

*Presented to:*  
*City of Port St. Lucie Planning and Zoning Department*  
*121 SW Port St. Lucie Boulevard*  
*Port St. Lucie, Florida 34984*

# **PLANNED UNIT DEVELOPMENT AND REZONING APPLICATION**

## **Torino Parc**

For:  
**Saint Matilda, LLC**  
**17111 Biscayne Blvd.**  
**# 2105**  
**North Miami Beach, FL 33160**

**City of Port St. Lucie Project No. P20-177**  
**PSLUSD Project # 11-889-00**

**June 22, 2022**

*Prepared by:*  
*Engineering Design & Construction, Inc.*  
*10250 SW Village Parkway, Suite 201*  
*Port St. Lucie, FL 34987*



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# LIST OF EXHIBITS

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<b>Exhibit 10</b>	Typical Townhouse Street Plan
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# PROJECT PROFESSIONALS

**DEVELOPER:**

Saint Matilda, LLC  
Contact: George Medvedeff  
17111 Biscayne Blvd., # 2105  
North Miami Beach, FL 33160  
(772) 879-9991

**SURVEYING:**

Engineering Design & Construction, Inc.  
Contact: Michael T. Owen  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
(772) 462-2455

**ENGINEERING:**

Engineering Design & Construction, Inc.  
Contact: R.J. Kennedy, P.E.  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
(772) 462-2455

**PLANNING:**

Engineering Design & Construction, Inc.  
Contact: Bradley J. Currie, AICP  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
(772) 462-2455

# INTRODUCTION

Torino Parc PUD includes one (1) 28.80-acre parcel for which a proposed 263-unit townhome development is proposed. The subject parcel is located on the southeast corner of W. Blanton Boulevard and NW East Torino Parkway in Port St. Lucie, Florida.

Concurrently with this PUD application, a plat application has been submitted for review and approval by the City of Port St. Lucie.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a Planned Unit Development (“PUD”). The format will follow the outline presented in the PUD Zoning District Standards and Application requirements of the City Code.

# EXHIBIT 1

## CONCEPTUAL PUD APPLICATION APPLICATION FOR PUD REZONING

### FOR OFFICE USE ONLY:

#### CITY OF PORT ST. LUCIE

Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

Planning Department \_\_\_\_\_  
Fee (Nonrefundable) \$ \_\_\_\_\_  
Receipt # \_\_\_\_\_

(561) 871-5212 Fax (561) 871-5124

For use only if property is zoned PUD and does not have approved concept plan. Application fee: \$1,800, plus \$10 for each acre or portion thereof. Fee is nonrefundable unless application is withdrawn prior to Planning & Zoning Board meeting. **Attach two copies of proof of ownership (i.e., warranty deed, affidavit).**

### **PROPERTY OWNER:**

Name: Saint Matilda, LLC  
Address: 17111 Biscayne Blvd., # 2105  
North Miami Beach, FL 33160  
Telephone: 772-879-9991 Fax: \_\_\_\_\_

### **AGENT OF OWNER (if any):**

Name: Engineering Design & Construction, Inc.  
Address: 10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
Telephone: (772) 462-2455

### **Legal description and location of property (attach sketch and/or survey):**

TRACT F OF FIRST REPLAT IN ST. LUCIE SECTION FORTY-SIX ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 32. 32A – 32K, OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
CONTAINING 28.80 ACRES, MORE OR LESS

Parcel I.D.  
Number: 3240-731-0006-000-6

 (Authorized Agent)  
Signature of Applicant

June 9, 2022  
Date

**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.

**St. Matilda, LLC**  
1801 NE 123<sup>rd</sup> Street  
Suite 307  
North Miami, FL 33181

**AGENT CONSENT FORM**

Project Name: Torino Parc

Parcel ID: 3420-731-0006-000-6

BEFORE ME THIS DAY PERSONALLY APPEARED Emiliano Balague, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11 day of September, 2020, by Emiliano Balague (Name of Person Acknowledging) who is personally known to me or who has produced passport (type of identification) as identification and who did (did not) take an oath.

Tara Melissa Allen

Notary Signature

Emiliano Fernandez Balague

Owner's Signature

Tara Melissa Allen

Printed Name of Notary

Emiliano Fernandez Balague

Owner's Name



11/30/2022

My commission expires

carlos calvo 3552

Street Address

bs as

City, State, Zip

emifernandezb@gmail.com

Telephone / Email

## **EXHIBIT 2**

### **P.U.D. APPLICATION CHECKLIST**

1. Statement of Unified Control of the entire area within the proposed P.U.D. is attached as Exhibit 3.
2. Torino Parc PUD is a proposed fee simple residential development.
3. The Conceptual Master Plan for Torino Parc is attached as Exhibit 8 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibit 5.
5. The subject parcel was previously approved as a 316-unit multifamily residential PUD. The maximum density allowed for this property is 316-units. This proposed PUD is proposing a 263-unit fee simple townhome development for which a reduction in density is proposed. Due to this, there will have no additional impact on public facilities.

**EXHIBIT 3**  
**LETTER OF UNIFIED CONTROL**

June 9, 2022

City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**RE: TORINO PARC – PUD APPLICATION**

To Whom It May Concern:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. Saint Matilda, LLC is the owner of record of the subject properties, pursuant to Corrective Special Warranty Deed recorded in Official Records Book 4351, Page 1723, Public Records of St. Lucie County, Florida, and copies of which are attached to this application.

Sincerely,

**SAINT MATILDA, LLC**



Patricia Sesta  
Authorized Agent

## **EXHIBIT 4**

### **GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT**

1. The area of Torino Parc PUD totals approximately 28.80 acres, exceeding the 2-acre minimum for the establishment of a P.U.D. within the City of Port St. Lucie.
2. Torino Park PUD is located on the southeast corner of NW Blanton Boulevard and NW East Torino Parkway within the City of Port St. Lucie. There is one (1) access point proposed for this development and one (1) proposed emergency entrance which are located off NW. Blanton Blvd.
3. Torino Parc PUD will have stormwater management provided by a master stormwater management system operated by the City of Port St. Lucie. The master stormwater system will be constructed and operated pursuant to South Florida Water Management District Environmental Resource Permit No. 56-00466-S.
4. Torino Parc PUD will be supplied with water and wastewater services by the City of Port St. Lucie Utility Services Department and will abide by and comply with all applicable Ordinances, policies, specifications and regulatory agencies governing such service. Furthermore, the P.U.D. will irrigate using a well.
5. This PUD application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan.

# EXHIBIT 5

## **PROPOSED DEVELOPMENT STANDARDS**

### **1) DESIGN**

#### **a) PURPOSE**

The purpose of this PUD is to help create an aesthetically and architecturally pleasing design with a unique and sustainable development pattern that enhances the experience of pedestrians and motorists within the Torino Parc community. In order to create the desired aspects of this community, the criteria contained within this document will be in effect for this development. In all areas not defined in this document, all underlying regulations of the City of Port St. Lucie Land Development Regulations that are in effect at the time of approval of this PUD by the City of Port St. Lucie City Council shall apply.

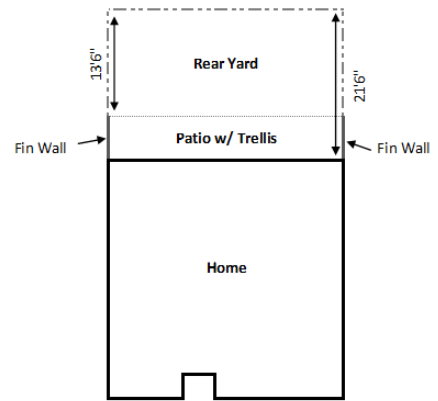
The existing zoning for this property is Planned Unit Development (PUD) which allows for 10.9 dwelling units per acre (316 units). The proposed PUD would allow for the 9.13 dwelling units per acre totaling 263 dwelling units. The proposed development includes 263 fee simple Townhome units. The project proposes a maximum building coverage not to exceed 35%. The future land use will remain as Residential Multifamily (RM). The site totals 28.80 acres.

### **2) PERMITTED PRINCIPAL USES**

The intention of this Site Development Standards is to create provisions that are appropriate to ensure the proper development of a unique community like the Torino Parc PUD as established by the Conceptual Development Plan.

a. Townhomes

Two Hundred Sixty-Three (263) townhouses are proposed as part of this development. The townhomes are two stories in height and are 1,511 square feet per unit. Each townhome consists of four (4) bedrooms. All units will have a single car garage (217 sf) and two driveway parking spaces totaling three (3) parking spaces per unit. Each townhouse provides a minimum 13' 6" deep private rear yard.



b. Recreational Areas

The recreational areas are intended for the use of the residents and their families for community and family activities. These areas are designed on the conceptual plan and will include the following amenities:

- Clubhouse (3,500 square feet minimum)
- Community Pool
- Dog Park
- Tot Lot

The proposed Recreation Area for this townhome development totals 0.76 acres

### 3) ACCESSORY USES

a) Recreational Vehicle Storage

Storage of recreational vehicle (RV) may be permitted within individual unit garages. Recreational vehicles too large for garages are to be stored off-site at the expense of the individual owner. No outdoor RV storage is permitted.

b) Rear Yard & Accessory Structures

- i) Each townhouse will have a private patio in the rear yard. The maximum depth of the rear yard from the proposed patio (fin wall) to the property line is 13' 6" with a maximum width of 35'. The patio and rear yard as depicted in the exhibit (right) could be screened or unscreened. All three (3) sides of rear yard may be screened. Structures will be black

powder coated chain link or white vinyl material and complimentary to building architecture and should not exceed 6'. No other paved areas are allowed.

- ii) Accessory uses such as hot tubs are allowed within the limits noted for covered patio areas or rear yards and must be screened from view with an opaque fence. Outdoor storage structures are prohibited. Uses not identified in the PUD are not permitted.

#### **4) MAXIMUM BUILDING COVERAGE**

Overall site

- a. Maximum Building Coverage: Not to exceed 35%
- b. Maximum Impervious Area: Not to exceed 70.55%
- c. The Torino Parc PUD shall comply with City Land Development Regulations Chapter 157 Natural Resource Protection and Chapter 152, Flood Plain Management.

#### **5) MAXIMUM BUILDING HEIGHT**

(35) Thirty-five feet building height as per City code

#### **6) MINIMUM BUILDING AREA**

Minimum Building Gross Square Footage: 1,700 sf (including garage)

Minimum Air-Conditioned Space: 1,500 sf

#### **7) BUILDING CONFIGURATION**

- a) No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No more than two (2) contiguous townhouse dwellings shall be built in a row with a common front building line, and the minimum difference in building line setback to provide variation shall be five (5) feet. No contiguous group of dwellings shall exceed two hundred forty (240) feet in length.

## 8) YARD REQUIREMENTS

- a) Setbacks
  - i) Front: 25' (min)
  - ii) Interior Side: 0' (min)
  - iii) Exterior Side: 10' (min)
  - iv) Rear: 13.5' (min)
- b) Minimum Townhome Lot Size
  - i) 2,125 sf (min)

## 9) ROADWAYS, PARKING AND PEDESTRIAN FACILITIES

Each element identified below is designed to establish a friendly atmosphere for pedestrians, motorists and cyclists. Care should be taken in the application of each of these elements with regards to site-specific issues.

### i) Roadways

All project roads and ROW's within the development will be private and will be maintained by the Home Owner's Association.

### ii) Vehicular Areas and Parking

(1) The project's parking shall comply with the City of Port St. Lucie's parking specifications.

The parking concept is based on a combined use of parking garages and exterior parking in driveways fronting the individual townhomes. Driveway length is a minimum of 25 feet excluding sidewalks and a minimum width of 10 feet. This provides two guest parking stalls per townhome unit. Additional guest parking associated with the townhomes is provided along several neighborhood roads equivalent to one (1) parking space per every five (5) units. Required guest parking stalls totals 53 spaces and 60 spaces are proposed. The number of handicap spaces will be according to the City standards and ADA code.

### iii) Walkways and Pedestrian Connections

The Torino Parc PUD shall have pedestrian connections to all areas within the PUD to the

right-of-way which connects to nearby parks.

- (1) The front entrance to each building on a site shall have a direct sidewalk connection to parking or vehicular use areas as well as to recreational facilities.
- (2) Walkways are to be a minimum of five (5)' in width. A seven and a half (7.5') minimum landscape strip shall be provided between the sidewalks and private right-of-way. All sidewalks will be ADA compliant including those adjacent to parking areas.
- (3) Benches shall be incorporated into the design of open area pedestrian walkways.
- (4) All pedestrian circulation areas are to be adequately lighted within pedestrian scale light fixtures not to exceed a mounting height of 12 feet.
- (5) Curb cuts are to be provided to all vehicular areas designated for pedestrian crossings.
- (6) Pedestrian crossings shall be clearly delineated by the use of striping or decorative concrete pavers.
- (7) Areas shall be designated for bicycle parking to allow a minimum of eight (8) bicycles at all recreational areas.

## **10) DESIGN STANDARDS**

### **a) Bus Pick Up and Drop Off**

A bus pick-up and drop off area shall be designed as part of the Torino Parc PUD.

### **b) Site Lighting Standards**

i) All lighting shall be specified so as to provide a unified design for the overall PUD.

(1) Parking lot lighting shall not exceed 12 feet in height.

(2) Lighting shall be provided on walkway connections and pedestrian areas along building frontages. Pedestrian lighting shall not exceed a mounting height of 12 feet and shall be provided at regular intervals.

(3) All lighting shall be shielded and directed away from adjacent residential units.

### **c) Signage Standards**

i) All signs shall be designed so as to provide a unified design throughout the PUD and be consistent with the architectural design theme.

(1) All signs shall conform to the standards set forth by the City of Port St. Lucie Sign

Regulations.

(2) All traffic signs shall meet FDOT and MUTCD standards.

d) Storage Areas and Site Utilities

The service areas shall be designed and located so as not to obstruct access and to be architecturally integrated into the building's overall design. All infrastructures, pipes, equipment and other mechanical equipment shall be disguised or camouflaged to ensure unique and visually appealing buildings. Electric meters shall not be located on face of building facing a street.

(1) No landscaping other than sod may be planted within a 5' radius maintenance area of any PSLUSD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts and manholes, air release valves, etc.

(2) Refuse service is to be performed on a per unit pickup basis for the townhomes. Refuse and recycle dumpsters per Waste Pro or other provider.

(3) All power lines will be underground.

e) Drainage Statement:

Stormwater will be collected by swales, inlets and culverts and conveyed to the proposed lakes. Discharge will be to the existing canal right-of-way to the north of the project. SFWMD requirements for water quality and quantity treatment will be met. A modification to the Sharrett surface water management permit is required.

f) Traffic Study:

Although the traffic study indicates that the surrounding roadway network will continue to operate at the existing level of service after build-out, a right and left turn lane will be constructed NW Blanton Boulevard along with a right turn lane on NW East Torino Parkway as part of the project. These improvements are illustrated on the conceptual plan.

## **11) LANDSCAPE DESIGN STANDARDS (EXHIBIT 14)**

a) Perimeter Buffers

Landscape Buffers shall be provided as a visual screen from adjacent uses. Landscape

buffers shall be provided as follows:

A minimum 10-foot landscape buffer shall be provided along the north, west, east and south parcel limits. This buffer shall include a continuous hedge a minimum 24-inches in height at the time of planting except where pedestrian or vehicular access is proposed. The buffer shall also include one (1) understory tree per 90 linear feet with a minimum 1" caliper. Provided buffer includes one (1) canopy tree planted 30 feet on center with minimum caliper of 2 ½ inch as outlined in the City of Port St. Lucie Landscape code.

- b) Streetscape, Townhouse and Multi-Family Buildings and Clubhouse Plantings
  - a. Trees will be planted as outlined in the in Exhibit 14, attached.
  - b. Trees will be planted at one (1) tree per 3,000 sf of active recreation area.
- c) General Landscaping Information
  - i) All other landscaping shall conform to the City of Port St. Lucie Land Development Code.
  - ii) No trees shall be placed within ten (10) feet of the utilities.
  - iii) No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
  - iv) Landscape is conceptual and subject to change at the time of subdivision or site plan review by SPRC.

## **12) PLANT MATERIAL LIST**

All required landscape material shall be selected from the approved tree and shrub list from the City of Port St. Lucie Code.

## **13) BUILDING DESIGN STANDARDS**

### **Citywide Design Standards apply to the Torino Park PUD**

Architectural Theme:

The buildings in this project are an essential component of the design and will be integrated architecturally to promote and enhance the use of the public space. The distribution shall be made so as to have the buildings oriented to facilitate and welcome the pedestrian and vehicular access and also as to provide an unobstructed pedestrian connection with additional parking,

open space areas and recreational facilities.

The buildings are two (2)-story townhouses with attached garages. The facades are articulated with vertical offsets and horizontal banding and color. The façade features and materials stucco walls with horizontal banding in addition to window perimeter banding and decorative cornice banding.

#### **14) FIRE DISTRICT IMPACT STATEMENT**

The nearest fire station to the Torino Parc development is located on Milner Road. The station is approximately 2.5 miles from the Torino Parc development. There is a full access ingress / egress point illustrated on the conceptual site plan.

Water will be supplied to Torino Parc by the City of Port St. Lucie Utility Systems Department. The water mains are currently in place along East Torino Parkway and Blanton Boulevard. The water mains are 12" along each roadway and will adequately supply the development with water for fire service.

#### **12) ENVIRONMENTAL STATEMENT**

Upland preservation associated with this development will be mitigated for at the time of Commercial Compliance Review.

# EXHIBIT 6

## LEGAL DESCRIPTION

TRACT F OF FIRST REPLAT IN ST. LUCIE SECTION FOURTY-SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 32, 32A THROUGH 32K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 28.80 ACRES, MORE OR LESS.

This Document Prepared By and Return to:

**Jennifer Snyder, Esq.**  
**Snyder International Law Group, P.A.**  
**21500 Biscayne Blvd., Suite 401**  
**Aventura, FL 33180**

Parcel ID Number: 3420-731-0006-000-6

## Warranty Deed

This Indenture, Made this 12 day of **November, 2019** A.D., Between **Magmar Development, L.L.C., a Florida limited liability company** of the County of **Broward**, State of Florida, **grantor**, and **Saint Matilda, LLC, a Florida limited liability company** whose address is: **1801 NE 123rd Street, Suite 307, North Miami, FL 33181** of the County of **Miami-Dade**, State of Florida, **grantee**.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of -----**TEN DOLLARS (\$10)**----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **St. Lucie** State of **Florida** to wit:

Tract "F", of FIRST REPLAT IN ST. LUCIE SECTION FORTY-SIX, according to the Plat thereof, as recorded in Plat Book 25, Page 32, 32A through 32K, of the PublicRecords of St. Lucie County, Florida.

SITUATE IN THE COUNTY OF SAINT LUCIE, STATE OF FLORIDA.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

### Subject to:

**Taxes subsequent to December 31, 2019, zoning restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and easements of record, if any, provided that the foregoing shall not serve to impose or reimpose same.**

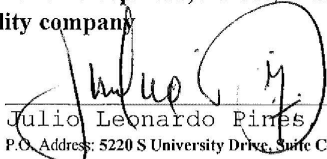
**In Witness Whereof**, the grantor has hereunto set its hand and seal the day and year first above written.

19-1109

Signed, sealed and delivered in our presence:

**Magmar Development, L.L.C., a Florida limited liability company**

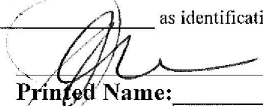
Printed Name: Samuel Snyder  
Witness

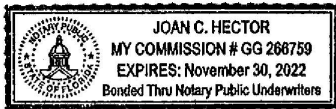
By:  (Seal)  
Julio Leonardo Pines Manager  
P.O. Address: 5220 S University Drive, Suite C-102 Davie, FL 33328

Printed Name: JOAN C. HECTOR  
Witness

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 12 day of **November, 2019** by **Julio Leonardo Pines, Manager of Magmar Development, L.L.C., a Florida limited liability company** who is personally known to me or who has produced his National ID as identification.

  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



# EXHIBIT 7


## BINDING P.U.D. AGREEMENT

The property, as described on Exhibit 7, is under the control of Saint Matilda, LLC. The undersigned owner petitioner 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, 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 this paragraph made.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9 day of June, 2022.

WITNESS:

SAINT MATILDA, LLC

BY:   
\_\_\_\_\_  
Bradley J. Currie

BY:   
\_\_\_\_\_  
Patricia Sesta (Authorized Agent)

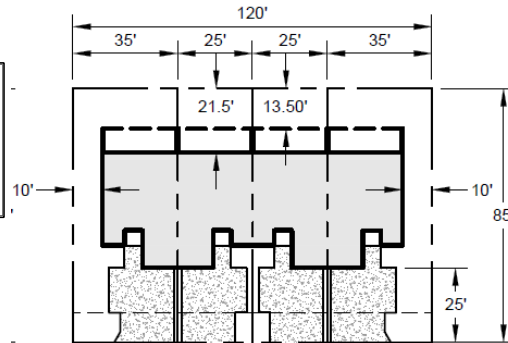
BY:   
\_\_\_\_\_  
Steven Frink



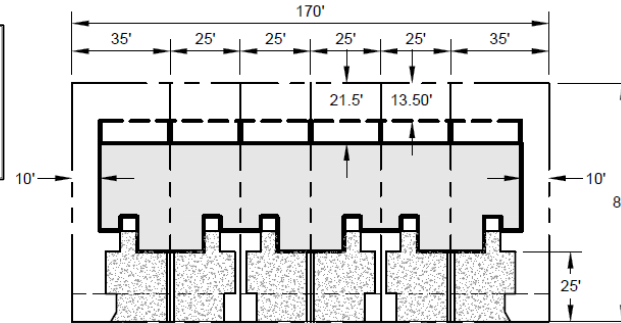
# EXHIBIT 9

## PUD CONCEPTUAL TOWNHOUSE BUILDING FOOTPRINT

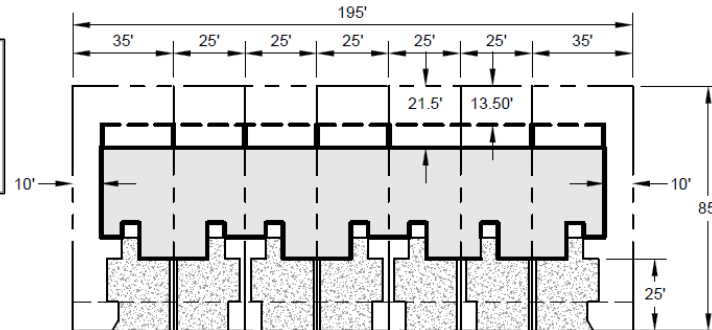
TYPICAL 4 UNIT  
2 STORY



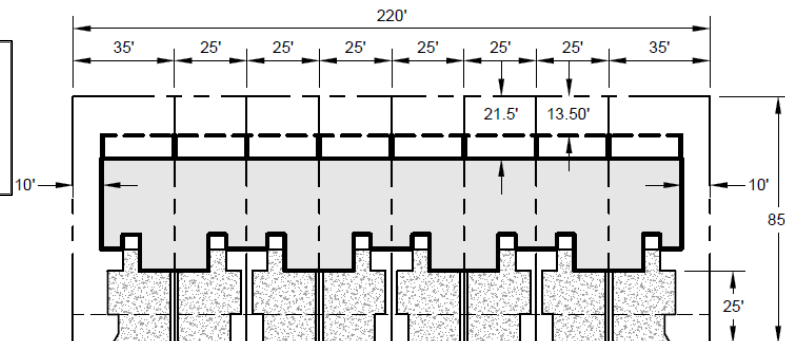
TYPICAL 6 UNIT  
2 STORY



TYPICAL 7 UNIT  
2 STORY



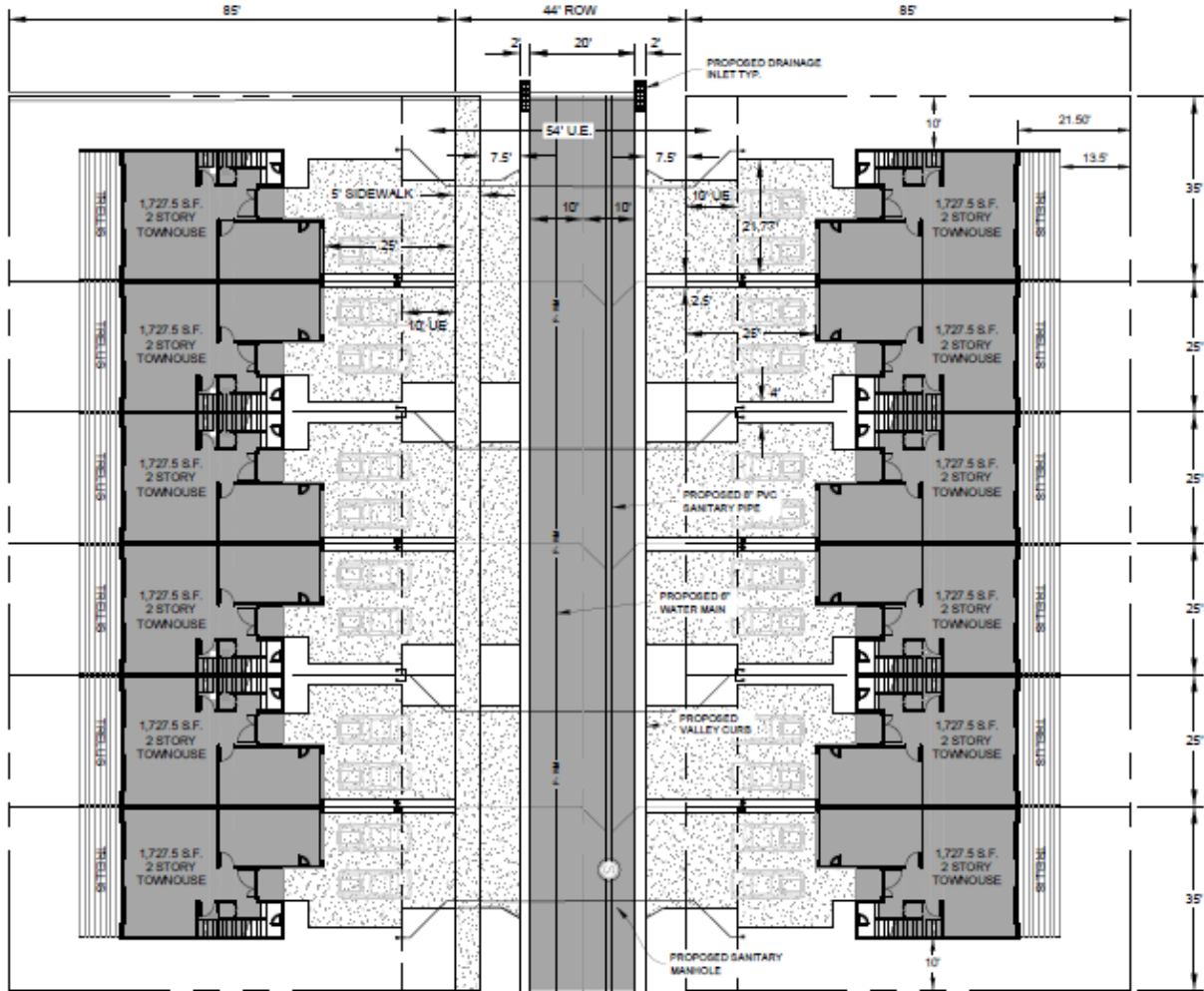
TYPICAL 8 UNIT  
2 STORY





# EXHIBIT 10

## TYPICAL TOWNHOUSE STREET PLAN



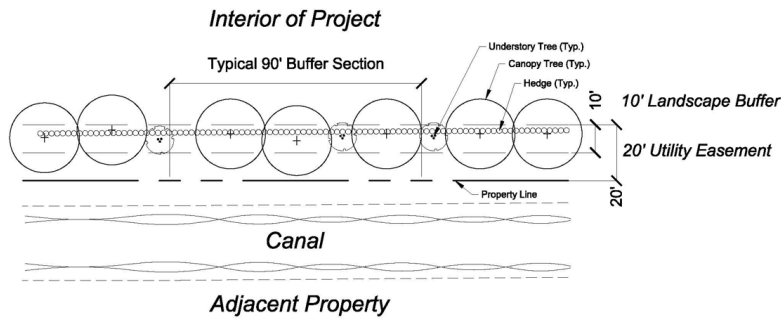
6 CLUSTER 2-STORY TOWNHOUSE  
TOTAL S.F. OF EACH UNIT = 1,727.5 S.F.

### TYPICAL TOWNHOUSE STREET PLAN

SCALE 1"=20'

# EXHIBIT 11

## LANDSCAPE TYPICAL SECTIONS (PERIMETER BUFFERS)



### Perimeter Landscaping Adjacent to Another Property

#### Trees

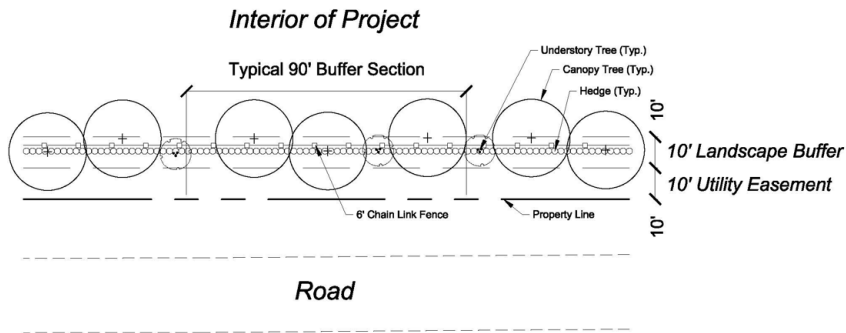
Required: (1 Tree/30 l.f.) - 90 l.f./30 = 3 Trees

#### Understory Tree

Required: (1 Tree/90 l.f.) - 90 l.f./90 = 1 Understory Tree

#### Shrubs

Required: Continuous Hedge 2' O.C. = 45 Shrubs



### Perimeter Landscaping Adjacent to Road Right-of-way

#### Trees

Required - (1 Tree/30 l.f.)- 90 l.f./30 = 3 Trees

#### Understory Tree

Required: (1 Tree/90 l.f.) - 90 l.f./90 = 1 Understory Tree

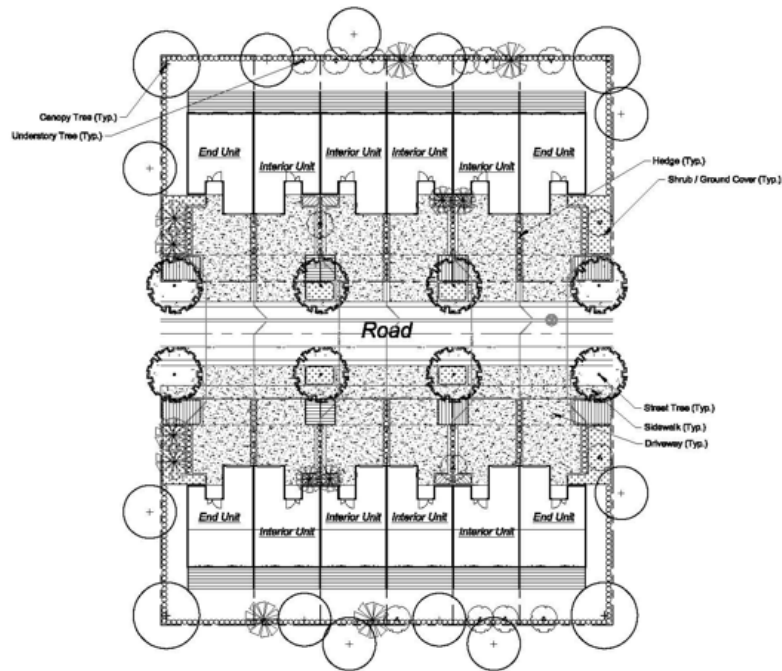
#### Shrubs

Required - Continuous Hedge 2' O.C. = 45 Shrubs

\*\*\* LANDSCAPE PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF SUBDIVISION OR SITE PLAN REVIEW. UPLAND MITIGATION WILL BE MITIGATED FOR AT TIME OF COMPLIANCE REVIEW.

## EXHIBIT 11 (CONT.)

### LANDSCAPE TYPICAL SECTIONS (BUILDING FAÇADE TOWNHOMES)



#### ***Building Facades - Town Houses***

##### ***End Units:***

##### ***Trees (within 5 - 15 feet)***

***Required - 1 Tree / 30 l.f. of Building Perimeter***  
***90 l.f. of Building Perimeter / 30 l.f. = 3 Trees***

##### ***Shrubs (within 5 - 15 feet)***

***Require - 1 Shrub / 1.5 l.f. of Building Perimeter***  
***Excluding Paved Access Areas = 55 l.f. / 1.5 = 37 Shrubs***

##### ***Interior Units:***

##### ***Trees (within 5 - 15 feet)***

***Required - 1 Tree / 30 l.f. of Building Perimeter***  
***70 l.f. of Building Perimeter / 30 l.f. = 2 Trees***

##### ***Shrubs (within 5 - 15 feet)***

***Require - 1 Shrub / 1.5 l.f. of Building Perimeter***  
***Excluding Paved Access Areas = 32 l.f. / 1.5 = 22 Shrubs***

***Notes: 1. Palms can be provided @ 2:1 for Building Facades.***

***2. Understory trees count 1:1 for Shade trees when adjacent to Townhouse buildings in smaller planting areas and rear yards.***

\*\*\* ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF SUBDIVISION OR SITE PLAN REVIEW.

