



TRADITION

## SOUTHERN GROVE 8

Master Planned Unit Development MPUD

### APPLICATION FOR MPUD OF SOUTHERN GROVE (Parcel SG-8)

City Project Number: P23-107  
Ordinance    -     
PSLUSD Project No: #5432

Prepared for:

Mattamy Palm Beach, LLC  
1500 Gateway Blvd, Suite 212  
Boynton Beach, FL 33426

Prepared by:  
Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994

February 13, 2024

## **TABLE OF CONTENTS**

List of Exhibits.....	3
Project Team.....	4
Introduction.....	5
Location Map.....	6
Aerial Map.....	7
Land Use and Zoning Map.....	8
Exhibits.....	9- 33

## **LIST OF EXHIBITS**

Exhibit 1: MPUD Application.....	9
Exhibit 2: MPUD Application Checklist.....	10
Exhibit 3: Statement of Unified Control.....	11
Exhibit 4: Standards for District Establishment.....	12
Exhibit 5: Site Information.....	13
Exhibit 6: Development Uses and Standards.....	14-23
Exhibit 7: Sketch and Legal Description.....	23-25
Exhibit 8 Conceptual Plan.....	26
Exhibit 9: Development Program.....	27
Exhibit 10 A-J: Typical Lot Layout.....	28-31
Exhibit 11: Typical Roadway Sections.....	32
Exhibit 12: Binding MPUD Agreement.....	33

## **PROJECT TEAM**

### **PROPERTY OWNER/APPLICANT**

Mattamy Palm Beach, LLC  
1500 Gateway Blvd, Suite 212  
Boynton Beach, FL 33426

### **AGENT/LAND PLANNER**

Lucido & Associates  
701 SE Ocean Blvd  
Stuart, FL 34994

### **ENGINEER**

Kimley-Horn  
445 24<sup>th</sup> St, Suite 200  
Vero Beach, FL 32960

### **TRAFFIC CONSULTANT**

MacKenzie Engineering and Planning, Inc.  
10795 SW Civic Ln  
Port St. Lucie, FL 34987

### **SURVEYOR**

Caulfield & Wheeler, Inc.  
410 SE Port St. Lucie Blvd  
Port St. Lucie, FL 34984

## **INTRODUCTION**

The Southern Grove 8 (SG-8) is a proposed development area of approximately 41.35 acres. The property currently has existing land use of New Community District-NCD and is zoned St. Lucie County AG-5. The underlying subdistrict is Mixed Use. The proposed development area is located within the Southern Grove DRI of the City of Port St. Lucie, west of Village Parkway and north of SW Becker Road.

The intent of this MPUD is to establish zoning and development criteria to allow development of the property consistent with the City of Port St Lucie NCD land use/ Mixed-use subdistrict allowances. The intended development at the time of this rezoning application is the creation of two development parcels; a southern parcel and northern parcel. The southern parcel is proposed as a commercial development consisting of a large home improvement store and series of commercial out parcels. The northern parcel has no active development plans at this time but most likely will be residential in its use (mixed use subdistrict requires a minimum residential component). With both parcels and the MPUD being consistent with the City's Comprehensive Plan Policy 1.2.2.7 for a Mixed-Use Area.

## LOCATION MAP



**SG 8-Location Map**  
Port St. Lucie, Florida

## AERIAL MAP



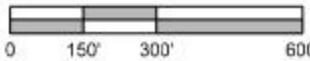
lucido & associates

107 Open-Book Exam Deck 101

www.17173.com



Scale: 1" = 300'



A small icon in the bottom right corner of the slide, consisting of a black triangle pointing upwards, enclosed in a square frame with rounded corners.

Date: 2.13.2024

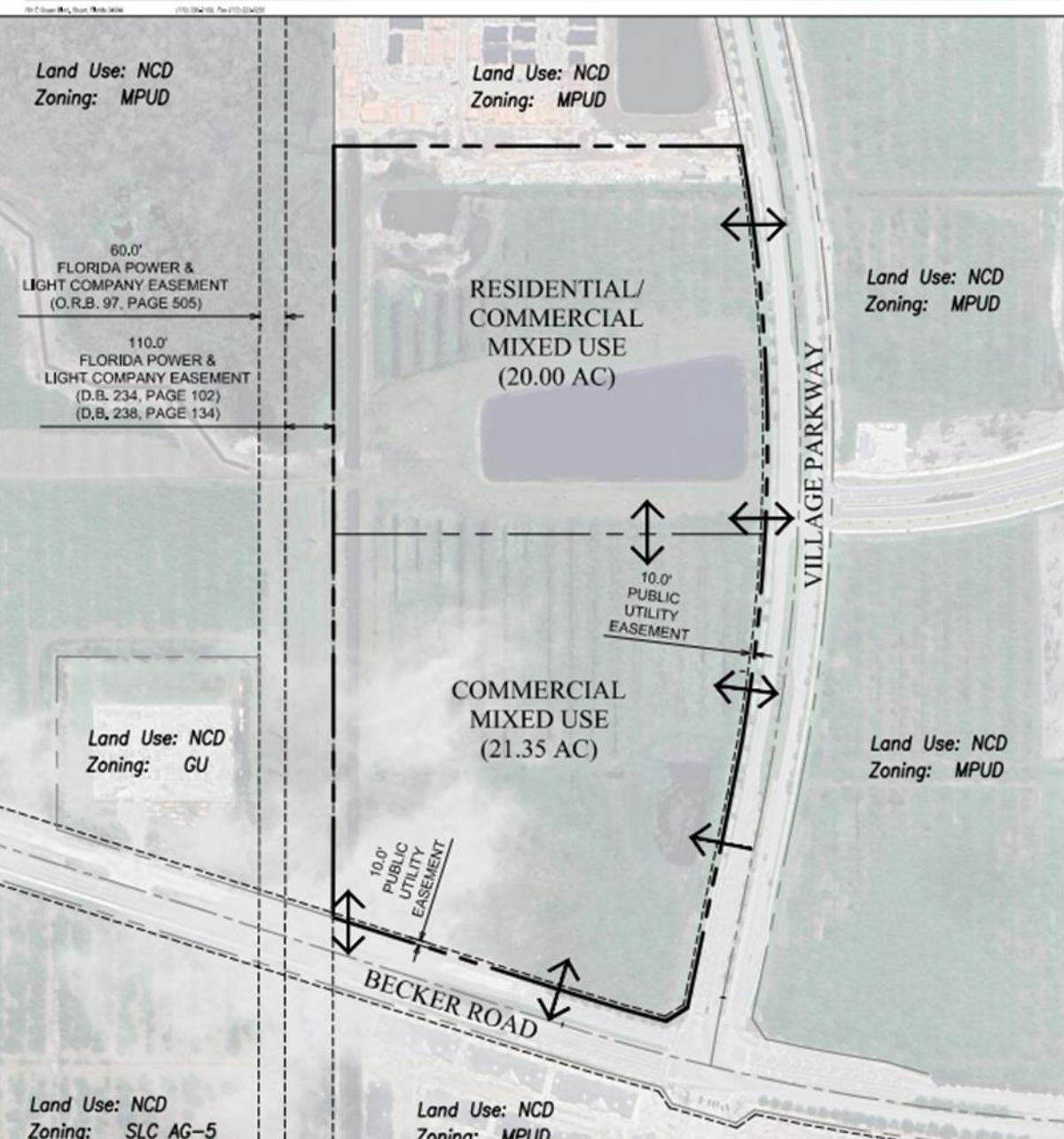
SG-8

Tradition, Port St. Lucie, Florida  
Aerial Exhibit

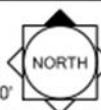
## LAND USE and ZONING MAP



lucido & associates



Scale: 1" = 300'  
0 150' 300' 600'



Date: 2.13.2024

Drawing Number: A1/Projects/Arbol/JS-028 Ambient Assessments (Stages Development) - 20-7 Generalized/Site Plan/DMB/ Feb 21, 2024 - Birkens MPUD Zoning

SG-8

Tradition, Port St. Lucie, Florida  
Conceptual Land Use Plan

## **EXHIBIT 1**

*MPUD Zoning Application Submitted Digitally via City's FUSION Portal*

## **EXHIBIT 2**

### MPUD APPICATION CHECKLIST

1. Statement of Unified Control of the area within the proposed MPUD is enclosed as Exhibit 3.
2. Southern Grove 8 MPUD is a proposed community designed to include Residential component to the northern part of site along with a Commercial Parcel to the South. Including but not limited to commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of a larger area.
3. The Conceptual Plan for Southern Grove 8 MPUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this MPUD. Development uses and standards are enclosed in Exhibit 6.

## **EXHIBIT 3**

### **STATEMENT OF UNIFIED CONTROL** **AND BINDING MPUD AGREEMENT**

The property as described as follows:

- Parcel ID: 4327-702-0016-000-6
- Parcel ID: 4327-702-0015-000-9

in the application package, is owned by, and under the unified control of, the undersigned, Mattamy Palm Beach, LLC representative shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of February, 2024.

MATTAMY PALM BEACH LLC



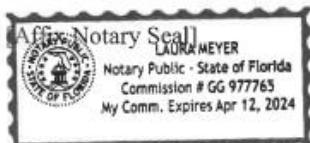
By:

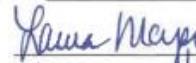
Karl Albertson, Jr. VP of Land Acquisition and Entitlement

(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (check one)  physical presence or  online notarization, this 20 day of February, 2024, by Karl Albertson, Jr., VP of Land Acquisition and Entitlement. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.



  
Print Name: Laura Meyer  
Notary Public, State of Florida  
Commission No.: GG 977765  
My Commission Expires: 4-12-2024

## **EXHIBIT 4**

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

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

**Pursuant to Goals, Objective, and Policies of the City's Comprehensive Plan:**

**Area Requirements:** The Southern Grove 8 MPUD property is approximately 40 acres. The proposed development is consistent with Objective 1.2.2.7 in creating a New Community Development District to facilitate the development of a Mixed-Use Area.

**Relation to Major Transportation Facilities:** The Southern Grove 8 MPUD properties are located north of SW Becker Rd (southern limits), west of Village Parkway (eastern and northern limits), and east of vacant land (western limits). Main access to the properties will be along SW Becker and Village Parkway. Conceptual access points illustrated in Exhibit 8 may be refined, adjusted, and augmented during the site plan approval process for each parcel in coordination with the Public Works Department and in accordance with City Code. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the MPUD.

**Relation to Utilities, Public Facilities, and services:** The subject M.P.U.D. will be supplied with Water and/or Wastewater Services by the City of Port St. Lucie Utility Systems Department and will comply with all applicable city ordinances, policies, specifications, and regulatory agencies governing such services. The applicant acknowledges that the City may require reuse water to be reserved for irrigation, equal to the amount of wastewater generated by the project. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance.

**Physical Character of the Site:** The Southern Grove 8 MPUD property is located within the Southern Grove Development of Regional Impact (DRI). There are not wetlands within the subject property. No wetlands are intended to be preserved and all mitigation requirements have been met with off-site preservation areas. The upland area of the site is generally improved pasture and former orange grove. Storm water management shall be handled on-site via use of lakes and dry retention. Lake locations and lake areas shall be determined during the site plan approval process for each parcel.

**Consistency with the City's Comprehensive Plan:** The Southern Grove 8 MPUD is consistent with the City's Comprehensive Plan. Policy 1.2.2.7 requires developments within the Mixed-Use area to be a minimum size of 30 acres and a maximum size of 500 acres. The proposed MPUD is approximately 41 acres and with uses primarily in residential, retail, office and general commercial).

The agricultural operations and exemptions will cease on those portions of the property upon commencement of construction activities pursuant to policy 1.2.2.14

## **EXHIBIT 5**

### **SITE INFORMATION**

#### **(A) Total Acreage:**

Land Uses included within this MPUD and approximate areas:

- Residential Mixed Use	20.00 acres	48%
- Commercial Mixed Use (Office, Retail, Restaurant)	21.35 acres	52%

Residential: 12.41 acres min. (Max 347 Du's) / 20.00 acres max (Max 560 Du's)

Non-Residential: 21.35 acres min (170,800 SF) / 28.94 acres max (231,520 SF)

---

<b>TOTAL</b>	41.35acres / 1,801,337 sf
--------------	---------------------------

*Minimums and Maximums allowable use acreages cannot be exceeded, and total allowable uses must total 41.35 acres Residential Uses Include but not limited to Multi-Family, Villa, Duplex, Townhouse, See Exhibit 6 for all permitted uses.*

*See Exhibit 8 for MPUD Conceptual Master Plan*

#### **(B) Pedestrian Ways:**

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the subject parcel. The minor systems will be developed within the development consistent with City of Port St. Lucie Code of Ordinances. A portion of the development area may incorporate the Tradition Trail corridor and encourage multimodal connectivity to community services and districts.

#### **(C) Residential Density:**

Minimum Density: 5.00 units/gross acre

Maximum Density: 28.00 units/gross acre

Per Policy 1.2.2.7 of the City of Port St. Lucie Comprehensive Plan a minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential; and, within open space, areas include a minimum of 5% useable open space

#### **(D) Model Area(s):**

The proposed location of model/sales areas for multi-family use shall be determined as the parcels are developed and approved through the site plan review process.

## **EXHIBIT 6**

### **DEVELOPMENT USES AND STANDARDS**

#### **SECTION 1: RESIDENTIAL MIXED USE AREA**

(A) Permitted Principal Uses and Structures. The following principal uses and structures shall be contained within the residential mixed use area, provided a minimum of thirty (30) percent, 12.41 acres, of the net developable area shall be residential:

- 1) Paired Villa or duplex;
- 2) Townhouse dwelling;
- 3) Multi-family dwelling (horizontal and vertically attached);
- 4) Civic, institutional or cultural facility (including but not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12<sup>th</sup> grade, congregate living facilities;
- 5) Temporary sales trailers located upon the parcel for which sales activities are to be conducted.
- 6) Any permitted use listed under Section 2 of this MPUD.

(B) Accessory Uses: As set forth within Section 3 hereof.

(D) Minimum Lot Requirements / Maximum Residential Density:

- 1) Paired Villa or Duplex dwelling: Four thousand five hundred eighty (4,580) square feet and width of forty-five (45) feet, with a maximum gross project density Twenty (20) dwelling units per acre and a minimum density of five (5) dwelling units per acre. Villa/Duplex product is considered a combination of two lots with one villa/duplex unit (two dwelling units).
- 2) Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a minimum gross project density of five (5) dwelling units per acre and a maximum of twenty (20) dwelling units per acre.
- 3) Multi-family vertically attached dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of eight (8) units per acre and maximum gross project density of Twenty-Eight (28) dwelling units per acre.
- 4) Multi-family horizontal dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum Twenty (20) dwelling units per acre.
- 5) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

- (E) Maximum Building Lot Coverage: Eighty (80) percent. Maximum impervious surface may not exceed ninety (90) percent.
- (F) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.
- (G) Maximum Building Height: Multi-Family sixty-five (65) feet; Civic Uses One hundred (100) feet
- (H) Minimum Living Area:
  - 1) Townhouse, Duplex, Paired Villa, Cottage, Multi-family dwellings:
    - a. Studio apartment, five hundred (500) square feet;
    - b. One (1) bedroom, six hundred (600) square feet;
    - c. Two (2) bedroom, eight hundred (800) square feet;
    - d. Three (3) bedroom, nine hundred (900) square feet.
- (I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Southern Grove - 8 MPUD.
  - 1. Villa or Duplex:
    - (a) Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.
    - (b) Side Yard: Each lot shall have two (2) side yards five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.
    - (c) Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.
  - 2. Townhouse dwelling:
    - (a) Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet, a front load garage setback line of eighteen (18) feet, and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.
    - (b) 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 three hundred 300 feet in length.
    - (c) 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 a townhouse or accessory structure related to another group. A side yard may have a zero (0) foot setback; however 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.

3. Multi-Family vertically attached dwelling:

Each multi-family development shall have a setback of twenty-five (25) feet from the front yard and 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 a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet. Multi-family product shall have facades that articulate in accordance with the ROI design standards set forth in the City of Port St. Lucie Citywide Design Standards, as amended (refer to Chapter 4, Part D, Citywide Design Standards.

4. Multi-Family Horizontal:

Multi-Family Horizontal development consists of multiple structures located on a single parcel. Each development shall have a setback of twenty-five (25) feet from the front yard and road rights of way, and ten (10) foot from side and rear property lines. When multiple buildings are situated upon a parcel, they shall be separated by a minimum of ten (10) feet

5. All other permitted, special exception, or non-residential uses:

Setback requirements shall be fifteen (15) feet for front yard and from private rights-of-way and ten (10) feet from side and rear property lines.

Setback requirements shall be twenty-five (25) for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.

6. 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 4 hereof.

(K) Site Plan Review: Each neighborhood within the Residential area shall submit a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD District's Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required design standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space. An exhibit indicating building envelopes/setbacks shall be provided with each conceptual plan or subdivision plat submittal for Multi-Family, and non-residential developments within the Residential area shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee. Townhouse subdivision plats shall include a conceptual site plan depicting lot sizes, setbacks, building footprints, driveway widths, general street network, pedestrian access, conceptual drainage, minimum open space, and preservation areas as required under Section 158.218 City of Port St. Lucie Code of Ordinances.

## SECTION 2: COMMERCIAL MIXED USE AREA

(A) Purpose. The purpose of the commercial mixed use area shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of a mixture of uses, said areas to be primarily along established highways where a mixed pattern of housing, big box retail, corporate office and large institutional uses are to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. The following standards shall be met in designing non-residential areas:

(B) Permitted Principal Uses and Structures. A minimum of two (2) of the following principal uses and structures shall be contained within the commercial mixed use area (all retail uses including Home Improvement Store and Pharmacy count as one use):

- 1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;
- 2) Home Improvement Store 100,000 sq. ft or greater and ‘essential operational uses’. ‘Essential Operational Uses’ are outdoor areas for the sale and storage of seasonal items including the sale, rental, and display of large lawn equipment, golf carts, outdoor grills, landscape materials, and other seasonal items or outdoor related equipment and tractor trailer loading and temporary storage of large appliances and palettes. Essential operational uses shall be permitted and may occupy required parking areas, provided it is shown to the satisfaction of the City that these areas will not create any undue parking conditions for the primary retail sales operation/activity.
- 3) Retail convenience stores with or without fuel service stations
- 4) Electric Vehicle (EV) Stations (Separate Mobility Fee Per Charger)
- 5) Office for administrative, business, professional or medical use;
- 6) Bank or savings and loan association;
- 7) Restaurant, including drive-through-service;
- 8) Retail sales of alcoholic beverages for on and off premises consumption;
- 9) Automotive Repair and Services
- 10) Car Wash (Full or Self Service)
- 11) Hotel, motel, inn or bed and breakfast;
- 12) Theater (indoor);

- 13) Public facility or use;
- 14) Civic or cultural facility (private); Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].
- 15) School (public or private), grades kindergarten through 12;
- 16) School (technical or vocational);
- 17) Day care center;
- 18) Recreation amusement facility;
- 19) A single structure containing at least two complementary, integrated, or mutually supporting uses (such as offices, retail, public service, or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses shall be permitted within any floor of a multi-floor building.
- 20) Hospital and other medical facilities;
- 21) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.
- 22) Assisted Living Facilities;
- 23) Pharmacy with or without drive-through service.
- 24) Self-storage (consistent with Sec 158.227 of the City of Port St. Lucie Code of Ordinances)
- 25) Uses with drive-through services shall be in accordance with Section 158.222(D) of the City of Port St Lucie Code of Ordinances which include city stacking requirements.

- (C) Accessory Uses. As set forth in Section 3 hereof.
- (E) Minimum and Maximum Lot Requirement.
  - 1) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (F) Minimum Open Space: Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

- (G) Maximum Building Height: One hundred (100) feet.
- (I) Minimum Building Size and Minimum Living Area
  - 1) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.
- (J) Setback Requirements and Buffering.
  - 1) All non-residential, permitted, or special exception uses: Setback requirements shall be twenty-five (25) feet for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.
  - 2) Buffering. All mechanical equipment shall be screened from property zoned residential. Meter banks for multi-tenant buildings shall require screening when located on an exterior wall that is visible to the public. This screening shall be designed as a visual barrier. Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances.
- (K) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.

### 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. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.

(B) Accessory Uses in Residential Areas:

1. **Pair Villas, Duplex, and Townhouse Dwelling:** Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space areas are adjacent to the rear property line and setback may be reduced to two (2) 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.
2. **Multi-family:** 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 ten (10) feet from the rear property line and a minimum of ten feet from the side property lines and adjacent to a right-of-way.
3. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

(C) Accessory Uses in Non-Residential Areas:

1. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property

line, a minimum of five (5) feet from the side property lines and a minimum of ten (10) feet adjacent to the right of way.

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

#### SECTION 4: 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. The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125) percent of that required by 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. Maximum driveway widths for residential units shall be 26 feet and minimum driveway widths may be 10 feet. Dwelling units with garage space may include the garage spaces as required parking spaces.

1. Residential (duplex, cottage): 2 spaces per dwelling unit
2. Residential (multifamily, townhome, paired villa): 2 spaces per dwelling unit plus 1 space for every 5 dwelling units.
3. Retail and office, including medical: 4 spaces per 1,000 sf
4. Home Improvement Store (100,000 sf or larger). 4 spaces per 1,000 sf. Required parking spaces may be occupied by Essential Operational Uses provided the following conditions are met:
  - a. All Essential Operational Uses are shown on an approved site plan;
  - b. No more than 30% of the required parking may be occupied.
5. Restaurant (stand-alone): 1 space per 100 sf. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant.
6. Hotels: 1 space for each guest room, plus 1 space for each ten (10) guest rooms.
7. Self-Storage: 1 space for each 200 sf of gross floor area used as an office in the rental of storage bays, plus 1 additional space for every 100, or fraction thereof, storage bays.
8. Community Clubhouse/Amenity Center: 1 space per 1,000 sf of gross clubhouse building area provided adequate pedestrian access exists within the area intended to be served by the facility.
9. For any permitted use not listed above, parking rates shall comply with Section 158.221.C.

(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) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(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, ADA acceptable, and be at least 5 feet wide.

**SECTION 5: LANDSCAPING**

(A) Plant Material:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread and a minimum of 3" caliper 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 City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No less than fifty (50) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from all City 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 less than 6,000 sf shall provide two (2) trees.
- B. Lots from 6,000 to 7,000 sf shall provide three (3) trees.
- C. Lots over 7,500 sf shall provide four (4) trees.

(E) 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 (up to 100% of required landscape).

(F) A six (6) foot wall or fence is required in a perimeter landscape buffer strip where commercial, industrial, institutional, office, and public facility uses abut the front, side and/or rear of existing

or proposed residential. The perimeter landscape buffer strip shall be a minimum of 10' wide.

(G) Site Perimeter Landscaping Requirements. Site perimeter landscaping shall be provided in accordance with the following standards:

1. A landscape strip at least ten feet in depth, exclusive of curbing, shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise. Landscape strips within an easement shall be in accordance with Section 154.03(E) of the City of Port St. Lucie Land Development Regulations. Necessary access ways through all landscape strips shall be permitted in order to utilize the parking or other vehicular use areas or to access the rear of the landscape strip for maintenance purposes. These accessways may be subtracted from the linear dimension used to determine the number of trees required.
2. Landscape strips required adjacent to shared property/lot lines may be combined into a 10' wide perimeter landscape strip. This landscape strip shall be planted with one tree for each 30 linear feet, or fractional part thereof. One shrub shall be required for each two (2) linear feet and the shrubs shall be at least 24 inches in height at the time of planting.
3. Landscape strips required adjacent to shared property/lot lines may be relocated elsewhere within the overall MPUD limits provided that the same perimeter landscape area that would have been required along the specific property/lot lines is provided.

## SECTION 6: UTILITIES

(A) Proposed Sanitary Sewer System:

The proposed Southern Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Sanitary Sewer System for Southern Grove project will consist of Gravity Sanitary Sewer Mains and Manholes, which will flow to on-site Sewage Pump Stations. The proposed maximum depth of gravity sewer mains and number of pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The Developer shall minimize the number of pump stations designed and installed. The proposed wastewater pump stations will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The existing City of Port St. Lucie wastewater transmission system consists of an existing Force Main on Village Parkway. The proposed sewer transmission system will include force main connections to the existing City force main. All proposed pump stations shall require a connection to the existing fiber optics system for communication purposes.

(B) Proposed Water Distribution System:

The proposed Southern Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Water Distribution System for Southern Grove project will consist of a large Water Main along the Village Parkway that runs along the eastern boundary of the subject property. There will be several connections to the Village Parkway main, and these water mains will be extended along all other roadways within the project.

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 Discovery Way, Village Parkway, proposed Paar Drive, and along the proposed Community Blvd roadway, located on the perimeter of the Southern Grove site. The proposed water main connections for the site will include multiple water connections on all sides of the project. Looping the main from Village Pkwy through the

project site and connecting to the Paar Drive stubout shall be required and coordinated with the Utility Systems Department.

**(C) Waste Management**

For uses that provide specialized waste management programs such as (compactors, sharps collection) in a defined and visually screened area, the typical dumpster and recycling detail will not be required. Dumpster enclosures located internally within the MPUD adjacent to the rear and/or side property line, may have their setback reduced to two (2) 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.

**SECTION 7: TRADITION TRAIL**

Provisions for Tradition Trail shall be provided within this development. A fence or wall may be utilized to separate the private development areas from the public trail system.

The proposed Tradition Trail (when developed by the City of Port St. Lucie and/or the master developer of Tradition) shall be allowed to cross private residential streets if necessary. A formalized pedestrian crossing shall occur at any private residential street and pedestrian awareness signs identifying Tradition Trail and the road crossings shall be implemented. No fencing or other security measures shall block use and continuation of the public trail along the perimeter of the development.

**EXHIBIT 7**

**SKETCH AND LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:**

KENLEY (PB 104-16) TRACT B-1 (20.000 ACRES – 871,200 SF)  
KENLEY (PB 104-16) TRACT C-1 (21.353 ACRES – 930-136 SF)

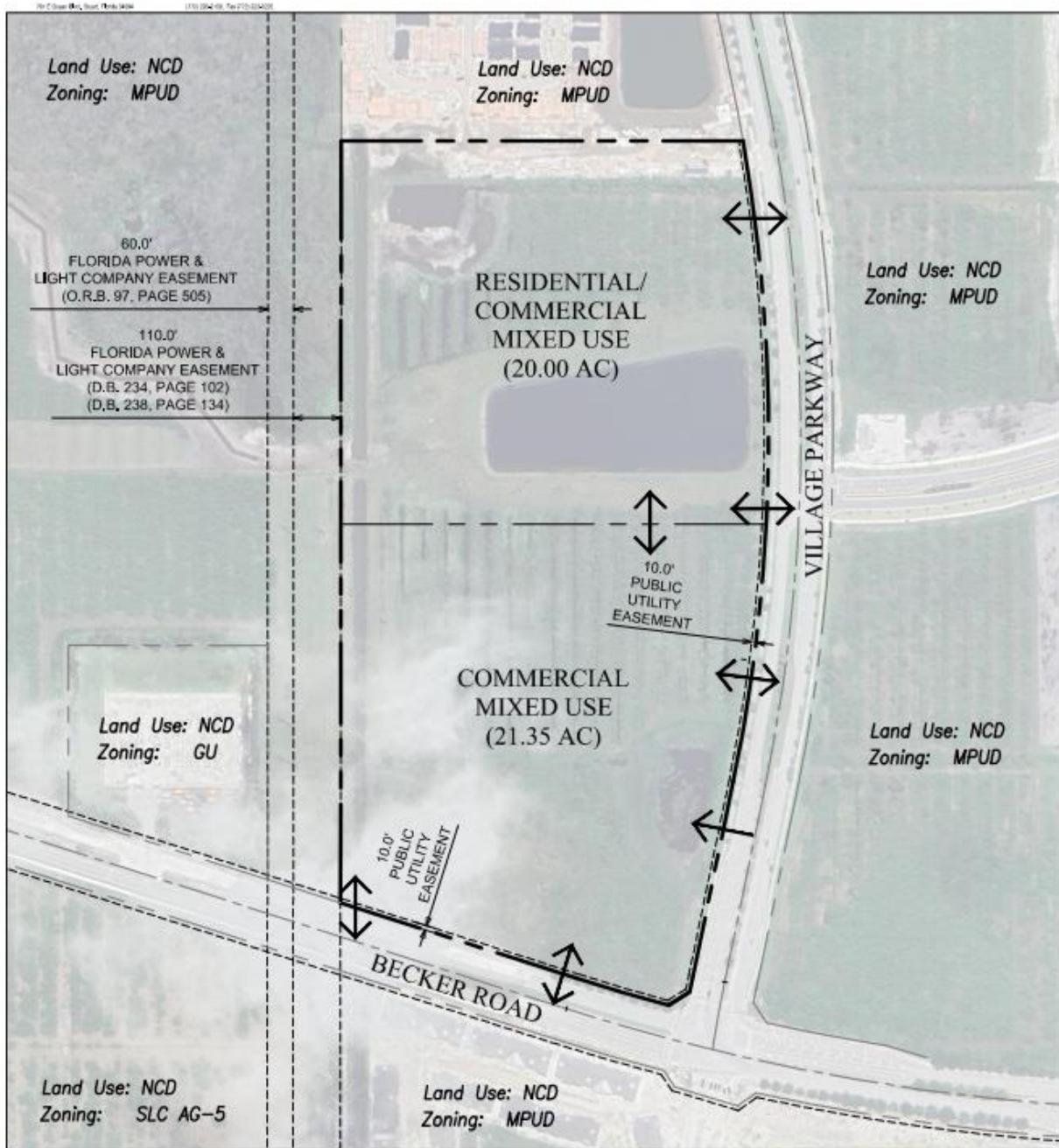




**EXHIBIT 8**  
CONCEPTUAL PLAN



lucido & associates



Scale: 1" = 300'

A small icon in the top right corner consisting of a black triangle pointing upwards, enclosed within a square frame.

Date: 2.13.2024

SG-8

Tradition, Port St. Lucie, Florida  
Conceptual Land Use Plan

## **EXHIBIT 9**

### **DEVELOPMENT PROGRAM**

This Mixed-Use development program will consist of commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of a larger area

#### **Residential Mixed Use (approx 20.00 ac)**

Currently envisioned as a residential subdivision and various non-residential uses/services with primary access via SW Village. Typical lot details included with this document represent options of lot types that could be developed. Total number of dwelling units shall not exceed 28 du's/acre.

#### **Commercial Mixed-Use Area (approx 21.35 ac)**

A commercial program intended to provide uses with two access points from Village Parkway and SW Becker Road. The parcel is anticipated to provide various non-residential uses/services to support the surrounding residential communities.

Land Uses included within this MPUD and approximate areas:

Residential/ Commercial Mixed-Use	20.00 acres	48%
-----------------------------------	-------------	-----

Commercial Mixed-Use	21.35 acres	52%
----------------------	-------------	-----

Residential: 12.41 acres min. (Max 347 Du's) / 20.00 acres max (Max 560 Du's)

Non-Residential: 21.35 acres min (170,800 SF) / 28.94 acres max (231,520 SF)

*\*Future Outparcels A-E are approximately 6.23 acres in total. Land uses have not been determined at this time but will be consistent with Policy 1.2.2.7. of the City of Port St. Lucie's Comprehensive Plan*

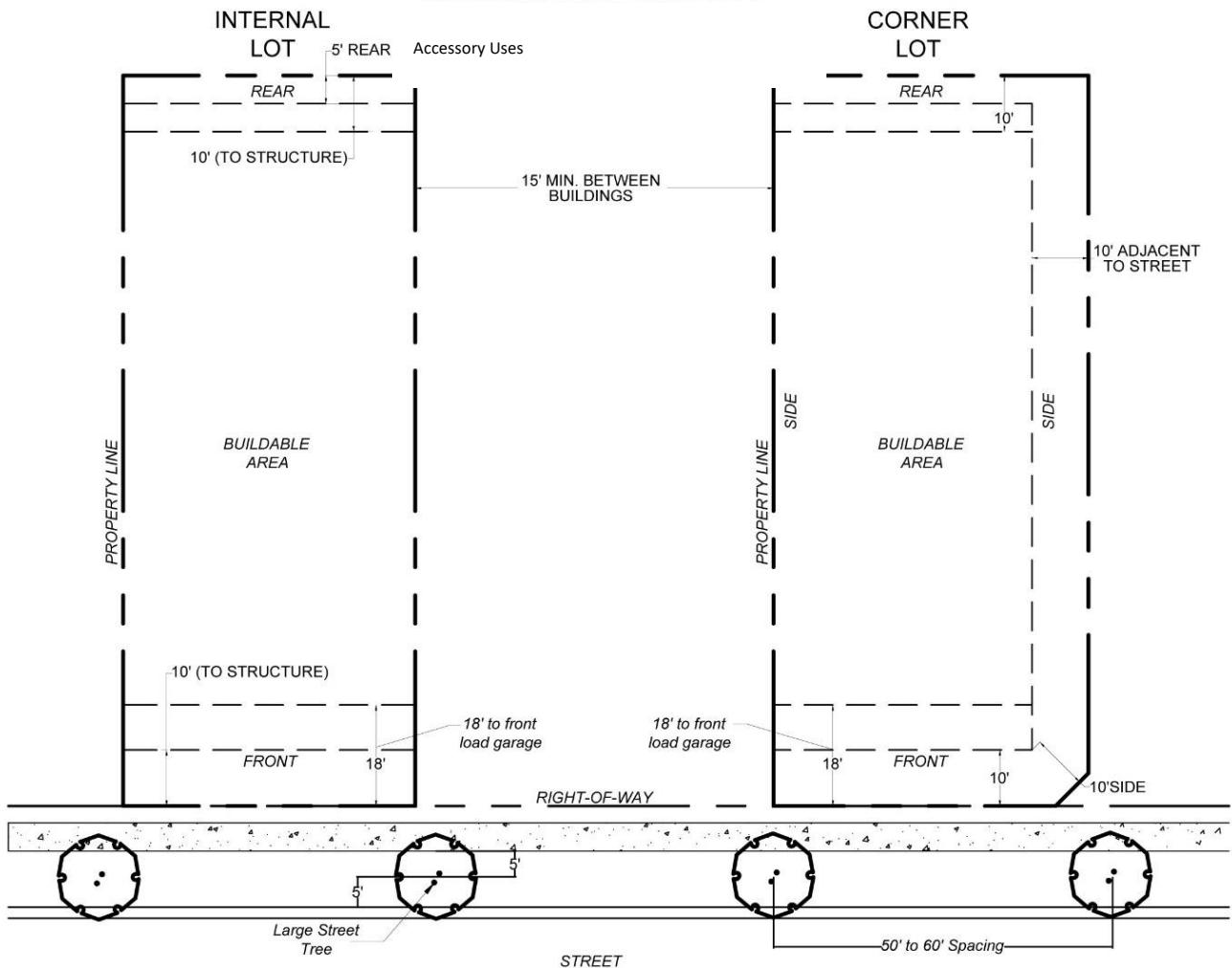
---

TOTAL	41.35 acres / 1,801,337 sf	100%
-------	----------------------------	------

## EXHIBIT 10

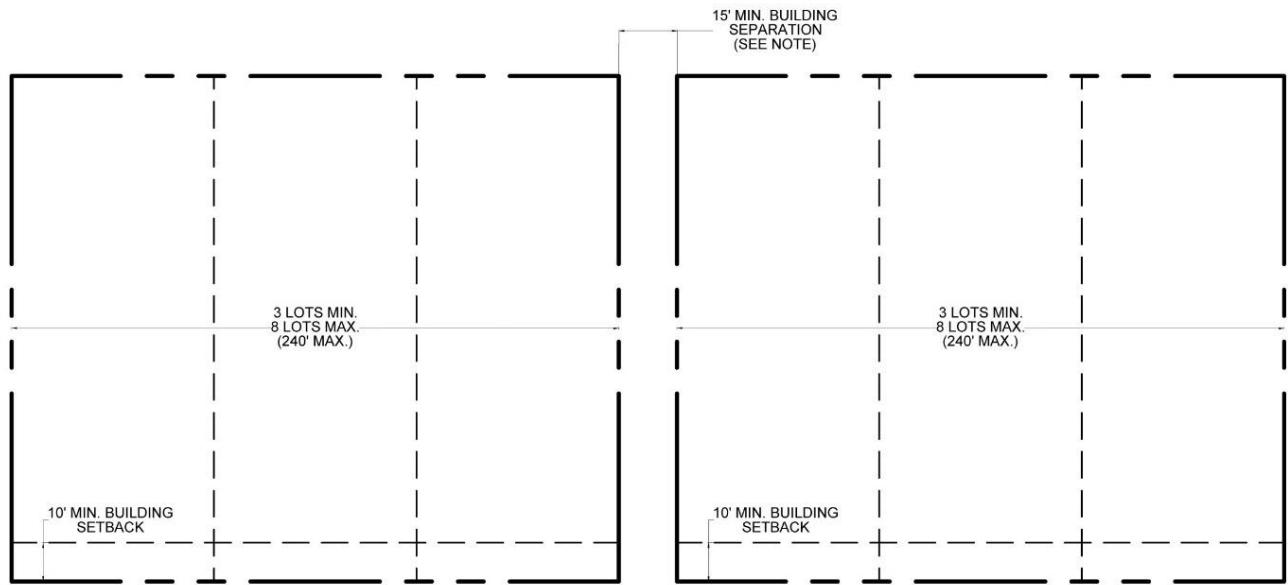
### TYPICAL TOWNHOME LOT LAYOUT

#### TOWNHOME LOT - NON ALLEY



**TYPICAL LOT**  
**NON ALLEY LOT**  
 (MIN. 18'-46' WIDTH X MIN. 70' DEPTH)  
 TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

TOWNHOME LOT  
NOT TO SCALE

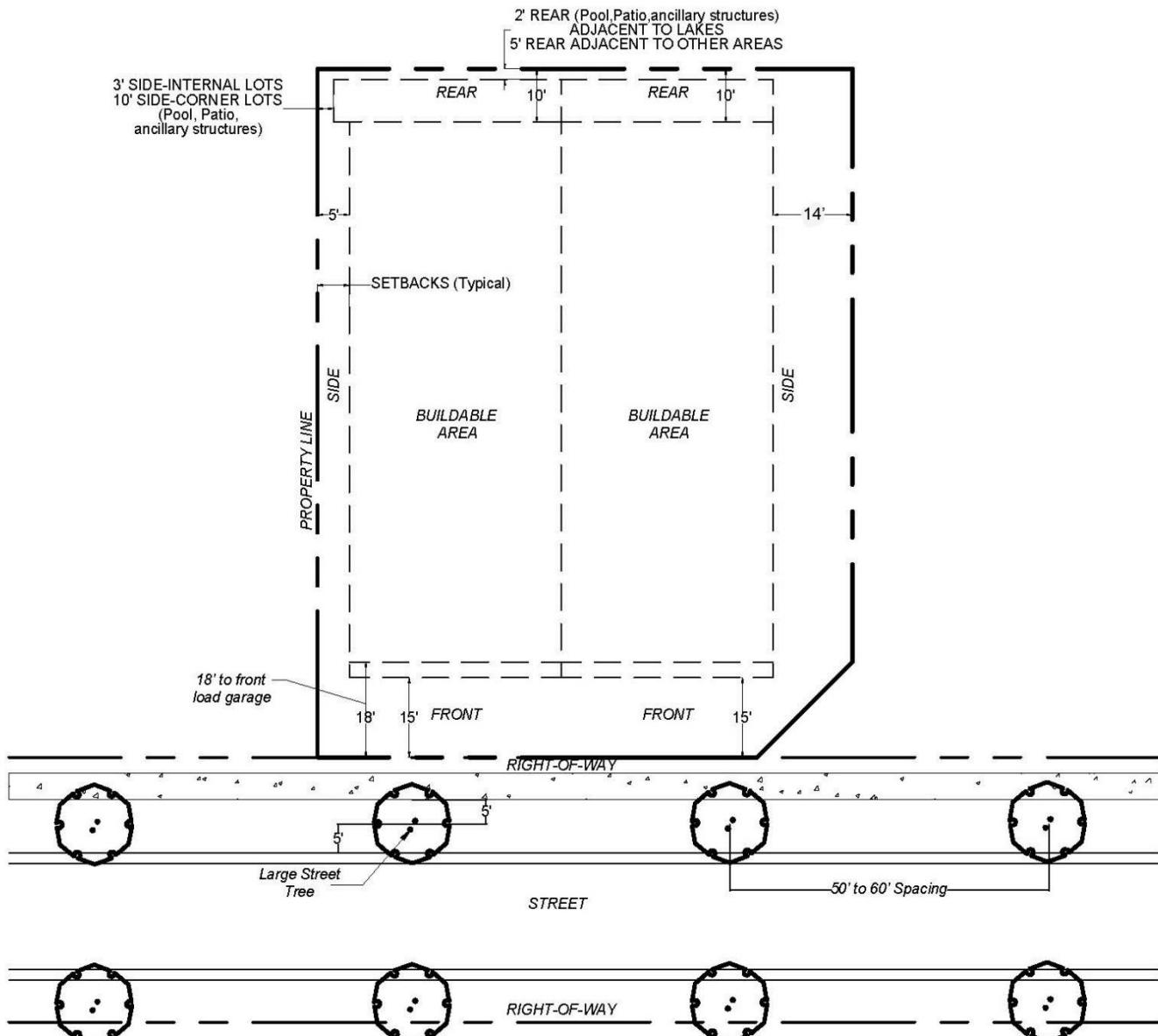


NOTE:

1. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT

SINGLE FAMILY (VILLA)  
NOT TO SCALE

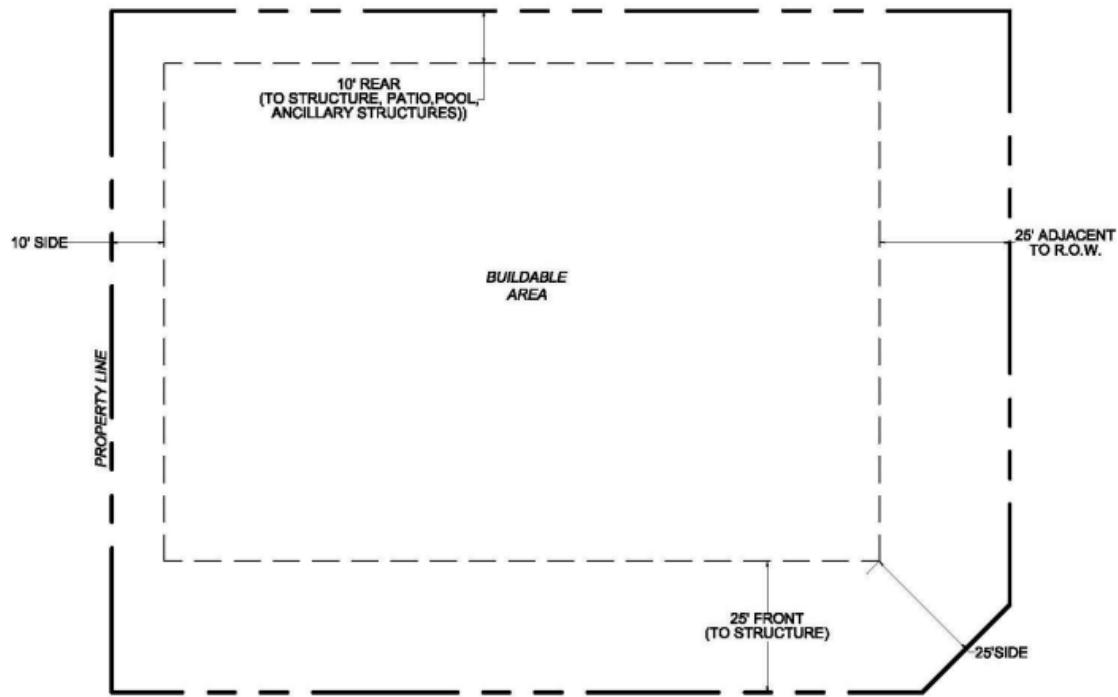


NOTE:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

MULTIFAMILY RESIDENTIAL  
(VERTICALLY ATTACHED AND HORIZONTAL)  
NOT TO SCALE



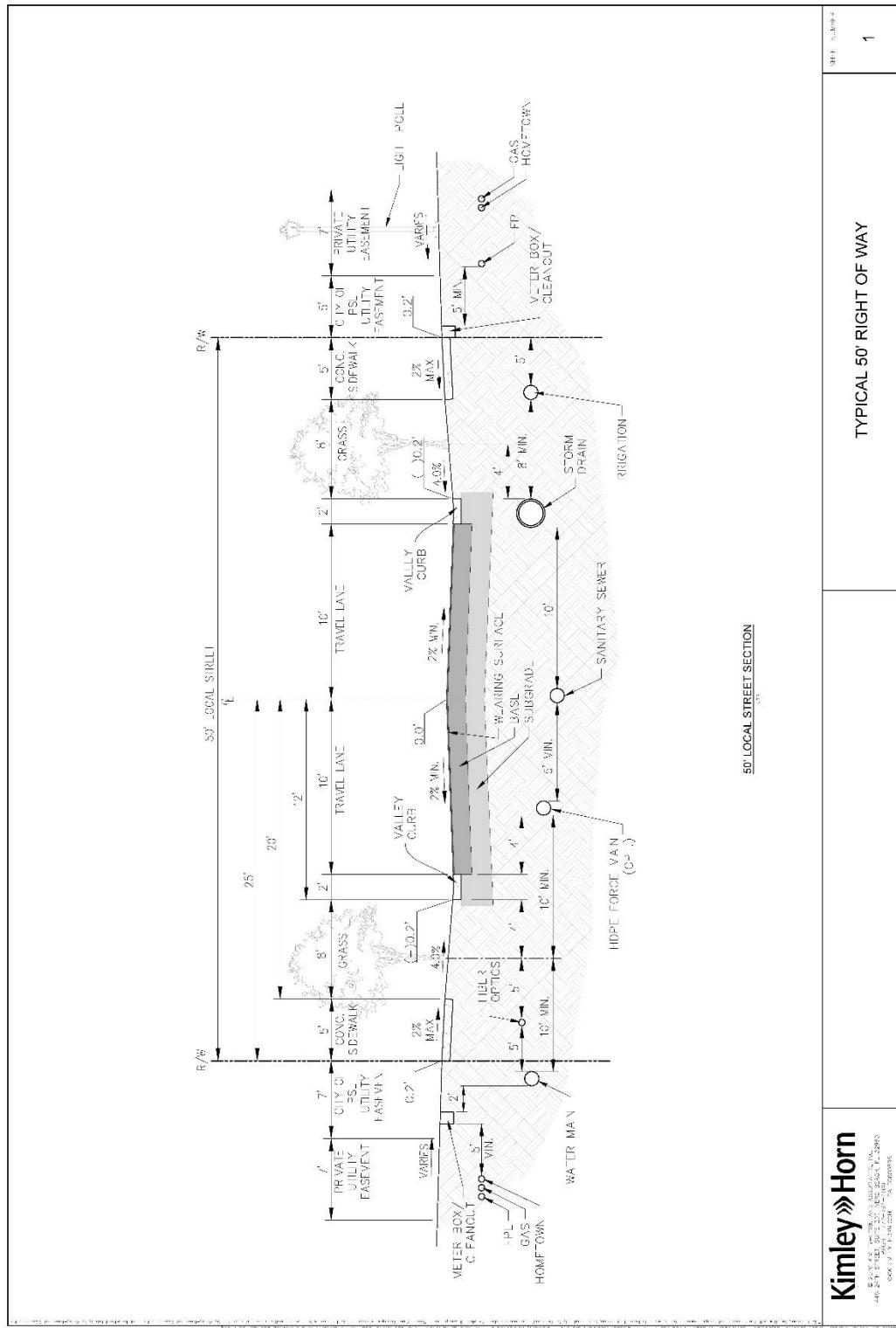
NOTE:

1. 20' MIN. BUILDING SEPARATION SHALL BE PROVIDED BETWEEN BUILDINGS FOR VERTICALLY ATTACHED UNITS
2. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS FOR TOWNHOME UNITS.
3. 10' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS HORIZONTAL UNITS SUCH AS COTTAGES AND PAIRED VILLAS
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
5. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
6. 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.

**TYPICAL LOT**  
(MIN. LOT 30,000 SF., MIN. 15' WIDTH)

## EXHIBIT 11

## TYPICAL ROADWAY CROSS SECTIONS



## **EXHIBIT 12**

### **STATEMENT OF UNIFIED CONTROL** **AND BINDING MPUD AGREEMENT**

The property as described as follows:

- Parcel ID: 4327-702-0016-000-6
- Parcel ID: 4327-702-0015-000-9

in the application package, is owned by, and under the unified control of, the undersigned, Mattamy Palm Beach, LLC representative shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of February, 2024.

MATTAMY PALM BEACH LLC

By: 

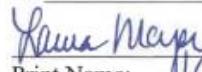
Karl Albertson, Jr. VP of Land Acquisition and Entitlement

(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (check one)  physical presence or  online notarization, this 20 day of February, 2024, by Karl Albertson, Jr., VP of Land Acquisition and Entitlement. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.



  
Print Name: Laura Meyer  
Notary Public, State of Florida  
Commission No.: GG977765  
My Commission Expires: 4-12-2024