

MPUD APPLICATION
RIVERLAND/KENNEDY DRI
RIVERLAND CENTER

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RIVERLAND/KENNEDY – MPUD – Riverland Center

LIST OF PROJECT PROFESSIONALS

LANDOWNER: Riverland/Kennedy II, LLC
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1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
T: (954) 753-1730, ext. 2208
F: (954) 575-5208
alan.fant@glhomes.com

DEVELOPER: Riverland/Kennedy II, LLC
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1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
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ENGINEER: GLH Engineering, Inc.
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CONSULTANT: Riverland/Kennedy II, LLC
Kevin Ratterree & Azlina Goldstein, Authorized Signatories
1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
T: (954) 559-0465
F: (954) 575-5240
azlina.goldstein@glhomes.com

EXHIBIT 1

MPUD REZONING APPLICATION

CITY OF PORT ST. LUCIE

FOR OFFICE USE ONLY

Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

Planning Dept.: P22-001
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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting.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: azlina.goldstein@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC
Attn: Azlina Goldstein (azlina.goldstein@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 559-0465
FX (954) 575-5240

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC
Attn: Azlina Goldstein (azlina.goldstein@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 559-0465
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 8

Parcel I.D. Number: 4321-411-0001-000-7

Current Zoning: AG-5 (St. Lucie County)

Proposed Zoning: MPUD (Port. St. Lucie)

Future Land Use Designation: NCD (Port St. Lucie) Acreage of Property: 35.697 acres

Reason for rezoning request: Rezone property within the Riverland/Kennedy DRI to MPUD consistent with DRI Development Order and NCD Future Land Use to permit development of a Mixed Use (120,000 SF of non-residential development and 261 villa, townhome or multi-family dwellings) and Neighborhood/Village Commercial (20,000 SF of non-residential development) center.

[Handwritten signature of Azlina Goldstein]

Signature of Owner

Azlina Goldstein

Hand Print Name

3/30/22

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.

EXHIBIT 2

January 3, 2022

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

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

Dear Ms. Lamar-Sarno:

Please allow this letter to serve as authorization for Azlina Goldstein and Kevin Ratterree to act as agents for Riverland/Kennedy II, LLC, for the purposes of applying, processing, and representation of the MPUD application for Riverland/Kennedy MPUD – Riverland Center in the 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

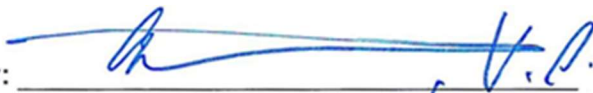
By: 
Alan J. Fant, Vice President

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 – Riverland Center is a proposed combination of mixed use and neighborhood/village sub districts designed to function as a community development totaling 35.697 acres of compatible residential and non-residential uses. Such uses will allow for neighborhood retail, commercial, office, institutional, recreational, residential and other similar opportunities to meet the needs of the adjoining and/or connected neighborhoods within the Riverland/Kennedy DRI and larger area.
3. The Conceptual Plan for Riverland/Kennedy – Riverland Center is attached as Exhibit 16 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.

EXHIBIT 4

January 3, 2022

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

RE: Riverland/Kennedy DRI: MPUD – Riverland Center
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, 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:



Azlina Goldstein, Authorized Signatory

EXHIBIT 5

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: Riverland Center is 35.687 acres consisting of a Neighborhood/Village sub-district containing 4.155 acres (which exceeds the three acre (3) acre minimum requirement for the establishment of a MPUD required by Policy 1.2.2.4), and a Mixed Use sub-district containing 31.542 acres (which exceeds the thirty acre (30) minimum requirement for the establishment of a MPUD required by Policy 1.2.2.7) within 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 Riverland Center is located on the west side of SW Community Blvd., southeast of Parcel B of Riverland/Kennedy DRI, and north of SW Marshall Parkway (aka E/W #3). Main access to the property will be as follows: (i) along the future extension of SW Community Boulevard from its present terminus at the Riverland Parcel B Community Boulevard project entry south to the future intersection of Community Boulevard and SW Marshall Parkway (aka E/W #3); and (ii) along SW Marshall Parkway. The property entrances shall be located so as to provide access without creating or generating significant traffic impacts to the streets within and/or outside the boundaries of the MPUD. The traffic impacts are being addressed through conditions of the Riverland/Kennedy DRI Development Order (Resolution 21-R07, as may be amended).

Consistency with the City's Comprehensive Plan: The Riverland/Kennedy Riverland Center MPUD is consistent with the City's Comprehensive Plan. The Mixed-Use sub district is 31.542 acres, which falls between the 30-acre minimum and the 500-acre maximum acreage and will contain a minimum of three (3) uses, one of which will be residential, as required under Policy 1.2.2.7. The Neighborhood/Village Commercial sub district is 4.155 acres, which falls between the 3-acre minimum and the 35-acre maximum acreage and will contain a minimum of two (2) uses as required under Policy 1.2.2.4.

Relation to Utilities, Public Facilities and Services: Riverland Center 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 Center is located within the Riverland/Kennedy Development of Regional Impact (DRI). The site is generally former citrus groves and pastureland.

EXHIBIT 6

SITE INFORMATION

(A) TOTAL ACREAGE:

Development areas included with this MPUD:

- Mixed Use 31.542 acres
- Neighborhood/Village Commercial 4.155 acres
- Total 35.697 acres

See graphic Exhibit 16 MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) PEDESTRIAN WAYS:

The system of pedestrian movement will consist of sidewalks and/or multi-modal paths within the site. The Neighborhood/Village Commercial and Mixed-Use Areas will be connected by a pedestrian sidewalk system to the multi-modal pathway that is located adjacent to the Project Site.

(C) DENSITY/INTENSITY:

The density and intensity within the Riverland Center MPUD shall be consistent with the existing Riverland/Kennedy DRI Development Order and shall meet the standards set forth the City's current Comprehensive Plan concerning the design of Neighborhood/Village Commercial and Mixed-Use Areas.

Residential Density 261 dwelling units (max)

Non-Residential Intensity 130,000 sf (max)

EXHIBIT 7

DEVELOPMENT USES & STANDARDS

SECTION 1 – MIXED-USE AREA

(A) Purpose: The purpose of the Mixed-Use Area shall be to locate and establish a mixture of uses where a mixed pattern of housing, retail and restaurants, and commercial and office uses that are deemed appropriate and proper for location and development standards are to be substantially established.

The following standards shall be met in designing the Mixed-Use Area:

(B) Permitted Principal Uses and Structures: A minimum of three (3) of the following principal uses and structures shall be contained within the Mixed-Use Area, provided a minimum of thirty percent (30%) and a maximum of seventy percent (70%) of the net acreage within the Mixed-Use Area shall be residential:

1. Any retail, business, or personal service use conducted wholly within an enclosed building or space, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;
2. Office for administrative, business, or professional uses;
3. Banking institutions, credit union, trust or savings and loan association, with or without drive thru service;
4. Restaurant, with or without drive-thru service, with or without an alcoholic beverage license for on-premises consumption of alcoholic beverages, and which may provide outdoor seating;
5. Liquor store, bar or lounge that conducts the retail sales of alcoholic beverages for on and off premises consumption;
6. Hotel, motel, inn or bed and breakfast;
7. Gas service facility with or without a convenience store;
8. Electrical vehicle charging station(s) and/or charging facility;
9. Golf cart sales and/or service facility;
10. Carwash, full service or self-service (including boat and/or recreational vehicle wash/detailing uses);
11. Public facility or use;
12. Civic or institutional facility, including but not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12th grade, and assisted and congregate living facilities;
13. Cultural or performing arts facility, including but not limited to art, dance and music studios, schools and halls, photography studio;

14. Health services, hospital, urgent care, medical offices and/or clinics, including but not limited to drug stores and/or compounding pharmacy, with or without drive-thru service;
15. Personal wellness facilities. A personal wellness facility is defined as a health club, fitness, gymnasium, exercise, or recreational facility focused on physical and/or mental well-being that may also provide retail sales and eating activities, including but not limited to the consumption of food on and off the premises which may or may not provide seating;
16. Villa dwelling. A villa dwelling is defined as two single family residential dwelling units sharing a common wall along a common property line;
17. 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;
18. Multiple-family dwellings. A multiple-family dwelling is defined as a building containing two or more dwelling units;
19. Recreational facilities, including but not limited to billiard hall, bowling alley, skating rink, shooting gallery, virtual reality and/or gaming arcade, coding, escape room, and indoor golfing;
20. Park or playground, or other public recreation or cultural facility (including but not limited to open space devoted to the conservation and maintenance of natural waterways, vegetation, and wildlife; hiking and/or bicycle trails; nature study areas and boardwalks; picnic areas);
21. Temporary construction trailers and homes for use as construction offices with or without paved parking lots;
22. Temporary and permanent mail kiosk/cluster mailbox area for mail delivery with paved parking lots;
23. Temporary sales trailers, sales center and model homes located upon the parcel for which sales and sales-related activities are to be conducted;
24. Research and development uses, included but not limited to experimental and testing laboratories, production and/or manufacturing of biological, biomedical and pharmacy;
25. Self-service storage facility inclusive of outdoor, indoor or covered storage for boats, recreation vehicles and similar motorized vehicles;
26. Kennel and/or animal care, boarding or grooming facility, with or without outdoor play space;
27. Open air amphitheater that may be used to service the communities within the Riverland/Kennedy DRI;
28. Drive-thru service in conjunction with any permitted use or structure;

29. Other principal and special exception uses and structures permitted under the General Commercial Zoning District of the City Code, if not otherwise specified as a permitted principal uses or special exception use under this Section 1- Mixed-Uses Areas.

(C) Special Exception Uses: The following uses may be permitted only following the review and specific approval thereof by the City Council:

1. Wireless communication antennas and towers with a maximum height of three hundred (300) feet, provided all other criteria are met as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses: As set forth in Section 3 hereof.

(E) Lot and Outparcel Requirements and Residential Density: As set forth in Section 5 hereof.

(F) Maximum Building Coverage: As set forth in Section 5 hereof.

(G) Minimum Open Space: As set forth in Section 5 hereof.

(H) Maximum Building Height: As set forth in Section 5 hereof.

(I) Minimum Living Area for Residential Dwellings: As set forth in Section 5 hereof.

(J) Minimum Building Size: As set forth in Section 5 hereof.

(K) Off-Street Parking and Service Requirements. As set forth in Section 5 herein.

SECTION 2 – NEIGHBORHOOD/VILLAGE COMMERCIAL AREAS

(A) Purpose: The purpose of the Neighborhood/Village Commercial Area shall be to locate and establish a mixture of uses, which may include residential and non-residential land uses that function as a community of compatible uses in a compact setting serving adjoining neighborhoods.

The following standards shall be met in designing the Neighborhood/Village Commercial Areas:

(B) Permitted Principal Uses and Structures: A minimum of two (2) of the following principal uses and structures shall be contained within the Neighborhood/Village Commercial Area, with one (1) use being commercial or retail:

1. Any and all uses and structures permitted under Section 1 – Mixed Use Areas; and
2. Enclosed assembly area, subject to meeting parking requirements established under City Code, unless otherwise provided for herein, with or without an alcoholic beverage license for sales and/or consumption of alcoholic beverages. An enclosed assembly area is defined as a building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit or not-for-profit entity, and includes, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private clubs and fraternal lodges, assembly halls, exhibition halls, convention centers, and places of worship, or other areas, buildings or structures that are used for religious purposes or assembly by persons.

- (C) Special Exception Uses: As set forth under Section 1 hereof.
- (D) Accessory Uses: As set forth in Section 3 hereof.
- (E) Minimum Lot Requirements: As set forth in Section 5 hereof.
- (F) Maximum Building Coverage: As set forth in Section 5 hereof.
- (G) Minimum Open Space: As set forth in Section 5 hereof.
- (H) Maximum Building Height: As set forth in Section 5 hereof.
- (I) Minimum Building Size: As set forth in Section 5 hereof.
- (J) Setback Requirements and Buffering: As set forth in Section 4 herein.
- (K) Off-Street Parking and Service Requirements: As set forth in Section 6 herein.

SECTION 3 – 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 setbacks, height, building coverage and other requirements set forth in the City Code, unless otherwise specifically provided for herein.

(B) Accessory Uses in Residential Areas:

1. Accessory structures and uses shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided.
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 sewer/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined Exhibit 18.
 - c. Swimming pools and related decks, patios and screen enclosures. Maximum size is 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 screen or privacy walls. Fences or screen or privacy walls required to meet the requirements of Sections 158.216(A)(5), (B) (F) and (G) of the City’s Zoning Code. Sections 158.216(A)(1) through and including (A)(4), (C), (D), (E), (H), (I) and (J) are not required to be met and do not apply. Fences or screening walls may consist of the following materials: Chain link, wood, masonry, or stone, aluminum, vinyl coated steel or polyester powder steel, ornamental and imitation wood fences. Chicken wire or barbed wire fences in residential areas are not permitted. Vinyl coated welded wire may be used as an interface to a wooden fence. Interface is defined as a material placed upon an existing fence, inside its common boundaries for the purpose of providing additional security. Fences and walls may be located in that area extending from the front building line to front property line. Unless otherwise specifically provided for within the MPUD, the above-referenced sections of the City Code regulating fences and/or screening walls which are in effect at the time of MPUD approval shall apply to these regulations pertaining to fences or screening.
- 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 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. Any other accessory use not listed herein under Section 3(B).2. of the MPUD that are permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential areas.

(C) Storage of 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 (garage).

(D) Major Recreational Equipment: Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and the 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 (garage).

(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 4 – SETBACKS AND BUFFERING REQUIREMENTS

(A) Setback Requirements:

1. Setbacks for residential and non-residential uses. Unless otherwise specified within the MPUD, all setbacks shall follow City Code requirements. To allow for connectivity and flexibility of design, a zero (0) foot setback is allowed for shared property lines between the Mixed-Use and the Neighborhood/Village Commercial Areas.

2. Villa dwelling:

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

Side Yard: Villas (each building containing two (2) dwelling units sharing a common wall along a common property line) shall have a setback of five (5) feet to establish the minimum distance separation of ten (10) feet between buildings.

Rear Yard: Each villa shall have a building setback of ten (10) feet from the rear property line.

3. Townhouse dwelling:

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

Side Yard: No portion of a townhouse related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse structure related to another group of contiguous townhouses. 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 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 building setback of ten (10) feet from the rear property line.

4. Multiple-family dwelling:

Each multi-family development shall have a setback of twenty-five (25) feet from road rights of way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by minimum of twenty (20) feet. No building shall have a length exceeding three hundred (300) feet.

5. Accessory Uses and Structures in Residential Areas:

- a. No portion of an accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse or accessory structure related to another group.

- b. Unless otherwise provided for herein, all other accessory uses and structures in residential areas 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 and setback may be reduced to zero (0) feet. The minimum setback from the side property lines shall be three (3), provided ten (10) feet shall be provided adjacent to a right-of-way or parking tract.
6. Accessory uses and structures in non-residential areas shall be located a minimum of ten (10) feet from the rear property line. 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.
 7. All other permitted or special exception uses: Setback requirements shall be twenty-five (25) feet from front property lines and from public rights of way, and ten (10) feet from side and rear property lines. To allow for connectivity and flexibility of design, a zero (0) foot setback shall be allowed for shared property lines between the Mixed-Use and Neighborhood/Village Commercial Areas.

(B) Buffering: Unless otherwise specified within the MPUD, buffering shall be provided in accordance with the applicable landscaping requirements of the City Code. All mechanical equipment shall be screened from public view. Buffer walls shall not be required between residential and non-residential uses within the Mixed-Use Area. No perimeter buffering shall be required where adjacent to Riverland Parcel B MPUD.

SECTION 5 - LOT, BUILDING, AND DENSITY REQUIREMENTS

(A) Minimum and Maximum Lot and Outparcel Requirements and Residential Density:

1. Residential:
 - a. Villa 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.
 - b. 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.
 - c. Multiple-family dwelling: Minimum lot requirement of 2 acres. Minimum gross project density of five (5) dwelling units per acre and a maximum gross project density of twenty-eight (28) dwelling units per acre, as allowed by Policy 1.2.2.7 of the City's Comprehensive Plan.
2. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet, subject to meeting parking requirements established under City Code, unless otherwise provided for herein.

(B) Maximum Building Coverage: Eighty percent (80%) provided that the maximum impervious surface does not exceed ninety percent (90%).

(C) Minimum Open Space:

1. For Mixed-Use Areas: Ten percent (10%) for non-residential areas and thirty percent (30%) for residential areas, as required under Policy 1.1.4.7 of the City's Comprehensive Plan. Further, in accordance with Policy 1.2.2.7 of the City's Comprehensive Plan, within open space areas, a minimum of five percent (5%) useable open space in form, function and design like squares, greens,

parks, recreation areas, and/or conservation areas shall be included. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.

2. For Neighborhood/Village Commercial Areas: Ten percent (10%) for non-residential areas and thirty percent (30%) for residential areas, as required under Policy 1.1.4.7 of the City's Comprehensive Plan. Further, in accordance with Policy 1.2.2.4 of the City's Comprehensive Plan, within open space areas, a minimum of five percent (5%) useable open space in form, function and design like squares, greens, parks, recreation areas, and/or conservation areas shall be included. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.

(D) Maximum Building Height:

1. For Mixed-Use Areas: One hundred (100) feet, provided residential only uses shall be limited to fifty (50) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet measured from finished floor elevation.
2. For Neighborhood/Village Commercial Areas: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.

(E) Minimum Living Area for Residential Dwellings:

1. Villa dwelling: One thousand (1,000) square feet.
2. Townhouse dwelling: One thousand (1,000) square feet.
 - a. Studio apartment, six hundred (600) square feet;
 - b. One (1) bedroom, seven hundred (700) square feet;
 - c. Two (2) bedroom, eight hundred (800) square feet; and
 - d. Three (3) bedroom, nine hundred (900) square feet.
3. Multiple-family dwellings:
 - a. Studio apartment, six hundred (600) square feet;
 - b. One (1) bedroom, seven hundred (700) square feet;
 - c. Two (2) bedroom, eight hundred (800) square feet; and
 - d. Three (3) bedroom, nine hundred (900) square feet.

(F) Minimum Building Size: Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

SECTION 6 - 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. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158 of the City of Port St. Lucie Land Development Code.

SECTION 7 - 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. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158 of the City of Port St. Lucie Land Development Code.

1. Retail and office, including medical: 4 spaces per 1,000 sq. ft.
2. Residential dwellings:

Villa dwelling: 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 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 separate access to a third enclosed garage space.

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 twelve (12) feet for single car garage units and a minimum of sixteen (16) feet for two car garage units and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet.

Multiple-family dwelling: 1.75 spaces per dwelling unit.

3. Restaurant (stand-alone): 1 space per one hundred (100) square feet. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five percent (25%) of the gross floor area of an approved restaurant.
4. Research and development: 1 space per four hundred (400) square feet.
5. Hotel: 1 space for each guest room, plus 1 space for each ten (10) guest rooms.
6. School (post-secondary, technical or vocation; including art, training and sports): Either eight (8) spaces per classroom (inclusive of lab) or six (6) spaces per one thousand (1,000) square feet, whichever is greater.

(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 (2) 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) Parking areas may be located to the rear or side of the property. Truck loading docks shall be encouraged to be located at the rear of the property.

(D) 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 five (5) feet wide.

SECTION 8 – 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 Code of Ordinances, 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 percent (50%) of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. These 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) Reserved.

(D) Perimeter Landscape Requirements:

1. Any site plan or plat abutting the Parcel B MPUD shall be excluded from all architectural wall, buffer and perimeter landscaping requirements along that common tract line because the buffer and landscaping is being provided with the development of Riverland/Kennedy DRI Parcel B. The construction of the Riverland Community Pathway is located within the Parcel B Project Site along the western boundary of this Riverland Center Project Site (refer to Exhibit 16 attached hereto). Said Riverland Community Pathway, as depicted in Exhibit 16B of the Riverland/Kennedy DRI Parcel B MPUD (P20-175), approved and adopted by City Council on March 22, 2021, via Ordinance 21-19, includes the required minimum 10-ft perimeter landscape buffer. Similarly, any architectural wall, required buffer, and perimeter landscaping shall not be required for any site plan or plat of land located within the Neighborhood/Village Commercial Area abutting the Parcel B

Project Site as said requirements are being satisfied via the inclusion of perimeter landscaping in the approved Riverland – Parcel ‘B’ (Riverland MPUD) Landscape Plans Plat One (P21-094).

2. Adjacent to collector and arterial roadways: The six (6)-foot fence or wall shall not be required; however, the minimum City of Port Lucie landscape (plant material) requirements shall be met and the minimum perimeter landscape buffer, at least ten feet in depth, shall be provided along SW Marshall Parkway (aka E/W #3) and SW Community Boulevard.
3. Any subdivision of a non-residential site shall be required to provide perimeter landscape buffers that are a minimum of ten (10) feet in depth and said buffers may be on either tract or a combination thereof as long as there is a total minimum ten (10) foot buffer being provided.
4. No architectural walls, fences, screening, perimeter landscape or buffer is required between non-residential parcels within the Neighborhood/Village Commercial and the Mixed-Use areas of the Riverland Center Project Site. A minimum 10-ft wide landscape buffer and code required plantings shall be provided between any residential and non-residential parcels within the Mixed-Use areas of the Riverland Center Project Site; however, no wall or fence shall be required.

(E) Parking Lot Landscape Requirements: Landscaping shall be in accordance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(F) Dumpsters and Ground-located Mechanical Equipment: All dumpsters and mechanical equipment shall be screened. Landscaping shall be arranged to create a visual barrier. Where dumpsters and mechanical equipment are visible from a public or private road right-of-way, the six (6)-foot fence or wall is not required; however, the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.

(G) Electric Meter Banks for Multi-Tenant Buildings: Screening shall not be required when meter banks for multi-tenant buildings are located on an exterior wall and visible to the public. The location shall be identified on the site plan or elevation drawings.

(H) Lighting: Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

(I) Street Tree Planting in residential areas/site plans:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 19a). 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 19b).

3. Project Entry: In the project entrance wherein a private right-of-way abuts an open space tract, street trees shall not be required within the right-of-way. In this scenario, the corresponding number of required street trees may be planted within the adjacent open space tract(s) or relocated to the perimeter buffer tract(s).
- (J) Unless otherwise specified herein, the developments within this MPUD shall meet or exceed the minimum landscape requirements of the City of Port St. Lucie Code of Ordinances.
- (K) Building Façade Requirements: In instances where the City Code requires a landscape strip to be located around the perimeter of a building that is visible to the general public, patrons, or residents, unless noted otherwise, alternative building façade planting (e.g., architectural planters, vegetative walls, etc.) shall be permitted and applied as a credit towards meeting the City’s building façade planting requirements provided that equal benefit of this alternative landscaping design methodology is demonstrated and there is appropriate irrigation.

SECTION 9 – UTILITIES

Within the Riverland Center Project, all utilities, including telephone, cable, and electrical systems shall be installed underground where 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 electrical supply facilities providing services to the Riverland Center Project may be exempted from the underground placement as part of the site plan review process, if it shown to the satisfaction of the City that burial options are not feasible. Cost of underground installation is not to be the sole determining factor in determining feasibility.

(A) Proposed Sanitary Sewer System:

The proposed Riverland Center project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed sanitary sewer system for this project may consist of a combination of gravity and pressurized sanitary sewer mains and manholes, which will flow into an on-site sewage pump (lift) station. The proposed maximum depth of gravity sewer mains and number of lift stations pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The proposed wastewater pump station will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The conceptual subdivision plan proposes up to one (1) force main connections to the existing City force main on SW Community Blvd. Accommodations for required fiber optic communication/telemetry shall be provided for pump stations.

(B) Proposed Water Distribution System:

The proposed Riverland Center Project is located within the City of Port St. Lucie Water and Sewer Service Area. Water service to this Project’s area is via proposed connections to the existing water mains along SW Community Blvd. and within Riverland Parcel B.

The proposed internal Water Distribution System for the Riverland Center project may consist of an 8-inch water line as generally depicted in Exhibit 17. The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on SW Community Blvd. In addition to the internal water mains to be developed with this MPUD, the City of Port St. Lucie may require additional connections/extensions,

the request and associated construction schedules for this water distribution system improvement have not yet been released and are subject to programming by the City of Port St. Lucie.

Fire hydrants shall be installed with all primary water line construction in accord with the St. Lucie County Fire District Standards.

SECTION 10 - WETLANDS

The site undeveloped, comprised of former citrus grove and pasture lands, and has been used for cattle grazing. 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.

SECTION 11 – STORMWATER

In general, all site stormwater retention areas shall be consistent with south Florida Water Management District (SFWMD) requirements and permit standards. Retention area shapes and dimensions as depicted on the conceptual plans may be modified to accommodate final site plans and agency permitting requirements.

EXHIBIT 8

RIVERLAND CENTER MPUD – Legal Description

MIXED-USE SUB DISTRICT LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF RIVERLAND PARCEL A - PLAT FOURTEEN, AS RECORDED IN PLAT BOOK 87 AT PAGE 33 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, AS RECORDED IN PLAT BOOK 85 AT PAGE 35, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'34" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 1943.83 FEET; THENCE, NORTH 89°54'26" WEST, A DISTANCE OF 71.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 654.98 FEET; THENCE SOUTH 30°26'54" WEST, A DISTANCE OF 305.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 256.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'07", A DISTANCE OF 229.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 81°52'01" WEST, A DISTANCE OF 604.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'26", A DISTANCE OF 95.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09°01'25" EAST, A DISTANCE OF 319.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 116.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°14'07", A DISTANCE OF 156.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°36'43", A DISTANCE OF 64.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°24'01" EAST, A DISTANCE OF 40.60 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF E/W #3 AS RECORDED IN OFFICIAL RECORD BOOK 3902 AT PAGE 465 OF SAID PUBLIC RECORDS AND A POINT ON A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 8076.97 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 05°24'01" EAST; THENCE EASTERLY ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°13'04", A DISTANCE OF 1722.32 FEET; THENCE, CONTINUING ALONG SAID NORTH LINE, NORTH 46°45'54" EAST, A DISTANCE OF 53.66 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID COMMUNITY BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 3902, PAGE 503, SAID PUBLIC RECORDS AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2065.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 86°42'45" WEST; THENCE NORTHERLY ALONG SAID WEST LINE THE FOLLOWING FOUR (4) DESCRIBED COURSES AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°21'42", A DISTANCE OF 265.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2215.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2215.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°24'22", A DISTANCE OF 131.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.542 ACRES, MORE OR LESS.

TOGETHER WITH:

NEIGHBORHOOD/VILLAGE COMMERCIAL SUB DISTRICT LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF RIVERLAND PARCEL A - PLAT FOURTEEN, AS RECORDED IN PLAT BOOK 87, PAGE 33 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, AS RECORDED IN PLAT BOOK 85 AT PAGE 35, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'34" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 1943.83 FEET; THENCE, NORTH 89°54'26" WEST, A DISTANCE OF 71.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 654.98 FEET; THENCE NORTH 30°26'54" EAST, A DISTANCE OF 491.98 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, FROM WHICH A RADIAL LINE BEARS NORTH 40°00'43" EAST AND HAVING A RADIUS OF 825.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'09", A DISTANCE OF 438.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°04'55", A DISTANCE OF 62.19 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 3902, PAGE 503, SAID PUBLIC RECORDS AND BEING A POINT ON A CURVE CONCAVE TO THE EAST, FROM WHICH A RADIAL LINE BEARS SOUTH 81°22'31" EAST AND HAVING A RADIUS OF 2215.00 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°20'09", A DISTANCE OF 283.60 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE AND THE POINT OF BEGINNING.

CONTAINING 4.155 ACRES, MORE OR LESS.

EXHIBIT 9

RIVERLAND/KENNEDY MPUD – Riverland Center Development Program

Land Use/Use	Acreage	Yield
Mixed Use <ul style="list-style-type: none"> • Non-residential Uses • Residential 	31.542 acres (total, gross) 22.079 acres (total, gross) * 9.463 acres (total, gross) * * Per Future Land Use Element Policy 1.2.2.7.c., a minimum of 30% and a maximum of 70% of the net acreage of the Mixed-Use area shall be residential.	110,000 sf (max) 261 dwelling units (max)
Neighborhood/Village Commercial <ul style="list-style-type: none"> • Non-residential Uses 	4.144 acres (total)	20,000 sf (max)
Total	35.697 acres	130,000 sf (max) 261 dwelling units (max)

EXHIBIT 10

BINDING MPUD AGREEMENT

Riverland/Kennedy MPUD – Riverland Center

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 29th day of June, 2022.


WITNESS:

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

By:


Printed Name: Michael Fogarty

By:


Azlina Goldstein, Authorized Signatory
1600 Sawgrass Corporate Parkway,
Suite 150
Sunrise, FL 33323

By:




Printed Name: Kevin Ratterree

EXHIBIT 11 - SITE LOCATION MAP



RIVERLAND CENTER
Port St. Lucie

LEGEND

-  PROJECT SITE
NEIGHBORHOOD/ VILLAGE COMMERCIAL &
MIXED USE
-  RIVERLAND / KENNEDY DRI



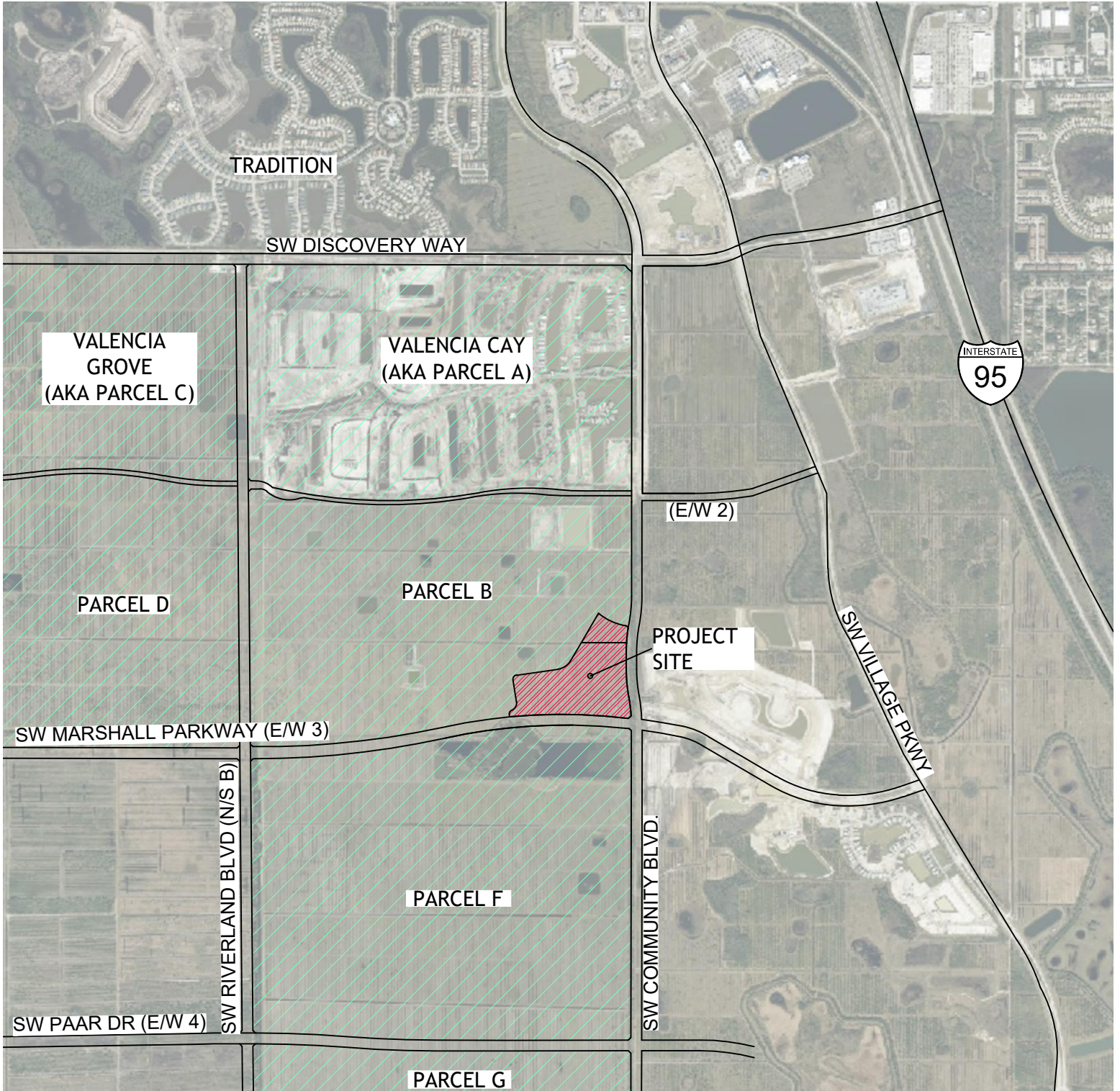
1" = 5000'

EXHIBIT 11
SITE LOCATION
MAP

(P22-001)
EXH-11

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
EXHIBIT 12 - VICINITY MAP



RIVERLAND CENTER
Port St. Lucie

EXHIBIT 12
VICINITY MAP

LEGEND

-  PROJECT SITE
NEIGHBORHOOD/ VILLAGE COMMERCIAL &
MIXED USE
-  RIVERLAND / KENNEDY DRI



1" = 2000'

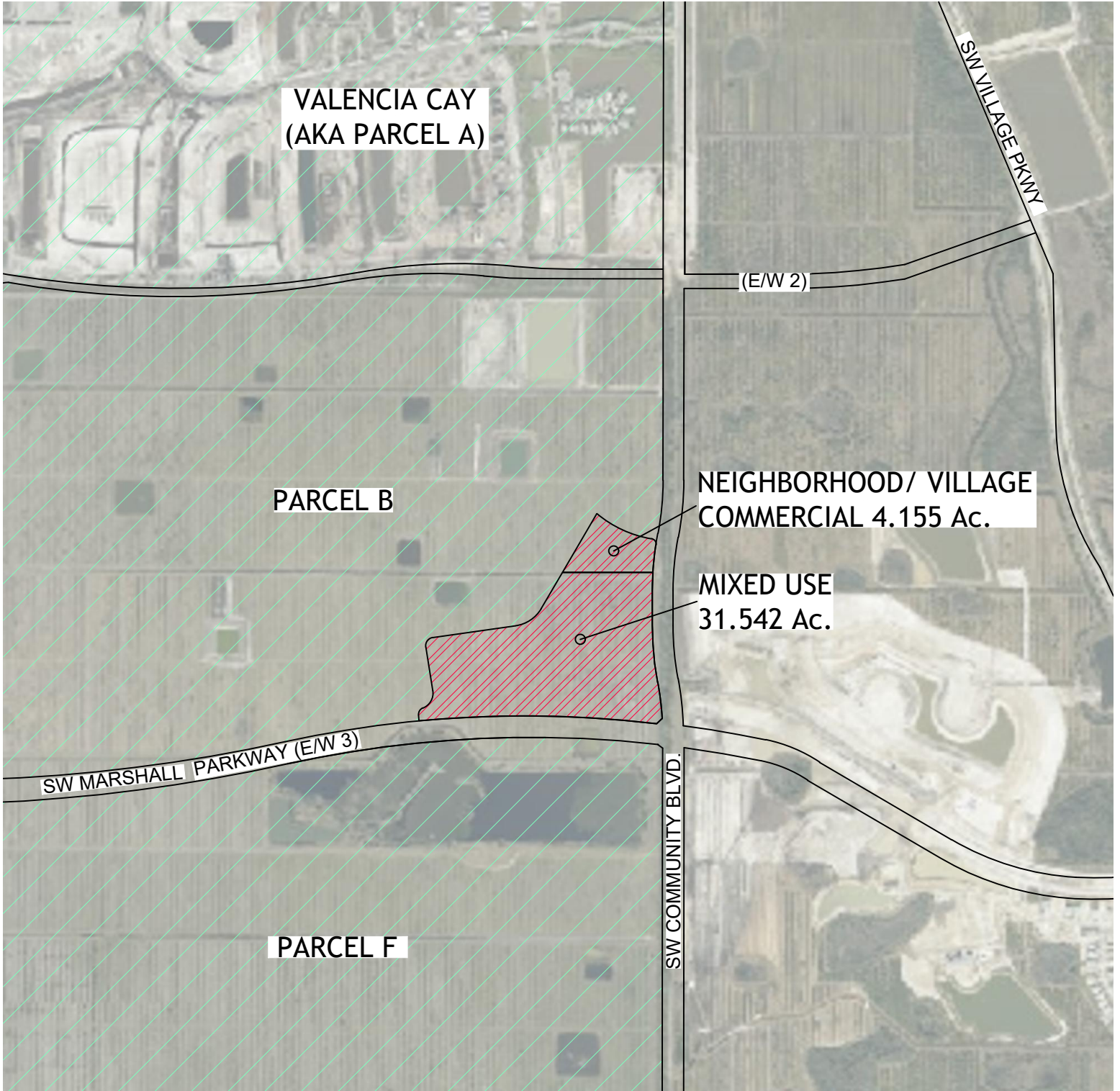
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EXH-12

Page 29

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EXHIBIT 13 - SITE AERIAL



RIVERLAND CENTER
Port St. Lucie

EXHIBIT 13
SITE AERIAL

LEGEND

 PROJECT SITE
NEIGHBORHOOD/ VILLAGE COMMERCIAL (4.155 Acres) &
MIXED USE (31.542 Acres)

 RIVERLAND / KENNEDY DRI



1" = 1000'

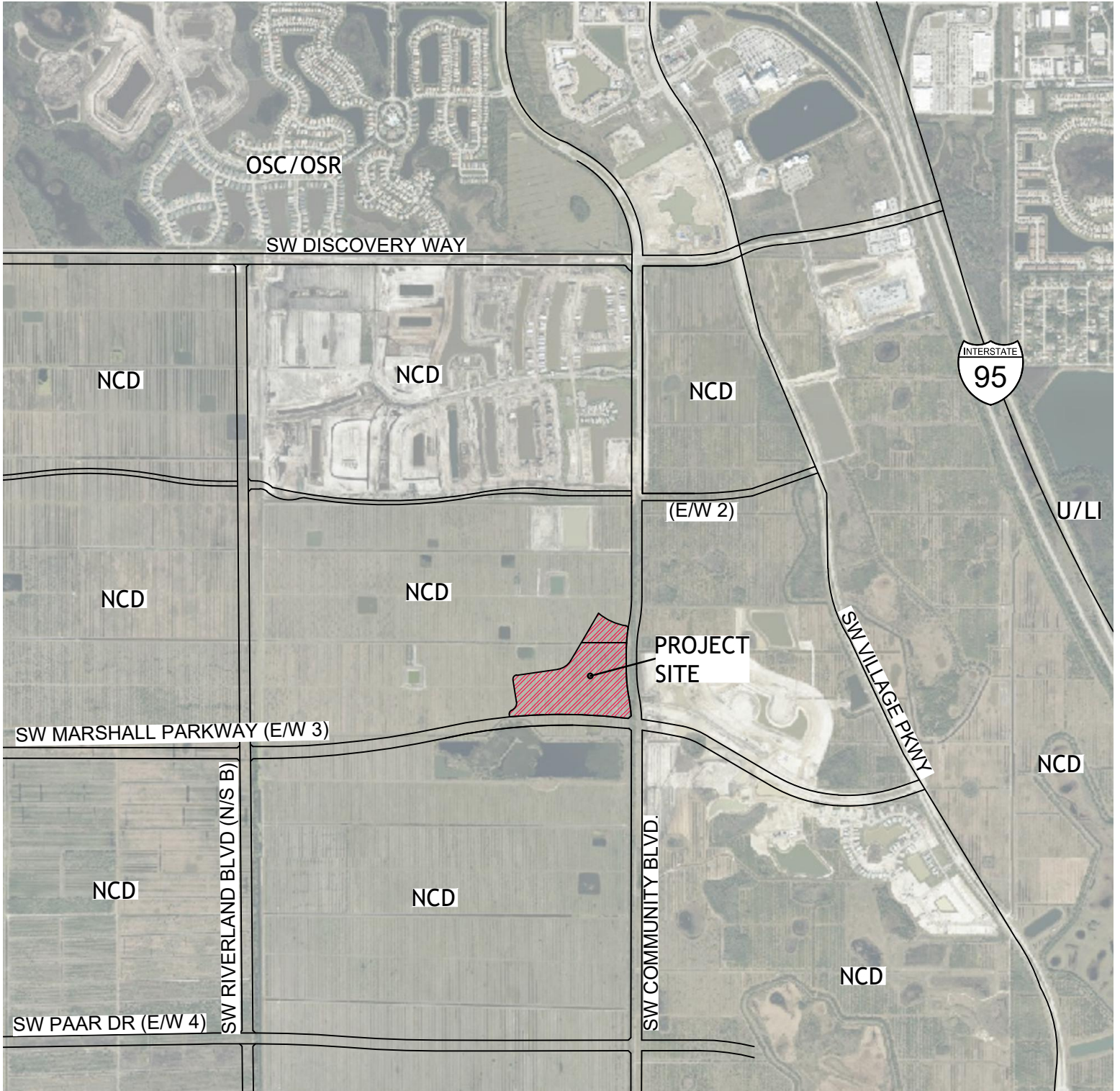
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EXH-13

Page 30

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EXHIBIT 14 - FUTURE LAND USE MAP



RIVERLAND CENTER
Port St. Lucie

LEGEND

-  PROJECT SITE
-  NEIGHBORHOOD/ VILLAGE COMMERCIAL & MIXED USE



1" = 2000'

EXHIBIT 14
EXISTING FUTURE
LAND USE MAP

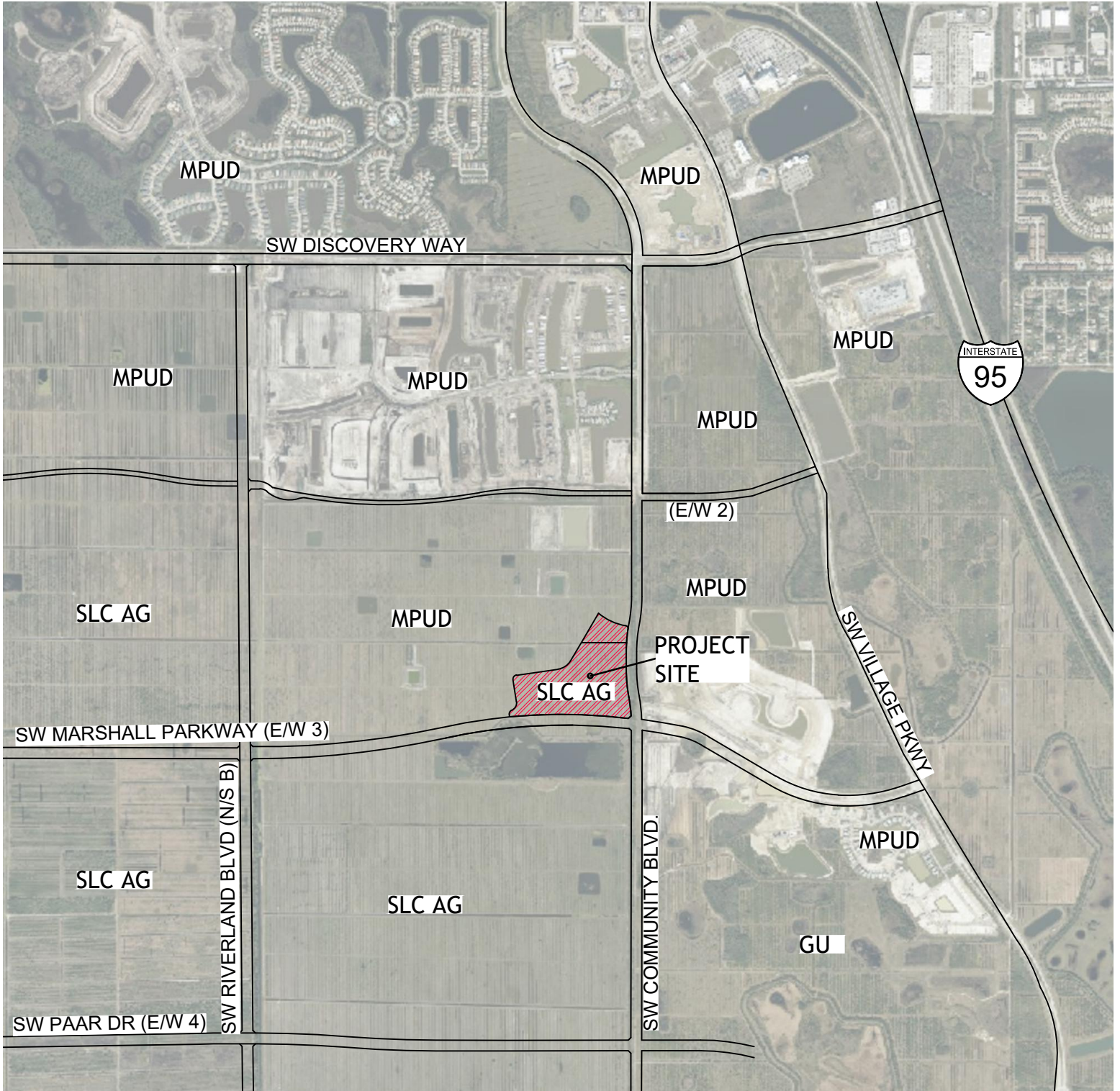
(P22-001)

EXH-14

Page 31



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EXHIBIT 15 - EXISTING ZONING MAP



RIVERLAND CENTER
Port St. Lucie

LEGEND

-  PROJECT SITE
-  NEIGHBORHOOD/ VILLAGE COMMERCIAL & MIXED USE



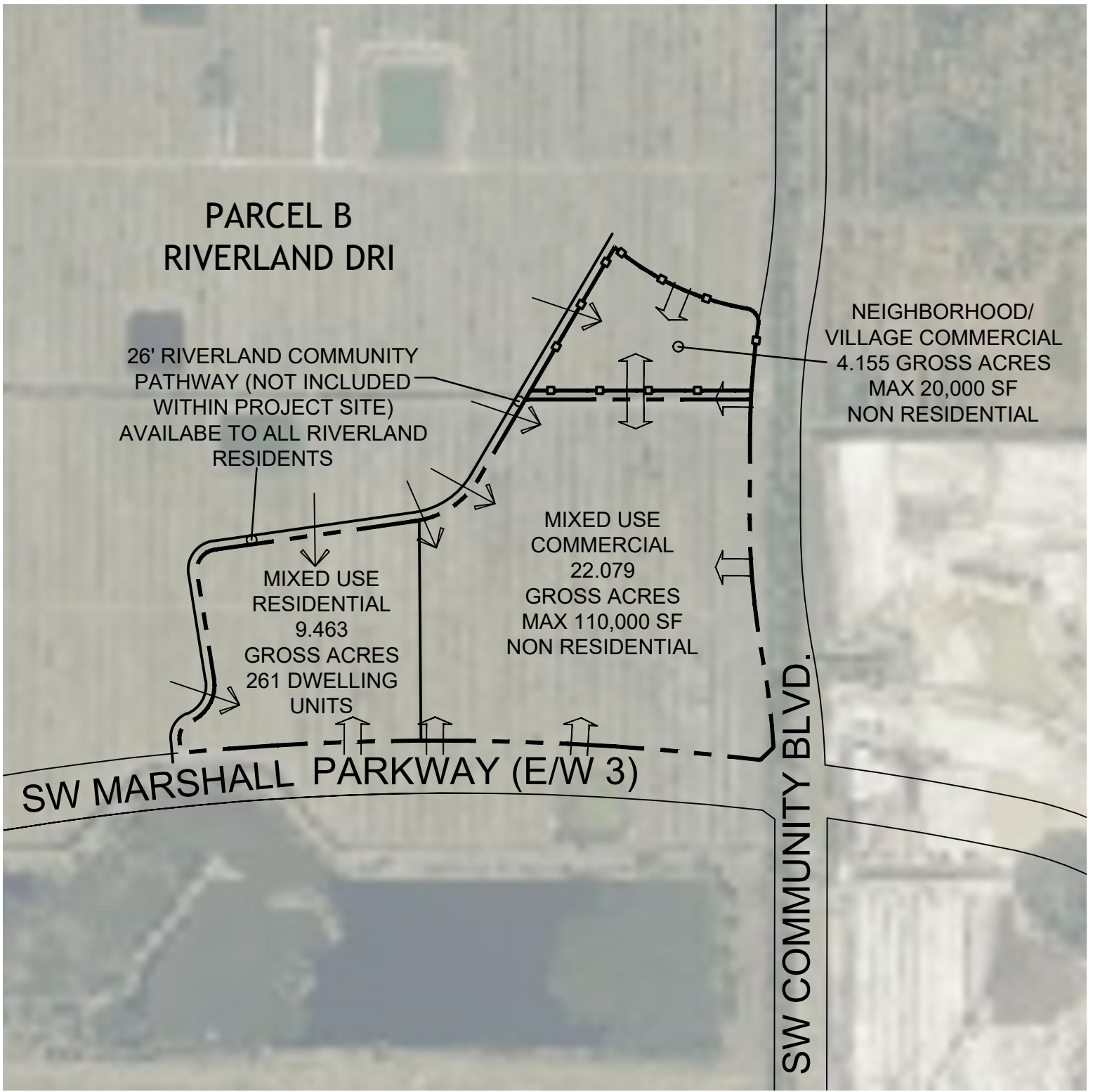
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EXHIBIT 15
EXISTING
ZONING MAP

(P22-001)
EXH-15

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EXHIBIT 16 - CONCEPTUAL PLAN



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RIVERLAND CENTER
Port St. Lucie
(PROJECT SITE TOTAL = 35.697 Acres)

LEGEND

	NEIGHBORHOOD/VILLAGE COMMERCIAL (4.155 Acres)		VEHICULAR
	MIXED USE (31.542 Acres)		GOLF CART PEDESTRIAN (OPTIONAL)

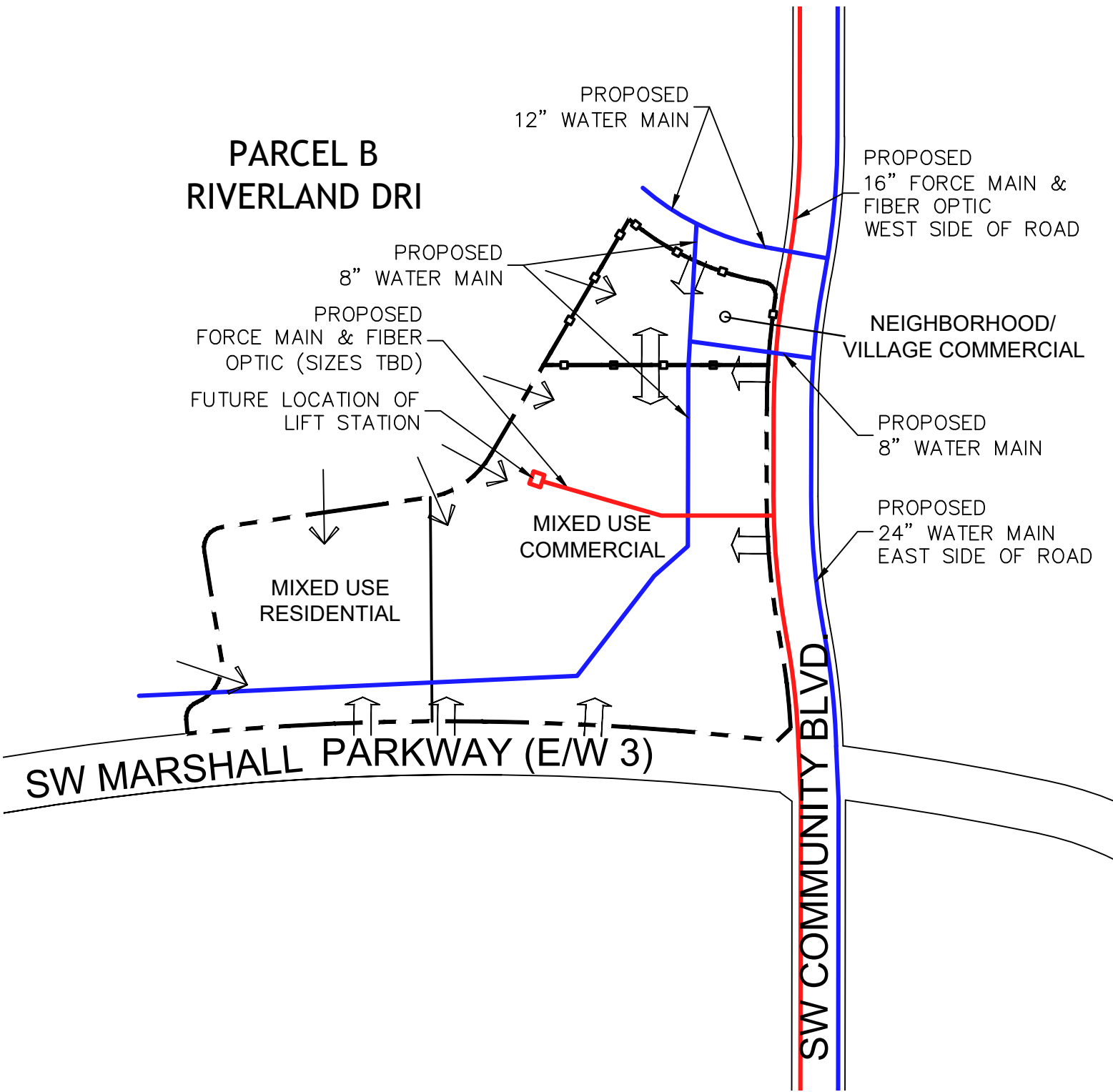
1" = 400'

**EXHIBIT 16
CONCEPTUAL
PLAN**

(P22-001)
EXH-16

Page 33

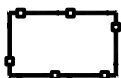
EXHIBIT 17 - WATER/SEWER PLAN



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RIVERLAND CENTER
Port St. Lucie

LEGEND



NEIGHBORHOOD/
VILLAGE COMMERCIAL



VEHICULAR



MIXED USE



GOLF CART
PEDESTRIAN (OPTIONAL)



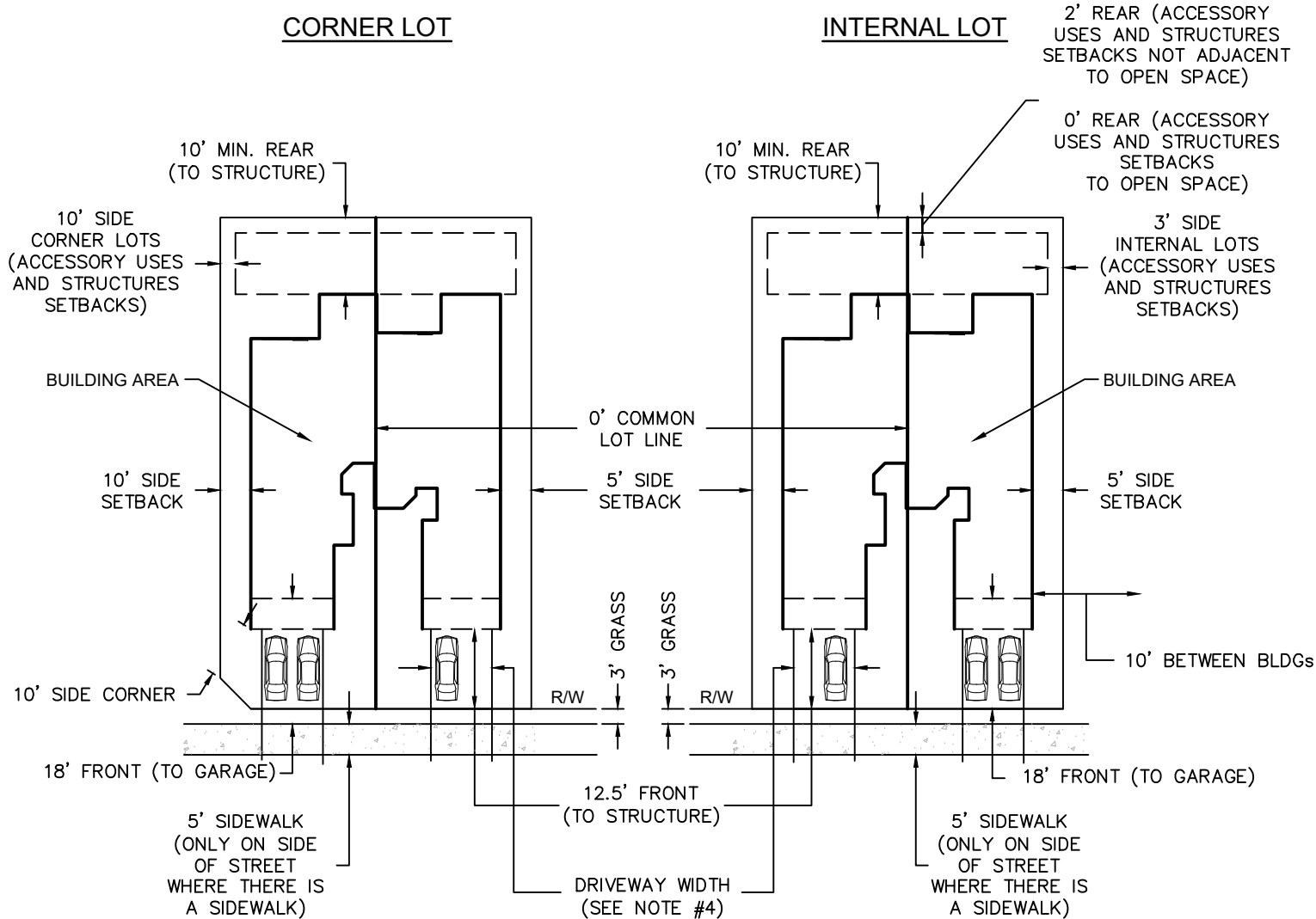
1" = 400'

EXHIBIT 17
WATER/
SEWER PLAN

(P22-001)
EXH-17

Page 34

**EXHIBIT 18a
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 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 UTILITY SYSTEMS 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 18 FEET

TYPICAL VILLA LOT

SCALE: 1" = 10'
DATE: 2021-11-10
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-18a

RIVERLAND CENTER

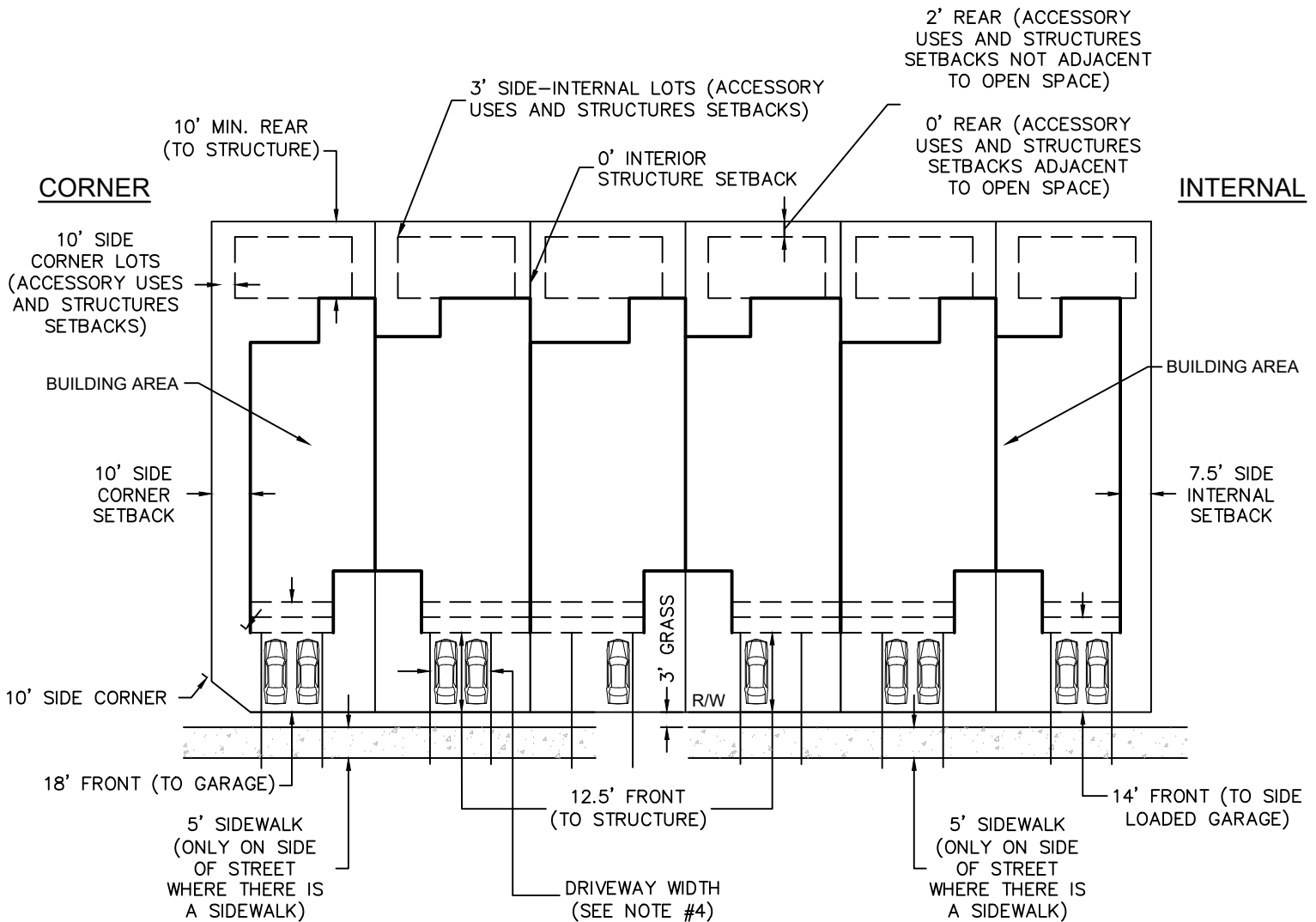
Port St. Lucie, Florida

EXHIBIT 18a

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

(P22-001)
EXH-18a

EXHIBIT 18b
TYPICAL TOWNHOME 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 ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF SIXTEEN (16) FEET FOR TWO CAR GARAGE UNITS AND A MINIMUM OF TWELVE (12) FEET FOR ONE CAR GARAGE UNITS, AND A MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURE SHALL BE THIRTY (30) FEET.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

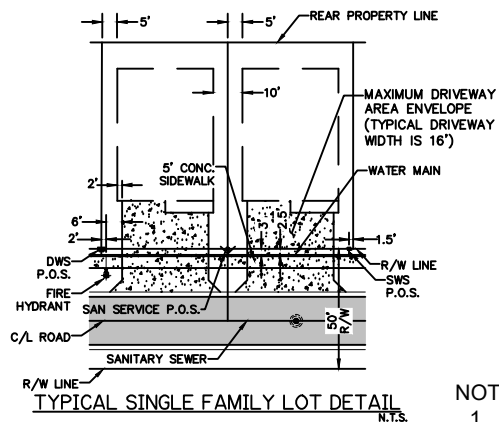
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 18 FEET

TYPICAL TOWNHOME LOT

\\G:\HOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE\ARCHITECTURE\LANDSCAPE\CENTER\2022-03-31\RIVERLAND CENTER\18.DWG Plot Date: 30 3/30/2022 1:10P by EVELYN.PACHECO

\\G:\HOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE\ARCHITECTURE\LANDSCAPE\CENTER\2022-03-31\RIVERLAND CENTER 18.DWG Plot Date: 30 3/30/2022 1:10P by EVELYN PACHECO

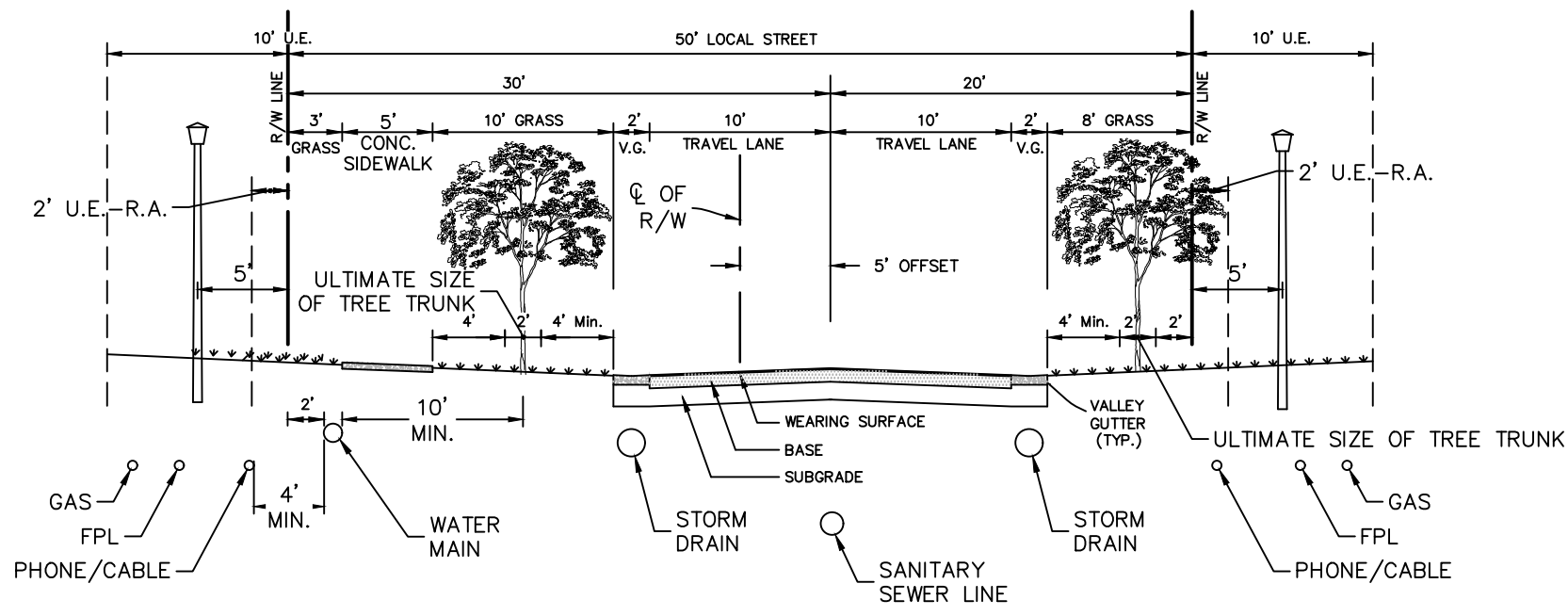


LEGEND

- PROPOSED RIGHT OF WAY
- U.E. & U.E.-R.A.
- CENTERLINE OF CONSTRUCTION
- [Pattern] PROPOSED SIDEWALK (SW)
- [Pattern] PROPOSED TRAVEL LANE
- [Pattern] U.E.
- [Pattern] U.E. - R.A.
- [Pattern] V.G.
- [Pattern] SWS
- [Pattern] DWS
- [Pattern] P.O.S.
- PROPOSED SIDEWALK (SW)
- PROPOSED TRAVEL LANE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA
- VALLEY GUTTER
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- POINT OF SERVICE

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.
7. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD-END" ROADWAYS.



**RESIDENTIAL LOCAL 2-LANE ROADWAY - 50' ROW
TYPICAL SECTION**

N.T.S.

* SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY

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

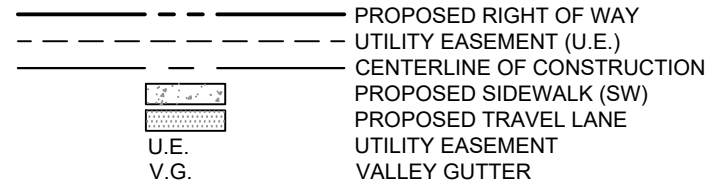
1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE: N.T.S.
DATE: 2022-02-02
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-19a

RIVERLAND CENTER
Port St. Lucie, Florida
EXHIBIT - 19a
TYPICAL ROADWAY SECTION - 50' RIGHT-OF-WAY

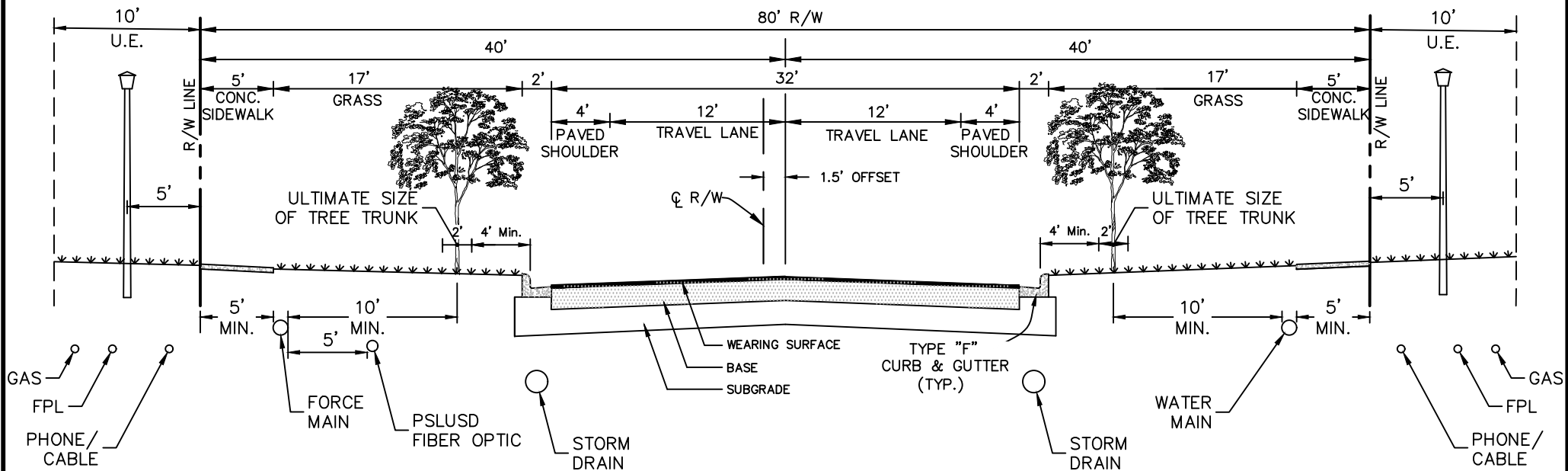
(P22-001)
EXH-19a
Page 37

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.
7. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD-END" ROADWAYS.



**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: 2022-02-02
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-19b

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

RIVERLAND CENTER
Port St. Lucie, Florida
EXHIBIT 19b
TYPICAL ROADWAY SECTION - 80' RIGHT-OF-WAY

(P22-001)
EXH-19b