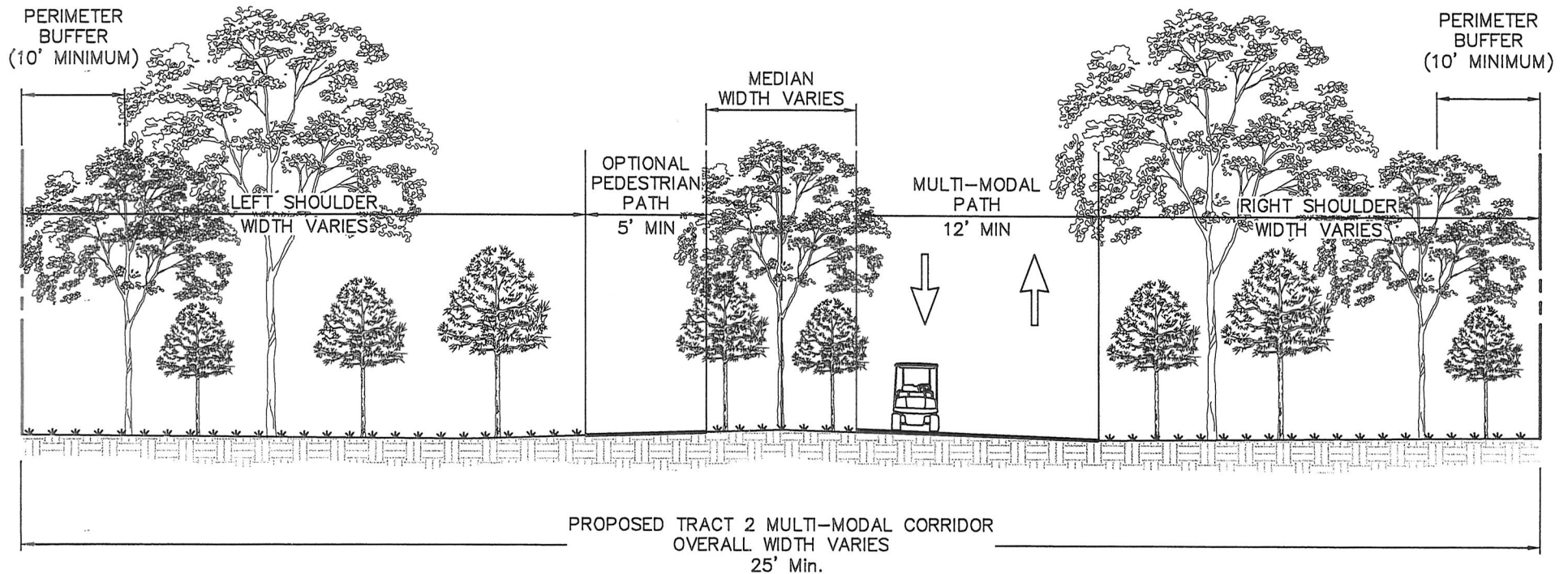
Planting for this buffer shall consist of:

- A landscape strip at least ten (10) feet in depth shall be located adjacent to all exterior rights-of-way and abutting properties, adjacent to the parcel boundary, unless indicated otherwise.
- A Minimum of one (1) tree shall be provided for each thirty (30) linear feet of buffer, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet.
- A continuous hedge shall extend the length of the landscape strip. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of certification. Spacing may be adjusted if smaller or larger material is provided. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.
- Sidewalks and/or pathways may be permitted within the perimeter buffer so as long as there is 10' minimum clear for planting.
- Where an adjacent site has been developed and it has a landscape strip that has one (1) tree for each thirty (30) linear feet, or fractional part thereof, the required trees may be placed in other areas of the site, in addition to other required trees.

10' PERIMETER LANDSCAPE BUFFER N.T.S.

NORTH

SOUTH



**PASEO CROSS SECTION
INCLUSIVE OF MULTI-MODAL PATH
N.T.S.**

NOTE:

1. The Multi-Modal Open Space Tract 2 design shall include, at a minimum, the required planting specifications for a perimeter buffer consistent with Chapter 154, and will include, but not be limited to, pedestrian, bicycle, and electric golf travel.
2. Future pathway connections, through the southern perimeter buffer, shall be allowed with future development.
3. Multi-Modal path and optional pedestrian path may meander within multi-modal corridor.
4. Vehicles, with the exception of golf carts, property maintenance, and emergency vehicles, are not permitted within the multi-modal corridor.