

MPUD APPLICATION FOR MPUD REZONING

TRADITION 3,038 ACRES

By:

WINDING RIVER CROSSTOWN, LLC
2801 Ocean Drive, Suite 302
Vero Beach, Florida 32963

Adopted Sept. 22, 2004 Ordinance 03-151	Administrative Amendment No. 8 / P08-031 Approved March 26, 2008
Administrative Amendment No. 1 / P04-060 Approved July 23, 2004	Amendment No. 9 / P12-052 Approved November 13, 2012 Ordinance 12-68
Administrative Amendment No. 2 / P04-545 Approved April 27, 2005	Amendment No. 10 / P14-049 Approved May 12, 2014 Ordinance 14-22
Amendment No. 3 / P05-236 Adopted October 10, 2005	Amendment No. 11 / P14-091 Approved July 1, 2014 Ordinance 14-47
Amendment No. 4 / P04-104 Adopted June 12, 2006 Ordinance 06-54	Administrative Amendment No. 12 / P18-023 Approved February 28, 2018
Administrative Amendment No. 5 / P06-365 Approved November 22, 2006	Amendment No. 13 / P19-079 Approved August 12, 2019 Ordinance 19-49
Amendment No. 6 / P07-107 Adopted August 13, 2007 Ordinance 07-108	Amendment No. 14 / P22-097 Approved March 27, 2023 Ordinance 23-22
Amendment No. 7 / P07-417 Adopted March 10, 2008 Ordinance 08-21	Administrative Amendment No. 15 / P25-47 Approved May 28, 2025
	Amendment No. 16 / P26-026, Approved _____, 2026

City of Port St. Lucie P#26-026

LIST OF AMENDMENTS

Amendment No. ~~15~~ 16

- ~~1. Updated Letter of Authorization from Mattamy Palm Beach, LLC~~
 - ~~2. Update to Exhibit 6; Section 4, Mixed Use Area, (B) Permitted Uses, to identify a restaurant with drive-in service can also include a walk-up window (pg. 30)~~
 - ~~3. Update to Exhibit 6; Section 4, Mixed Use Area, (I) (2) Minimum Building Size and Minimum Living Area, to allow a minimum gross floor area of 300 square feet for a quick service restaurant with drive-through, walk-up service, and no indoor seating. (pg. 32).~~
 - ~~4. Update to Exhibit 6, Section 7, Street, Parking and Pedestrian Requirements, to correct a scrivener's error under (C) (9) to clarify the parking for Parcels 17 and 17A as 1.75 spaces for each multi-family residential unit.~~
 5. Minor changes to the list of Exhibits and the typical lot drawings to correct exhibit numbering.
-

1. Update Exhibit 5, Section II, Development Area, to remove 9.48 acres from Parcel 10 and to designate tthe 9.48 as Parcel 11A
2. Designate the use for Parcel 11A as retail/office.
3. Revise the acreage calculations for Parcel 10
4. Update Exhibit 8, MPUD Conceptual Plan, development area table to be consistent with the above revisions to Exhibit 5.
5. Update Exhibit 8B, Tradition Conceptual Land Use Plan, to be consistent with the above revisions to Exhibit 5.

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TRADITION

PROJECT PROFESSIONALS

OWNER: ~~Mattamy Palm Beach, LLC~~
~~2500 Quantum Lakes Drive, Suite 215-~~
~~Boynton, Beach, FL 33426~~

Winding River Crosstown, LLC
2801 Ocean Drive, Suite 302
Vero Beach, Florida 32963

AGENT: ~~Lucido & Associates~~
~~701 SE Ocean Boulevard~~
~~Stuart, FL 34994~~
~~772-220-2100~~

Haley Ward, Inc.
10250 SW Village Parkway
Port St. Lucie, FL 34987

ATTORNEY : Dean Mead Minton and Moore
W. Lee Dobbins
1903 S. 25th Street, Suite 200
Fort Pierce, FL 34947

EXHIBIT 1

Digital Application Submitted Via City's Online FUSION Portal

EXHIBIT 1A



Mattamy Homes USA - Southeast Florida
3500 Quantum Lakeshore, Suite 215
Boynton Beach, FL 33426
561-433-6100

April 2, 2025

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd. Building B
Port St. Lucie, FL 34984-5099

RE: Owners Authorization — Tradition MPUD

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for Lucido & Associates to represent Mattamy Palm Beach, LLC as an applicant during the governmental review process for the above-noted project.

Thank you for your attention to this matter.

Sincerely,

Karl Albertson, Vice President of Land Acquisition and Entitlements

Winding River Crosstown, LLC

2801 Ocean Drive, Suite 302

Vero Beach, FL 32963

April 1, 2026

Planning & Zoning Department
City of Port St. Lucie
121 S. W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099


RE: Owner's Authorization - Tradition MPUD
Winding River Crosstown LLC
Parcel I.D. Nos.: 4304-502-0022-000-6; 4304-111-0002-000-0

To Whom It May Concern:

As owner of the parcels referenced above, please consider this correspondence as formal authorization for Haley Ward, Inc. to represent Winding River Crosstown LLC as an applicant during the governmental review process for the above-noted project.

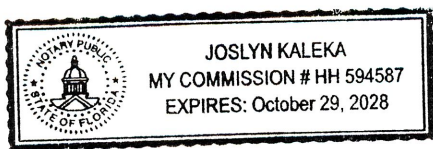
Thank you for your attention to this matter.

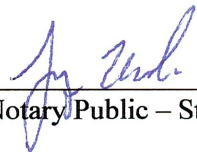
WINDING RIVER CROSSTOWN LLC,
a Florida limited liability company

By: 
Michael J. Kirwin
Authorized Representative

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of April, 2026, Michael J. Kirwin, the Authorized Representative of Winding River Crosstown LLC, a Florida limited liability company. He is personally known to me and did not take an oath.




Notary Public – State of Florida

NOTARY SEAL/STAMP

INTRODUCTION

TRADITION, a MPUD, is a mixed-use community consisting of 3,038 acres. The Tradition MPUD is intended to implement the design requirement policies of the NCD land use. TRADITION, offers uses as outlined in the attached Exhibit 5.

The above-mentioned community will have amenities of parks, lakes, upland preservation tracts and recreation areas of parks, playgrounds, or other cultural facilities, golf course and clubhouse.

The internal roadway for TRADITION is designed to ensure an orderly means of ingress and egress movement for both the residents and visitors to the area. The community's primary access will be via Tradition Parkway, together with North and South roadways into the community.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a MPUD. The format will follow the outline presented in the PUD Zoning District Standards and Application requirements.

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed MPUD is enclosed as Exhibit 3.
2. TRADITION is a proposed mixed use community designed to encompass residential, neighborhood/village commercial, town center and institutional uses.
3. The Conceptual Plan for TRADITION is enclosed as Exhibit 8 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Master Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibits 6 and 10. Development uses and standards are shown in Exhibit 6 .
5. The community is also known as TRADITION

EXHIBIT 3



January 15, 2018

Patti Tobin
Planning & Zoning Director
City of Port St. Lucie, FL
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

RE: Tradition MPUD - 12th Amendment

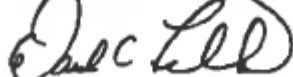
Dear Ms. Tobin:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie, FL zoning code requirements. TRADITION LAND COMPANY, LLC is the owner of record of the subject property, with Certificate of Title recorded in OR Book 3274, Pages 915-985, in the Public Records of St. Lucie County, Florida, and copies of which are already on file in your department.

Please contact CERTUS TRD OWNER, LLC should you need any additional information regarding this application.

Sincerely,

TRADITION LAND COMPANY, LLC



David C. Feltman
President

10489 SW Meeting Street • Port St. Lucie, FL
Phone (772) 340-3500 • FAX: (772) 340-3718

Mattamy Palm Beach LLC
4901 Vineland Road
Suite 450
Orlando, FL 32811

February 21, 2023

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Re: Evidence of Unity of Control and Binding MPUD Agreement - Tradition MPUD

This letter is to serve as our required letter of Unified Control in compliance with the City of Port St. Lucie zoning regulations. Mattamy Palm Beach LLC, a Delaware limited liability company ("Mattamy"), is the owner of record of Parcels 17, 17A, and 18 of the property described on Exhibit 7, by virtue of the Special Warranty Deed dated June 29, 2018 recorded in Official Records Book 4153, Page 856, and Special Warranty Deed dated December 14, 2022 recorded in Official Records Book 4926, Page 2841, both of the Public Records of St. Lucie County, Florida.

Mattamy is the successor "Developer" under the Amended and Restated Development Order for the Tradition Development of Regional Impact ("DRI"), which DRI was adopted pursuant to Resolution 16-R95 by the City of Port St. Lucie, as memorialized by that Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded in Official Records Book 3864, Page 1840, of the Public Records of St. Lucie County, Florida, as amended from time to time.

Parcels 17, 17A, and 18 of the property described on Exhibit 7 are under unified control and Mattamy agrees (1) to proceed with the proposed MPUD 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 the MPUD, and (2) provide such agreements, contracts, deed restrictions, and relevant securities as may be required by the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City, and also agrees to provide continuing operation and maintenance of such areas, functions, and facilities on the subject property, unless and until such time as a private property owners' association accepts such responsibilities. Such responsibilities are not to be provided or maintained at public expense. Mattamy acknowledges and consents to the requirements of the existing binding MPUD agreement for Tradition, and further agrees to bind all successors in title to the commitments made hereunder in this paragraph.

Should you have any questions or require additional information, please do not hesitate to contact me.

MATTAMY PALM BEACH LLC

Developed by

Anthony J. Palumbo, III

By: Anthony J. Palumbo, III, Vice President

**UNANIMOUS WRITTEN CONSENT IN LIEU OF A MEETING OF
THE BOARD OF DIRECTORS OF
TRADITION COMMERCIAL ASSOCIATION, INC.**

Tradition MPUD – Amendment Application

Anthony Palumbo, Frank Covelli, and Tyler Gaffney, representing the entire Board of Directors (the "Board") of Tradition Commercial Association, Inc. (the "Association"), pursuant to section 617.0821, Florida Statutes, do hereby consent to the following action(s) in lieu of a meeting of the Board, to have the same effect as action(s) taken at a duly called meeting of the Board, at which a quorum of directors was present and voting, as further set forth below:

WHEREAS, the Association is governed by the Amended and Restated Commercial Charter for Tradition, recorded in the Official Records of St. Lucie County in Official Records Book 4512, Page 1357, as amended and supplemented from time to time (the "Charter"); and

WHEREAS, Mattamy Palm Beach LLC, a Delaware limited liability company (the "Founder"), is the Founder under the Charter, pursuant to that certain Assignment of Founder's Rights recorded in the Official Records of St. Lucie County, Florida in Official Records Book 4153, Page 969; and

WHEREAS, pursuant to Section 15.3 of the Charter, the Founder has the right to make changes in the "Master Plan" (as such term is defined in the Charter) in the Founder's sole discretion, subject to such governmental approvals as may be required; and

WHEREAS, the Founder desires to amend the Tradition MPUD as set forth in the MPUD Application for MPUD Rezoning of Tradition 3,038 Acres, attached hereto and incorporated as if fully set forth herein as Exhibit "A" (the "Amendment Application"), subject to the approval of the City of Port Saint Lucie (the "City"); and

WHEREAS, the City has requested the consent of the Association to the Amendment Application, and the Association desires to provide its consent to the Amendment Application.

NOW, THEREFORE, BE IT RESOLVED that:

1. **Recitals**. The aforementioned Recitals are true and correct and are hereby incorporated as if fully set forth herein.
2. **Amendment Application**. The Board hereby approves the Amendment Application.

THIS UNANIMOUS WRITTEN CONSENT IN LIEU OF A MEETING shall be effective as of the date of the last signature affixed below. The undersigned affirm that this Unanimous Written Consent in lieu of a Meeting of the Board of Directors was signed on the date(s) set out below and delivered to the Association by delivery to its principal office inside the State of Florida, its principal place of business, the corporate secretary, or another agent of the corporation having custody of the book in which proceedings of meetings of the Association are recorded.

ANTHONY PALUMBO

DocuSigned by:
Signature: Anthony Palumbo
1029520826A7493

Title: Board Member, President

Date: 2/17/2023

FRANK COVELLI

DocuSigned by:
Signature: Frank Covelli
0804790CD747448

Title: Board Member, Vice President

Date: 2/16/2023

TYLER GAFFNEY

DocuSigned by:
Signature: Tyler Gaffney
013A8D45807287C

Title: Board Member, Secretary/Treasurer

Date: 2/17/2023

Mattamy Palm Beach LLC
2500 Quantum Lakes Drive
Suite 215
Boynton Beach, FL 33426

January 30, 2026

Planning & Zoning Department
City of Port St. Lucie
121 S. W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984

RE: Evidence of Unity of Control and Binding MPUD Agreement – Tradition MPUD

This letter is to serve as our required letter of Unified Control in compliance with the City of Port St. Lucie, FL zoning code regulations. Winding River Crosstown LLC, a Florida limited liability company (“Winding River”) is the owner of record of those certain parcels identified as Parcel I.D. Nos.: 4304-502-0022-000-6, and 4304-111-0002-000-0, by virtue of that certain Warranty Deed recorded in Official Records Book 5401, Page 2139, and that certain Warranty Deed recorded in Official Records Book 5328, Page 2672, Public Records of St. Lucie County, Florida (the “Winding River Parcels”) for which a PUD Amendment Application has been filed to permit the commercial development of the Winding River Parcels consistent with commercial uses permitted in the DRI (as defined below), and to collectively designate said parcels as “Parcel 11A” in the Tradition MPUD.

Mattamy Palm Beach LLC, a Delaware limited liability company (“Mattamy”), is the successor “Developer” under the Amended and Restated Development Order for the Tradition Development of Regional Impact (“DRI”), which DRI was adopted pursuant to Resolution 16-R95 by the City of Port St. Lucie, as memorialized by that Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded in Official Records Book 3864, Page 1840, Public Records of St. Lucie County, Florida, as amended from time to time.

The land to be designated as Parcel 11A comprises a portion of the property described on Exhibit 7 to the Tradition MPUD, which is under the unified control of Mattamy, as the successor Developer of Tradition MPUD. In connection with Winding River’s MPUD Amendment Application, Mattamy agrees (1) subject to the terms of a written agreement between Mattamy and the owner(s) of the Winding River Parcels to convert the residential units contained within the Winding River Parcels to commercial use, in order to allow the commercial development of the Winding River Parcels consistent with commercial uses permitted in the DRI 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 the MPUD, and (2) to provide such agreements, contracts, deed restrictions, and relevant securities as may be required by the City of Port St. Lucie for the completion of development in accordance with the plan approved by the City, and provide (or cause to be provided by Winding River, its successors and assigns) the continuing operating and maintenance of such areas, functions, and facilities on the Winding River Parcels, unless and until such time as a private property owners’ association accepts such responsibilities. Such responsibilities are not to be provided or maintained at public expense. Mattamy acknowledges and consents to the requirements of the existing binding MPUD agreement for Tradition and further agrees to bind all successors in title to the commitments made hereunder in this paragraph.

This letter is solely for the purpose of complying with the City of Port St. Lucie’s zoning requirements and is not intended for the benefit of any third party, and no such party, other than the City of Port St. Lucie, may enforce any rights or obligations arising under this letter against any Mattamy as a third-party beneficiary.

Should you have any questions or require additional information, do not hesitate to contact me.

MATTAMY PALM BEACH LLC

By: 

Kari Karl Albertson, its Vice President

Winding River Crosstown, LLC
2801 Ocean Drive,
Suite 302
Vero Beach, FL 32963

STATEMENT OF UNIFIED CONTROL

Project Name(s): P24-216 – Tradition MPUD Amend # 16

The property described in the amendment application package for the Tradition MPUD Amendment # 16, more specifically described as Parcel ID 4304-111-0002-000-0 and 4304-502-0022-000-6 (the "Property") is under unified control due to common ownership by Winding River Crosstown LLC. Pursuant to 158.192, Changes in Conceptual Master Plans, City Code of Ordinances ("City Code"), major changes in a conceptual plan require "[a]n up-to-date statement presenting evidence of unified control of the entire area within the MPUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1) and affected by the proposed changes." The Property is the only area effected by the proposed changes contained in the amendment.

All the property within the Tradition MPUD remains subject to the regulations contained in the Tradition MPUD Conceptual Development Plan and Conditions, and subsequent amendments, including the Binding P.U.D Agreement, Exhibit 9 of Original Tradition MPUD Conceptual Plan and Conditions, executed January 22, 2018.

[SIGNATURE TO FOLLOW]

Winding River Crosstown LLC, Owner of Parcel IDs: 4304-111-0002-000-0 and 4304-502-0022-000-6

Michael J. Kirwin
Signature

Authorized Representative

Title

2/26/2026

Date

Michael J. Kirwin
Print Name

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of February, 2026, by Michael J. Kirwin, who is personally known to me.



Joslyn Kaleka
Signature of Notary Public

NOTARY SEAL/STAMP

Joslyn Kaleka
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 10-24-2028

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of TRADITION is 3,038 acres, which exceeds the 200-acre minimum establishment of a MPUD within the NCD land use.
2. TRADITION is located on the west side of I-95 and north and south of Tradition Parkway. Main access to the MPUD will be along Tradition Parkway.
3. TRADITION is designated to include residential uses together with town centers and mixed uses.
4. All recreation areas may be a park or playground or other recreational or cultural facility. Furthermore, there may be a golf course and clubhouse with or without an alcoholic beverage license.
5. TRADITION is located within the TRADITION Development of Regional Impact. Storm water management will be provided by an on-site water lake system, which will be part of Tradition Community Development District (TCDD) water management system, located in TCDDs 1, 2, 3, 4, 5, 6, 7, & 8. The Tradition MPUD will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such service. Furthermore, the Tradition Phase I PUD acknowledged that the City may require reuse water be utilized for irrigation, equal to the amount of wastewater generated by the PUD, upon availability to the site. The design of the roadway sections shall conform to PSLUSD landscaping specifications and policies, latest revision. All utilities will be located underground. Irrigation will be provided by an onsite system.
6. The original physical characteristics of TRADITION MPUD can be described as approximately 3,038 acres of "improved pasture". There are no existing wetlands within the neighborhood boundaries designated for impact that have not been approved during the original permitting of TRADITION by the South Florida Water Management District (SFWMD). A modification to an existing Army Corps of Engineers permit is in process. There are within the 3,038 acres, wetlands and upland buffers to be preserved. These areas will not be impacted but enhanced by the dedication of additional upland preserve areas.
7. Within TRADITION the minimum finish floor elevations are to be at or above of the minimum elevation for the associated drainage basin as shown in the SFWMD Permit #56- 01569-P.
8. This MPUD application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan. The intent of this MPUD is set forth designated land use areas which illustrate compliance with the policy provisions of the New Community Development District land use.

For purposes of this MPUD the following definition shall apply:

Senior living campus - A residential community including a range of living units, including independent units (detached & attached), assisted care units and skilled nursing care facilities along with a variety of common amenities and ancillary services.

In 2016, two parcels were transferred from the Tradition DRI to the Western Grove DRI [the Taylor Morrison 'Esplanade' (north of Westcliffe) and Mattamy 'Emery' (east of Fern Lake)]. The parcels already had zoning of Tradition MPUD in place and such zoning remains on these parcels to-date. The total of the two parcels transferred from Tradition DRI into Western Grove DRI was approximately 326 acres; however, this acreage remains within the Tradition MPUD.

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE: 3,038 acres

Development areas included within this MPUD:

- Residential	2,053 acres
- Town Center	190 acres
- Mixed Use	445 acres
- Neighborhood/Village Center	8 acres
- Water Management Tracts	61 acres
- Road Rights-of-Way	188 acres
- Conservation Tracts	39 acres
- Open Space	54 acres
 TOTAL	 3,038 acres

Note: Development area acreages are approximate.

St. Lucie County Approved Development Areas (Res. 02-141 & 02-142):

• Residential	57.14 acres
• Water Management Tracts	61.04 acres
• Open Space	12.16 acres
• Upland Preserve/Wetlands	16.52 acres
• Road Right-of-Way	48.30 acres
• Town Center	26.01 acres
• Parks	13.00 acres
Total	234.17 acres

Development areas included with this MPUD submittal:

• Residential	2,004.47 acres
• Road Right-of-Way	139.97 acres
• Town Center	144.05 acres
• Mixed Use	444.93 acres
• Open Space	41.67 acres
• Conservation Tract	22.98 acres
Total	2,798.07 acres

II. DEVELOPMENT AREA - Overall

Residential: Parcels 3, 6, 9, 12, 13, 13A, 14, 15, 16, 17, 17a, 18, 20, 20a, 21, 22, 23, 32, 34, 35, 36, and 37

- Parcels designed as Civic/Institutional: Total: 1,961.27 acres

Parcels 13A	Area: 2.40 acres
34	Area: 2.31 acres
35	Area: 3.44 acres

- Parcel designated as park: Parcel 22
Parcel 23 Area: 118.54 acres
0.948 acres

Town Center: Parcels 1, 1A, 1B, 1C, 2, Total: 242.19 acres

- Residential Use: % of Total: 36.4%
Parcels 1, 1A, 1B, 1C 7.89 acres
Parcel 2 39.99 acres

- Office/Retail, Civic:
Parcel 1 75.89 acres

Mixed Use: Parcels 4, 5, 7, 8, 10, 11, 11A Total Area:443.73 acres

- Residential: Parcel 7 & Parcel 10 % of Total: 44.93% 47.07
Parcel 7 23.79 acres 185.07 acres
Parcel 10 175.59 acres
- Retail/Office/Hospital/Utility/Civic/Institutional/Assisted Living
Facilities and Nursing Homes
Parcel 4 179.03 acres
Parcel 8 10.41 acres
- School/Civic/Institutional
Parcel 5 33.63 acres
- Retail/Office
Parcel 11 11.73 acres
- Retail/Office:
Parcel 11A 9.48 acres

Village Center: Parcels 19a,19b Total area: 7.37 acres

Retail/Office/Civic/Church 7.37acres

III. Intentionally Left Blank

IV. UPLAND PRESERVATION

Uplands will be preserved consistent the Tradition DRI development order.

V. MODEL AREA

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

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

VI. PEDESTRIAN WAYS

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods.

The minor systems will be developed within the neighborhoods as development occurs.

EXHIBIT 6

PROPOSED DEVELOPMENT USE/STANDARDS

Section 1. Residential Area.

- (A) Purpose. The purpose of the residential area shall be to locate and establish neighborhoods within the NCD District which are deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment. Residential areas shall contain integrated neighborhoods within a 2-mile radius of shops, services, and other activities. Neighborhoods within the residential area shall be a minimum of ten (10) acres and a maximum of six hundred (600) acres. Gated neighborhoods are permitted provided arterial roads are not gated and they are integrated into the overall community via pedestrian and bicycle connections. Higher density residential uses within the Residential area shall be encouraged to be located near Neighborhood/Village areas, Town Centers and Mixed Use areas, central focal points and the center or edge of neighborhood areas. The following standards shall be met in designing neighborhoods within the residential area.
- (B) Permitted Principal Uses and Structures. Neighborhoods within the Residential area may include the following principal uses and structures.
1. Single-family dwelling (attached and detached);
 2. Single unit accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;
 3. Townhouse dwelling;
 4. Multiple-family dwelling;
 5. Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; Open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);
 6. 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].
 7. Temporary sales trailers located upon the parcel for which sales activities are to be conducted;
 8. Senior living campus; and Nursing Home.
 9. Paired Villa dwelling

(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 monopole towers with a maximum height of 100 feet located within parks or school sites designated on Exhibit 8, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances are met.

(D) Accessory Uses. As set forth within Section 6 hereof.

(E) Minimum Lot Requirements / Maximum Residential Density.

1. Single-family dwelling: Two thousand eight hundred (2,800) square feet and width of thirty-five (35) feet with a maximum gross project density of fifteen (15) dwelling units per acre;
2. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of fifteen (15) dwelling units per acre.
3. Multiple-family dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of ten (10) units per acre and maximum gross project density of twenty (20) dwelling units per acre.
4. Schools:
 - a. Day Care 0.75 acres
 - b. K-8th 7.5 acres
 - c. High 15 acres
5. All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.
6. Paired Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-seven and one-half (37.5) feet, with a maximum gross project density of seven (7) dwelling units per acre.

(F) Maximum Building Coverage.

Single Family and Multi Family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

(G) 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.

(H) Maximum Building Height. Thirty-five (35) feet measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet. Schools (K-8th and High) shall have a maximum height of fifty (50) feet. Vertically attached multiple-family dwelling unit buildings on Parcels 17 and 17a, as depicted on the Tradition MPUD Concept Plan, shall have a maximum height of 47'-6" subject to the following conditions:

- (a) Aggregately parcels 17 and 17a are restricted to two (2) vertically attached multi-family dwelling unit buildings not to exceed four stories.
- (b) The buildings must be located no less 360 feet south of Westcliffe Lane, 765 feet north of Tradition Parkway, 65 feet west of Parcel 18 and 80 feet east of the FPL Easement located adjacent to Parcels 17 and 17A.

(I) Minimum Living Area.

- 1. Single-family dwelling: One thousand two hundred (1,200) square feet.
- 2. Townhouse and Multiple-family dwellings:
 - i. Studio apartment, six hundred (600) square feet;
 - ii. One (1) bedroom, seven hundred (700) square feet;
 - iii. Two (2) bedroom, eight hundred (800) square feet;
 - iv. Three (3) bedroom, nine hundred (900) square feet.
- 3. Senior living campus – six hundred (600) square feet for independent units (attached & detached).

(J) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Tradition MPUD.

1. Single-family dwelling:

Front yard. Each lot shall have a front yard with a building setback line of ten (10) feet for dwellings with alleys, and for rear loaded garage village units, or a front yard with a building setback line of ten (10) feet and a front load garage setback line of eighteen (18) feet for dwellings without alleys. Each lot having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

Side yards. Each lot shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings without alleys, and for rear loaded garage village units, or two (2) side yards, each of which shall result in a separation of ten (10) feet between adjacent buildings with alleys. A side yard of ten (10) feet shall be provided adjacent to rights-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided, and a side yard of five (5) feet shall be provided adjacent to alleys.

*Parcels 17, 17a, and 18, shall be permitted to have side yard setbacks of five (5) feet from the side property line which shall result in a minimum separation of ten (10) feet

between adjacent buildings. A side yard of at least ten (10) feet shall be provided adjacent to rights-of-ways or eighteen (18) feet for street-side-loaded garage.

Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet, eighteen (18) feet for garages on alleys, and a fifteen (15) foot setback where there is eighteen (18) feet to the alley travel lane. Exhibit 10H rear loaded garage village units may have a rear yard setback of ten (10) feet to garages.

2. Townhouse dwelling:

Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet for townhouse dwellings with alleys or a front yard with a minimum depth of ten (10) feet and a front load garage setback line of eighteen (18) feet for townhouse dwellings without alleys 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.

No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No contiguous group of dwellings shall exceed two hundred forty (240) feet in length.

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 having a minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

3. Multiple-family dwelling: In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet.

- a. Parcels 17 and 17a, shall have a building setback of twenty-five (25) feet from the front yard and public rights-of-ways, and ten (10) feet from the 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 for vertically attached units, fifteen (15) feet 4-plex to 8-plex attached units, and a minimum of ten (10) feet for multi-family horizontal detached units.

4. Senior Living Campus: Buildings shall have a setback of ten (10) feet from all property lines. Detached independent units shall be separated by a minimum of twelve (12) feet and the units shall be setback twenty (20) feet from the edge of any internal roadway pavement or sidewalk.

5. All other permitted or special exception uses: All setback requirements shall be established for each specific use as part of the site plan review process.

6. Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 15 4, City of Port St Lucie Ordinances.

7. Paired Villa dwelling:

Each paired villa dwelling shall have a front yard with a minimum depth of eighteen (18) feet for a front load garage setback 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.

Paired Villa's shall have a minimum of twelve (12) feet distance between buildings (six feet setback to property line). Lots shall have a zero (0) foot Z-lot line setback on the zero (0) foot side of the lot and a side yard having a minimum depth of six (6) feet shall be provided on the non zero (0) foot lot line. A minimum of ten (10) feet distance is required between the side of any paired villa dwelling and a private or public street or right-of-way.

- a. * Parcels 17, 17a, and 18 shall have a minimum side yard setback of five (5) feet from the side property line on the non-zero foot lot line providing a minimum of ten (10) feet separation between adjacent buildings.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) 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 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. 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.

(M) Access. Gated subdivisions shall provide a minimum distance of 100 feet from the gate to the right- of- way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of 100 feet from the gate to the right of way. A bus and truck maneuvering area will not be required for secondary resident restricted entrances.

Section 2. Neighborhood/Village Commercial Areas

(A) Purpose. The purpose of the neighborhood/village commercial areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping of interrelationship of established uses so as to permit a high level of pedestrian movement within the area; to designate those uses and

services deemed appropriate and proper for location and development within said areas; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses with the areas. Neighborhood/Village commercial areas shall function as a community of compatible uses in a compact setting, with a minimum area of three (3) acres and a maximum area of thirty-five (35) acres, serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. The following standards shall be met in designing 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 in the neighborhood/village commercial area, provided that a maximum of fifty (50) percent of the net developable area within a neighborhood/village commercial area may be residential and the maximum gross floor area of any one (1) retail use shall be thirty thousand (30,000) square feet:
1. Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and on premises consumption;
 2. Office for business, professional or medical use;
 3. Personal service uses, such as, bank or savings and loan association, dry cleaning or laundry pick up station for work to be sent elsewhere;
 4. Day care center;
 5. Restaurant (not including drive-in facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages;
 6. Service station (as separate use or in conjunction with a permitted use);
 7. Park or playground or other public or private recreation or cultural facility;
 8. 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].
 9. Townhouse dwelling;
 10. Multiple-family dwellings;
 11. Temporary sales trailers located upon the parcel for which sales activities are to be conducted; and
 12. Congregate living facilities

- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- Wireless communication antennas and towers with a maximum height of 100 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (D) Accessory Uses. As set forth in Section 6 hereof.
- (E) Minimum and Maximum Lot Requirements and Residential Density.
1. Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.
 2. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.
- (G) 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.
- (H) Maximum Building Height.
1. Residential: Thirty-five (35) feet provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet.
 2. Non-residential: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.
- (I) Minimum Building Size and Minimum Living Area
1. Residential: As set forth in Section 1(H) hereof.
 2. Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.
- (J) Setback Requirements and Buffering.
1. Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
 2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

3. Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood /village commercial area.
- (K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.
- (L) Site Plan Review. Prior to approval of site plans for non-residential development in the neighborhood /village commercial area, a conceptual plan meeting the criteria set forth above shall be submitted for review and approval of the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the neighborhood/village commercial area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director of 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 designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 3. Town Center Areas.

- (A) Purpose. The purpose of town center areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of commercial facilities, said areas to be primarily along established highways where a mixed pattern of commercial usage is 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. Town centers shall be designed, with a minimum size of thirty (30) acres and a maximum size of one hundred fifty (150) acres, to meet the needs of the larger residential area. The following standards shall be met in designing town centers:
- (B) Permitted Principal Uses and Structures. A minimum of three (3) of the following principal uses and structures shall be contained within the town center area, provided a minimum of thirty (30) percent and a maximum of fifty (50) percent of the net developable area within a town center shall be residential, a minimum of 800 residential units shall be assigned to the town center and areas within 1/4 mile, and maximum gross floor area of any one (1) retail use shall be sixty thousand (60,000) square feet:
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-premise sales;

2. Office for administrative, business, professional or medical use;
3. Bank or savings and loan association;
4. Restaurant, including drive-in service;
5. Retail sales of alcoholic beverages for on and off premises consumption;
6. Hotel, motel, inn or bed and breakfast;
7. Theater (indoor);
8. Service station;
9. Car wash as an accessory to a service station only;
10. Public facility or use;
11. 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].
12. School (public or private), grades kindergarten through 12;
13. School (technical or vocational);
14. Day care center;
15. Single-family dwellings (attached and detached; minimum density of 8 du/ac);
16. Townhouse dwellings;
17. Multiple-family dwellings;
18. Recreation amusement facility;
19. 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);
20. A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures.
21. Temporary sales trailers located upon the parcel for which sales activities are to be conducted.

22. 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.
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- Wireless communication antennas and towers with a maximum height of 200 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (D) Accessory Uses. As set forth in Section 6 hereof.
- (E) Minimum and Maximum Lot Requirements and Residential Density.
- a. Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.
- b. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.
- (G) 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.
- (H) Maximum Building Height. Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet and residential only uses shall be limited to thirty-five (35) feet.
- (I) Minimum Building Size and Minimum Living Area
- a. Residential: As set forth in Section I(H) hereof.
- b. Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.
- (J) Setback Requirements and Buffering.
1. Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
 2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

3. Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood /village commercial area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Town Center area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design 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. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the Town Center area shall submit a conceptual plan meeting the criteria set forth above for review and approval 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 designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 4. Mixed Use Areas

(A) Purpose. The purpose of mixed use areas 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. Mixed use areas shall be designed with a minimum size of thirty (30) acres and a maximum of three hundred (300) acres, to meet the needs of the NCD District and areas beyond. The following standards shall be met in designing mixed use areas:

(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 (30) percent and a maximum of seventy (70) percent of the net developable area within a mixed use area shall be residential:

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. Office for administrative, business, professional or medical use;
3. Bank or savings and loan association;
4. Restaurant, including drive-in service; and/or walk-up window
5. Retail sales of alcoholic beverages for on and off premises consumption;
6. Hotel, motel, inn or bed and breakfast;
7. Theater(indoor);
8. Service station
9. Car wash;
10. Self-storage;
11. Public facility or use;
12. 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].
13. School (public or private), grades kindergarten through 12;
14. School (technical or vocational);
15. Day care center;
16. Single-family dwellings (attached and detached);
17. Townhouse dwellings;
18. Multiple-family dwellings;
19. Recreation amusement facility;
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. A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures. Any retail use in a mixed use project will be located on the ground floor;

- 22. Temporary sales trailers located upon the parcel for which sales activities are to be conducted;
 - 23. Hospital and other medical facilities;
 - 24. Research uses, including product development and engineering.
 - 25. 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.
 - 26. Assisted Living Facilities: and
 - 27. Nursing home.
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- Wireless communication antennas and towers with a maximum height of 300 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (D) Accessory Uses. As set forth in Section 6 hereof.
- (E) Minimum and Maximum Lot Requirement.
- 1. Residential: As set forth in Section 1(E) hereof.
 - 2. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.
- (G) 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.
- (H) Maximum Building Height. One hundred (100) feet provided residential only uses shall be limited to thirty-five (35) feet.
- (I) Minimum Building Size and Minimum Living Area
- 1. Residential: As set forth in Section 1(H) hereof.

2. Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet. For Quick Service Restaurant with Drive-through, Walk Up service and no indoor seating, a minimum gross floor area of three hundred (300) square feet shall be permitted.

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.
3. Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that buffer walls shall not be required between residential and non-residential uses within the mixed use area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

- (L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Mixed Use area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design 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. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to mix of uses, lot sizes and setbacks, and minimum open space.

Residential uses within the Mixed Use area shall submit a conceptual plan meeting the criteria set forth above for review and approval 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 designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 5. Resort Areas. (Reserved) Section

6. 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 setback, height, building coverage and other requirements, or as restricted in the Homeowners Association documents. 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 unless as otherwise noted for specific uses under section B as follows. Accessory uses are not considered a part of building coverage standards. Detached garages and storage buildings are also subject to size and design standards as listed in subsection (B)(2)h and (B)(2)i.

(B) Accessory Uses in Residential Areas.

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 below. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to two (2) feet. The minimum setback from side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way and five (5) feet shall be provided adjacent to an alley and accept where units share a common side property line where then will be no side setback. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.

- 1) The following accessory uses are allowed in the residential areas, all other accessory uses are prohibited, or as restricted in the Homeowners Association documents.
 - a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.
 - b. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.
 - c. A basketball backboard and goal may be located in that area extending from the front building line and on driveways as long as they are portable and a minimum of two (2) feet off the edge of the pavement and not on a collector or arterial road.
 - d. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.
 - e. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.
 - f. Fences or screening walls meeting the requirements of Section 158.216 (A) & (B) per the City of Port St. Lucie Zoning Ordinances. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216 (A), (B), (F) & (G). Section 158.216 (C), (D), (E) (H), (I) through (J) are not required to be met and do not apply.
 - g. Garages. Maximum size = 900 square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roofline. These uses conform in appearance, materials and design to the principal structure (house) if over 300 square feet in size. Only one garage per lot is permitted.
 - h. Solar collection systems, windmills, and other energy devices based on renewable resources.

- i. Outdoor fireplaces, outdoor kitchens, and barbecue pits.
- j. Doghouse with a size not to exceed four (4) feet in height by four (4) feet in depth by six (6) feet wide.
- k. Noncommercial greenhouses.
- l. Dish antennas provided they meet the above and following requirements:
 - 1. Only one (1) dish antenna per residence shall be permitted;
 - 2. Dish antennas shall not exceed eighteen (18) inches in diameter, nor shall the dish in any position exceed a height of fifteen (15) feet.
- m. Recreational accessory uses shall be construed to include incidental retail uses such as cafeterias, gift or variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons or visitors.

(C) Accessory Uses in Non-Residential Areas.

Accessory uses or structures shall not be located in the 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. The minimum setback from side property lines shall be those set forth in Section 1

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

(E) Major Recreation Equipment. Major recreation equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and the like. Storage of major recreation equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure.

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

1. The holder of the home occupation may have employees engaged in the business provided said employees, except those who reside in the home do not report to or for work at the site of the home occupation.
2. The home occupation shall use no more than two hundred (200) square feet of total floor area of a primary structure, or as provided for in Sec. 6(B)(2)(e).
3. The use of the dwelling for the home occupation shall be clearly incidental and secondary to its use for dwelling purposes. The occupation shall not change the character of the dwelling or reveal from the exterior that the dwelling is being utilized for use other than dwelling purposes. There shall be no display of stock for sale or trade located upon the premises, and no article shall be sold or offered for sale except

such as may be produced on the premises or is utilized in conjunction with the home occupation. The manufacturing of a product for resale shall not be produced with mechanical or electrical equipment which is not normally found in a dwelling and considered as purely a domestic implement.

4. Any use of a dwelling contrary to these provisions or which creates or may create objectionable noises, fumes, odors, dust, electrical interference, or greater than normal residential traffic shall be expressly prohibited.

Section 7. Street, Parking and Pedestrian Requirements

- (A) **Public Street Requirements.** Pursuant to Section 3d of that portion of the Second Capacity Agreement, Tradition Parkway from I-95 to Village Parkway together with that portion of Village Parkway from Tradition Parkway to the north property line will be dedicated to the City of Port St. Lucie. All landscaping shall meet the sight distance and clear zone requirements of FDOT. Arterial, collector and minor collector roads allowing access within the Tradition MPUD as shown on Exhibits shall be designated in accordance with the following minimum criteria.
 1. **Arterials.** Arterial roads shall have a minimum right-of-way width of one hundred thirty (130) feet with ten (10) foot utility easements on each side.
 - a. **Sidewalks.** Arterial roads shall have a five (5) foot minimum sidewalk on both sides if bike lanes are provided in each direction of travel or an eight (8) foot minimum sidewalk on both sides without bike lanes.
 2. **Major Collector.** Collector roads shall have a minimum right-of-way width of one hundred (100) feet.
 - a. **Sidewalks.** Collector roads shall have an eight (8) foot minimum sidewalk on one side with bike lanes.
 3. **Minor Collector.** Minor Collector roads shall have a minimum right-of-way width of eighty (80) feet.
 - a. **Sidewalks.** Minor Collector roads shall have one five (5) foot sidewalk if there are bike lanes in the roadway or one eight (8) foot sidewalk if there are no bike lanes.
 4. **Intersections.**
 - a. The minimum intersection radii of pavement or cartway edge, or back of curb, where used, at all typical intersections approximately at right angle shall be a minimum of ten (10) feet to allow for improved pedestrian circulation in neo-traditional neighborhoods and Town Center areas that have been previously approved by St. Lucie County. A minimum radius of twenty-two (22) feet shall be used in additional neo-traditional neighborhoods and town centers approved by the City of Port St. Lucie. All other areas shall have a minimum radius of twenty-five (25) feet.

5. Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed one hundred fifty (150) feet in length from the centerline of the intersecting street.
 6. Bus Shelters. Bus shelters shall be located in neighborhoods where appropriate and as recommended by the School District, transit authority or other public agency with appropriate pull offs. Locations of bus shelters are subject to the review and approval of the city.
- (B) Private Street Requirements. Collector and local roads within neighborhoods which are not dedicated for public access shall be designed in accordance with the following minimum criteria.
- 1) Typical right-of-way cross-sections for collector and local roads within gated neighborhoods shall be included as part of the conceptual plan prior to subdivision plat approval.
 - a. Sidewalks. Collector and local roads within gated neighborhoods shall have a five (5) foot minimum sidewalk on one side.
 - b. Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed 150' in length from the centerline of the intersecting street.
- (C) 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 a building, use or structure is not identified below, on-street and/or off-street parking and service facilities shall be in accordance with the provisions set forth on Chapter 158, City of Port St. Lucie Zoning Ordinances. On-street parking spaces (min. dimensions 8'x20' for areas previously approved by St. Lucie County; min. dimensions 9'x20' for all other areas except the collector roads where spaces shall be 10'x20') directly and fully adjacent to a site and available to a development shall be counted toward the maximum. On-street parking (min. dimension 10'x20') may be permitted on collector roads and on local roads subject to site plan review. On-street parking shall not be permitted on arterial roads.
- 1) Retail and Office: 4 spaces per 1,000 sq. ft.
 - 2) Medical Office: 4 spaces per 1,000 sq. ft. (Hospital parking to be reviewed at the time of site plan review).
 - 3) Mixed-use including restaurants: to be reviewed based on individual use of proposed mix of use at the time of site plan review.
 - 4) Residential: 1.5 spaces per dwelling unit.

- 5) Parks and Recreation:
 - a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.
 - b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.
 - 6) Restaurant (stand-alone): 1 space per 100 sq. ft.
 - 7) Senior Living Units: Independent units (attached and detached) 1 space per unit. All other units (rooms) shall provide a half space (.5) per unit plus 1 space per employee per shift.
 - 8) Nursing Home: One half (0.5) space per unit (room) plus one (1) space per employee per shift.
 - 9) Parcels 17 and 17A shall provide 1.75 spaces for each multi-family residential unit and one guest parking space for every five (5) units. Multi-family dwelling units with garage spaces may include the garage spaces as required parking spaces.
- (D) Shared or joint use of parking facilities between and among uses is authorized in Town Center and Mixed Use areas 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; and,
 - 3. The applicant has submitted a properly drawn legal instrument executed by the parties concerned showing agreement to such joint use and specifying the duration of the agreement.
 - 4. Use of ULI's Shared Parking or comparable analysis is encouraged.
- (E) Parking areas shall be encouraged to be located to the rear or side of the property.
- (F) 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.
- (G) Parking decks where proposed shall be designed with internal ramping not visible from the street and access should not be off of major streets. Parking deck interiors shall be screened from view adjacent to roadways and residential areas by use of landscape screening grates, parapet walls or architectural facade treatment.
- (H) Pedestrian Access.

1. An on-site pedestrian 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. Convenient pedestrian access to transit stops shall be provided.
2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.
3. Where the system crosses driveways, parking areas, and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method.
4. Lighting for parking lots and pedestrian ways shall be provided to ensure public safety. Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets.

Section 8. Landscaping

(A) Plant Materials

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 two (2) inch caliper DBH in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than 80% of the required trees may be palm trees.
5. A minimum of 25% of all required trees shall be native species.
6. Landscaping shall meet the city's requirements for xeriscape.

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

(C) Site Perimeter Landscaping

- (1) Development Located Adjacent to a Right of Way or to Another Property. One tree shall be provided for each 30 linear feet of right of way or abutting property or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and

may exceed 24 inches on center.

(D) Landscape Buffer Strips

1. No wall shall be required adjacent to open space land and senior living campuses. No wall shall be required where a wall is already provided by the adjacent property. Senior living campuses are not required to provide a wall adjacent to single family development. One tree shall be planted for each 30 linear feet of the landscape buffer strip or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and may exceed 24 inches on center.

(E) Parking Lot Landscaping. Parking lot landscaping shall be in accordance with Chapter 154 , City of Port St. Lucie Land Development Regulations, except for those items specified below.

(1) To facilitate the integration of uses within Neighborhood /Village Centers, Town Centers, and Mixed Use areas, perimeter landscape buffers may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site.

(F) Landscape Strip Between Buildings and Vehicular Use Areas and Around Building Facades. In the Neighborhood /Village Centers, Town Centers and Mixed Use areas, where the design intent is to bring the buildings closer to the street, a landscape strip shall not be required between buildings and vehicular use areas and around building facades. Street trees will be provided pursuant to the City's Subdivision Regulations.

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

- (1) Lots less than 6,000 sq. ft. shall provide two (2) trees.
- (2) Lots from 6,000 to 7,500 sq. ft. shall provide three (3) trees.
- (4) Lots over 7,500 sq. ft. shall provide four (4) trees.

EXHIBIT 7

DESCRIPTION: TRADITION

A PARCEL OF LAND BEING ALL OF SECTION 9 AND A PORTION OF SECTIONS 4, 5, 6, 7, 8, 10, 15, 16, 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALL OF TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THRU 3D, ALL OF TRADITION PLAT NO. 3, RECORDED IN PLAT BOOK 43, PAGES 4, 4A AND 4B, ALL OF TRADITION PLAT NO. 4, RECORDED IN PLAT BOOK 43, PAGES 5 AND 5A, ALL OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, ALL OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, ALL OF TRADITION PLAT NO. 7, RECORDED IN PLAT BOOK 44, PAGES 7 AND 7A, ALL OF TRADITION PLAT NO. 9, RECORDED IN PLAT BOOK 44, PAGES 2, 2A AND 2B, ALL OF TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, ALL OF TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THRU 3D, ALL OF TRADITION PLAT NO. 13, RECORDED IN PLAT BOOK 43, PAGES 20 AND 20A, ALL OF TRADITION PLAT NO. 16, RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J AND ALL OF TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A THRU 22F, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SAID PLAT OF TRADITION PLAT NO. 6 AND THE WESTERLY LIMITS OF GATLIN BOULEVARD RIGHT-OF-WAY AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 24, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001 - 2412, DATED 06/02/77, WITH LAST REVISION OF 09/11/79; THENCE NORTH 00°01'45" EAST AS A BASIS OF BEARINGS ALONG THE EAST LINE OF SAID PLAT AND SAID WESTERLY LIMITS OF GATLIN BOULEVARD, A DISTANCE OF 200.00 FEET. THENCE TRAVERSING SAID WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING BY THE FOLLOWING TWELVE (12) COURSES;

1. SOUTH 89°58'15" EAST DEPARTING SAID EAST LINE, A DISTANCE OF 262.61 FEET;
2. SOUTH 89°58'15" EAST, A DISTANCE OF 372.63 FEET;
3. NORTH 82°24'53" EAST, A DISTANCE OF 317.56 FEET;
4. NORTH 00°01'45" EAST, A DISTANCE OF 64.09 FEET;
5. NORTH 70°02'50" EAST, A DISTANCE OF 289.50 FEET;
6. NORTH 34°39'50" EAST, A DISTANCE OF 207.78 FEET;
7. NORTH 15°33'28" EAST, A DISTANCE OF 491.49 FEET;
8. NORTH 06°58'16" EAST, A DISTANCE OF 373.49 FEET;
9. NORTH 07°32'07" WEST, A DISTANCE OF 374.37 FEET;
10. NORTH 17°47'19" WEST, A DISTANCE OF 510.88 FEET;
11. NORTH 18°47'19" WEST, A DISTANCE OF 714.03 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5983.58 FEET;
12. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°41'41", AN ARC DISTANCE OF 2474.52 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°05'37" EAST FROM THIS POINT), SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 10 AND THE

BOUNDARY OF THE PLAT OF PORT ST. LUCIE SECTION 35, RECORDED
IN PLAT BOOK 15, PAGES 10, 10A THRU 10P, PUBLIC RECORDS OF
SAID ST. LUCIE COUNTY;

THENCE TRAVERSING THE BOUNDARY OF THE SAID PLAT OF PORT ST. LUCIE SECTION 35, THE
NORTH LINE OF SAID SECTION 10 AND THE EAST LINE OF SAID SECTION 4 BY THE
FOLLOWING THREE (3) COURSES,

1. SOUTH 89°54'10" WEST DEPARTING SAID WESTERLY LIMITS, A
DISTANCE OF 1793.84 FEET;
2. NORTH 00°36'27" EAST, A DISTANCE OF 2651.97 FEET;
3. NORTH 00°35'12" EAST, A DISTANCE OF 2833.04 FEET;

THENCE CONTINUE NORTH 00°35'12" EAST DEPARTING SAID BOUNDARY, ALONG THE
NORTHERLY PROLONGATION OF THE EAST OF THE NORTHEAST ONE QUARTER OF SAID
SECTION 4, A DISTANCE OF 259.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY
LINE OF THE O.L. PEACOCK CANAL AS DESCRIBED BY DRAINAGE AND IRRIGATION
BASEMENT IN EXHIBIT "A" AND RECORDED IN OFFICIAL RECORDS BOOK 675, PAGE 1942,
PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING SAID SOUTHERLY LINE
BY THE FOLLOWING FOURTEEN (14) COURSES;

1. CONTINUE NORTH 00°35'12" EAST, A DISTANCE OF 12.29 FEET;
2. SOUTH 66°21'07" WEST, A DISTANCE OF 557.84 FEET;
3. SOUTH 56°25'29" WEST, A DISTANCE OF 121.35 FEET;
4. SOUTH 70°54'29" WEST, A DISTANCE OF 143.67 FEET;
5. SOUTH 85°53'58" WEST, A DISTANCE OF 132.02 FEET;
6. SOUTH 54°34'18" WEST, A DISTANCE OF 298.73 FEET;
7. SOUTH 33°56'01" WEST, A DISTANCE OF 30.15 FEET;
8. SOUTH 56°01'38" WEST, A DISTANCE OF 31.64 FEET;
9. NORTH 50°55'52" WEST, A DISTANCE OF 7.43 FEET;
10. SOUTH 73°43'15" WEST, A DISTANCE OF 14.12 FEET;
11. SOUTH 59°06'39" WEST, A DISTANCE OF 424.13 FEET;
12. SOUTH 65°11'40" WEST, A DISTANCE OF 178.59 FEET;
13. SOUTH 76°04'00" WEST, A DISTANCE OF 1244.50 FEET;
14. SOUTH 74°14'30" WEST, A DISTANCE OF 2525.46 FEET;

THENCE SOUTH 13°31'07" WEST DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 51.88 FEET
TO THE NORTHEAST CORNER OF GROVE 3; THENCE SOUTH 74°03'19" WEST ALONG THE NORTH
LINE OF SAID GROVE 3, A DISTANCE OF 5341.55 FEET TO THE NORTHWEST CORNER OF SAID
GROVE 3; THENCE NORTH 89°33'50" WEST DEPARTING SAID NORTH LINE, A DISTANCE OF
638.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT WIDE
FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK
767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING SAID
WEST LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 14°45'25" EAST, A DISTANCE OF 1501.30 FEET;
2. SOUTH 00°41'50" WEST, A DISTANCE OF 6072.71 FEET;
3. SOUTH 00°08'18" WEST, A DISTANCE OF 316.64 FEET;

THENCE NORTH 31°45'23" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 287.45 FEET;
THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A
DISTANCE OF 706.40 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE
NORTH 64°04'09" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 34°18'02" WEST, A
DISTANCE OF 57.12 FEET; THENCE NORTH 04°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE
NORTH 29°38'11" EAST, A DISTANCE OF 56.90 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE
OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET; THENCE NORTH
79°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF
47.36 FEET; THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58"
EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'15" EAST, A DISTANCE OF 59.29 FEET;
THENCE NORTH 67°14'46" EAST, A DISTANCE OF 365.78 FEET; THENCE NORTH 80°50'57" EAST, A
DISTANCE OF 312.09 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.81 FEET; THENCE
SOUTH 62°56'57" WEST, A DISTANCE OF 710.69 FEET; THENCE SOUTH 09°44'53" WEST, A
DISTANCE OF 529.29 FEET; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 1118.66 FEET;

THENCE NORTH 35°27'24" EAST, A DISTANCE OF 161.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 102°13'07", AN ARC DISTANCE OF 356.81 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°40'31" WEST FROM THIS POINT); THENCE SOUTH 00°28'44" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 3805.52 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 560, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE SOUTH 89°50'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 5976.30 FEET; THENCE NORTH 00°02'54" WEST DEPARTING SAID NORTH LINE, A DISTANCE OF 3277.26 FEET; THENCE NORTH 89°57'06" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°02'54" WEST, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°35'41", AN ARC DISTANCE OF 166.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300.00 FEET, SAID POINT ALSO BEING THE SOUTHERLY BOUNDARY OF THE SAID PLAT OF TRADITION PLAT NO. 6; THENCE TRAVERSING THE SAID SOUTHERLY BOUNDARY BY THE FOLLOWING THREE (3) COURSES,

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19°13'06", AN ARC DISTANCE OF 100.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°37'37", AN ARC DISTANCE OF 166.85 FEET TO A POINT OF TANGENCY WITH A LINE;
3. NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 2428.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 3014.818 ACRES, MORE OR LESS

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 17 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 24, AS RECORDED IN PLAT BOOK 62, PAGE 15, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE TO THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 27°52'26" EAST, A RADIAL DISTANCE OF 130.00 FEET AND HAVING A CHORD BEARING OF SOUTH 15°46'00" WEST, 188.16 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF A 92°43'08", A DISTANCE OF 210.37 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 49°08'12"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 49.74 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 590.92 FEET, A CENTRAL ANGLE OF 06°54'10", AND A CHORD BEARING OF SOUTH 15°05'34" WEST, 71.15 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 71.19 FEET; THENCE NORTH 71°27'22" WEST, A DISTANCE OF 42.42 FEET; THENCE SOUTH 54°52'19" WEST, A DISTANCE OF 156.59 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 00°28'33" WEST, A DISTANCE OF 1,225.95 FEET; THENCE NORTH 81°51'17" WEST, A DISTANCE OF 184.82 FEET; THENCE SOUTH 72°37'52" WEST, A DISTANCE OF 222.88 FEET; THENCE NORTH 28°06'28" WEST, A DISTANCE OF 899.01 FEET; THENCE NORTH 51°49'41" WEST, A DISTANCE OF 294.23 FEET; THENCE NORTH 04°24'55" EAST, A DISTANCE OF 302.92 FEET; THENCE NORTH 26°55'17" WEST, A DISTANCE OF 157.56 FEET; THENCE NORTH 61°48'44" EAST, A DISTANCE OF 265.08 FEET; THENCE SOUTH 38°28'42" EAST, A DISTANCE OF 244.24 FEET; THENCE SOUTH 64°44'39" EAST, A DISTANCE OF 347.21 FEET; THENCE SOUTH 87°53'08" EAST, A DISTANCE OF 303.75 FEET; THENCE

NORTH 54°52'19" EAST, A DISTANCE OF 129.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 22.826 ACRES, MORE OR LESS.

SAID ABOVE LANDS TOTAL 3037.649 ACRES, MORE OR LESS.

EXHIBIT 8

THIS DOCUMENT IS THE PROPERTY OF HALEY WARD AND SHALL BE LOANED TO THE CLIENT FOR WHOM IT WAS PREPARED. RELEASE OF THIS INFORMATION OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY HALEY WARD, INC. SHALL BE WITHOUT LIABILITY TO HALEY WARD, INC.

SITE DATA
 LAND USE: NCD
 ZONING: MPUD
 GROSS SITE AREA: 2,798.07 ACRES

DEVELOPMENT AREA - OVERALL

RESIDENTIAL: PARCELS 3, 6, 9, 12, 13, 13A, 14, 15, 16, 17, 17A, 18, 19, 20, 20A, 21, 22, 23, 32, 34, 35, 36, AND 37
TOTAL: 1,961.27 ACRES
 PARCELS DESIGNED AS CIVIC/INSTITUTIONAL:
 PARCEL 13A AREA: 2.40 ACRES
 PARCEL 34 AREA: 2.31 ACRES
 PARCEL 35 AREA: 3.44 ACRES
 PARCEL DESIGNATED AS PARK:
 PARCEL 22 AREA: 118.54 ACRES
 PARCEL 23 AREA: 0.948 ACRES

TOWN CENTER: PARCELS 1,1A, 1B, 1C, 2

TOTAL: 242.19 ACRES
 RESIDENTIAL USE:
 PARCELS 1, 1A, 1B, 1C AREA: 7.89 ACRES
 PARCEL 2 AREA: 38.99 ACRES
 % OF TOTAL: 36.4%

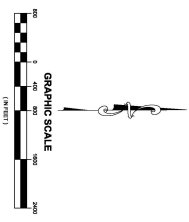
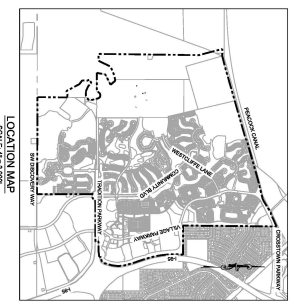
OFFICE/RETAIL, CIVIC:

PARCEL 1 AREA: 75.89 ACRES
 MIXED USE: PARCELS 4, 5, 7, 8, 10, 11, 11A
TOTAL: 445.73 ACRES
 RESIDENTIAL, PARCEL 7 & PARCEL 10:
 PARCEL 7 AREA: 23.79 ACRES
 PARCEL 10 AREA: 75.59 ACRES
 % OF TOTAL: 44.93%

RETAIL / OFFICE / HOSPITAL / UTILITY / CIVIC / INSTITUTIONAL / ASSISTED LIVING FACILITIES / NURSING HOMES
 PARCEL 4 AREA: 179.03 ACRES
 PARCEL 8 AREA: 10.41 ACRES
 SCHOOL / CIVIC / INSTITUTIONAL
 PARCEL 5 AREA: 33.63 ACRES

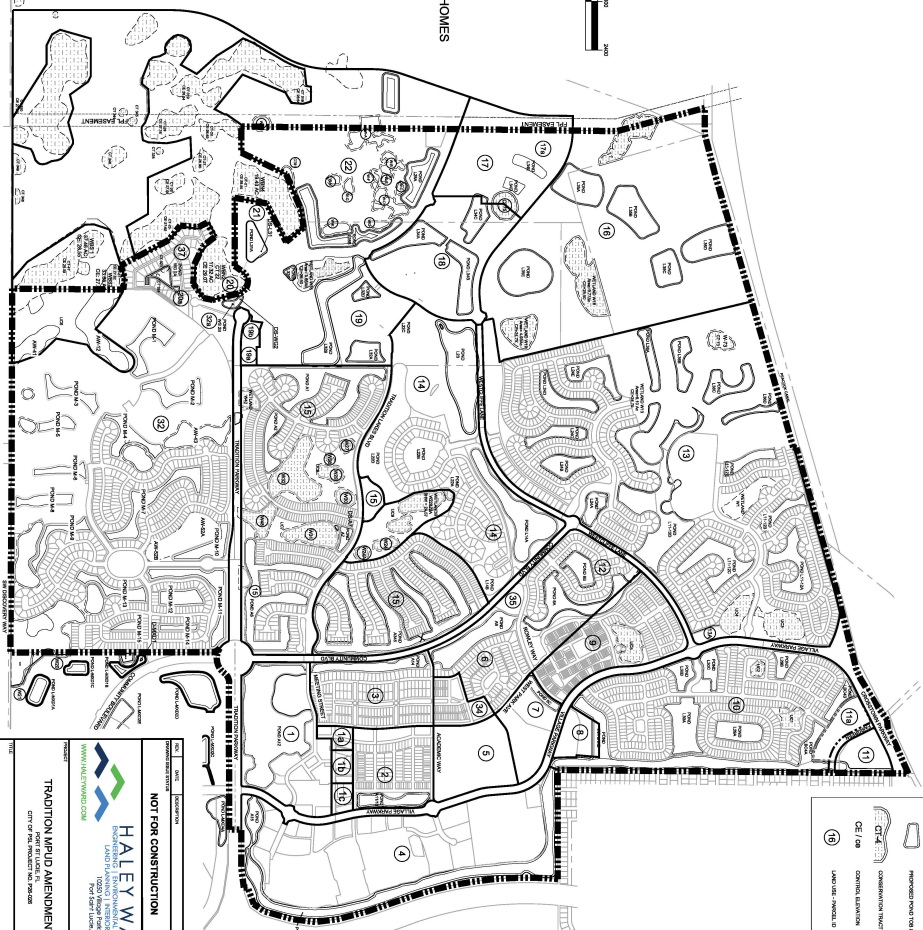
RETAIL / OFFICE
 PARCEL 11 AREA: 11.73 ACRES
 RETAIL / OFFICE
 PARCEL 11A AREA: 9.48 ACRES

VILLAGE CENTER: PARCELS 19A, 19B
TOTAL: 7.37 ACRES
 RETAIL / OFFICE / CIVIC / CHURCH AREA: 7.37 ACRES



TRADITION WETLANDS ID	WETLAND AREA (AC)	W-75	W-77	W-80	W-81	W-81	W-81	W-81	W-81
W-1	3.93	1.44	1.13	0.81	1.31	1.31	1.31	1.31	1.31
W-22	3.76	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-22A	0.25	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-24	1.21	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-24A	0.69	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-27	0.71	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-28	1.76	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-29	1.76	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-30	1.46	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-31	5.75	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-32	10.27	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-40	1.71	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-48	3.34	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-56	0.16	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
W-73	1.96	1.13	0.81	0.81	1.31	1.31	1.31	1.31	1.31
TOTAL		3.09	1.13	0.81	1.31	1.31	1.31	1.31	1.31

TRADITION UPLAND CONSERVATION AREAS ID	WETLAND AREA (AC)	UC-1	UC-2	UC-3	UC-4	UC-5	UC-6	UC-7	UC-8	UC-9	TOTAL
UC-1	2.20	4.80	19.10	6.50	15.70	14.60	75.30				
UC-2	1.10	4.80	19.10	6.50	15.70	14.60	75.30				
UC-3	6.80	4.80	19.10	6.50	15.70	14.60	75.30				
TOTAL		4.80	19.10	6.50	15.70	14.60	75.30				



LEGEND

- BOUNDARY AREA
- PROPOSED TRAIL (SEE LIST)
- CONSERVATION WETLAND
- CE / I/B
- CONSERVATION UPLAND
- LAND USE: PARCELS

HALEY WARD
 LAND PLANNING & ARCHITECTURE
 1000 W. BENTLEY AVENUE, SUITE 200
 ATLANTA, GA 30309
 TEL: 404.525.1100
 WWW.HALEYWARD.COM

TRADITION UPLAND CONSERVATION AREAS
 CITY OF MARIETTA, GEORGIA

EXHIBIT 8

NOT FOR CONSTRUCTION

DATE: 11/15/2017
 DRAWN BY: J. SMITH
 CHECKED BY: M. HARRIS
 PROJECT: TRADITION UPLAND CONSERVATION AREAS
 SHEET: EXHIBIT 8

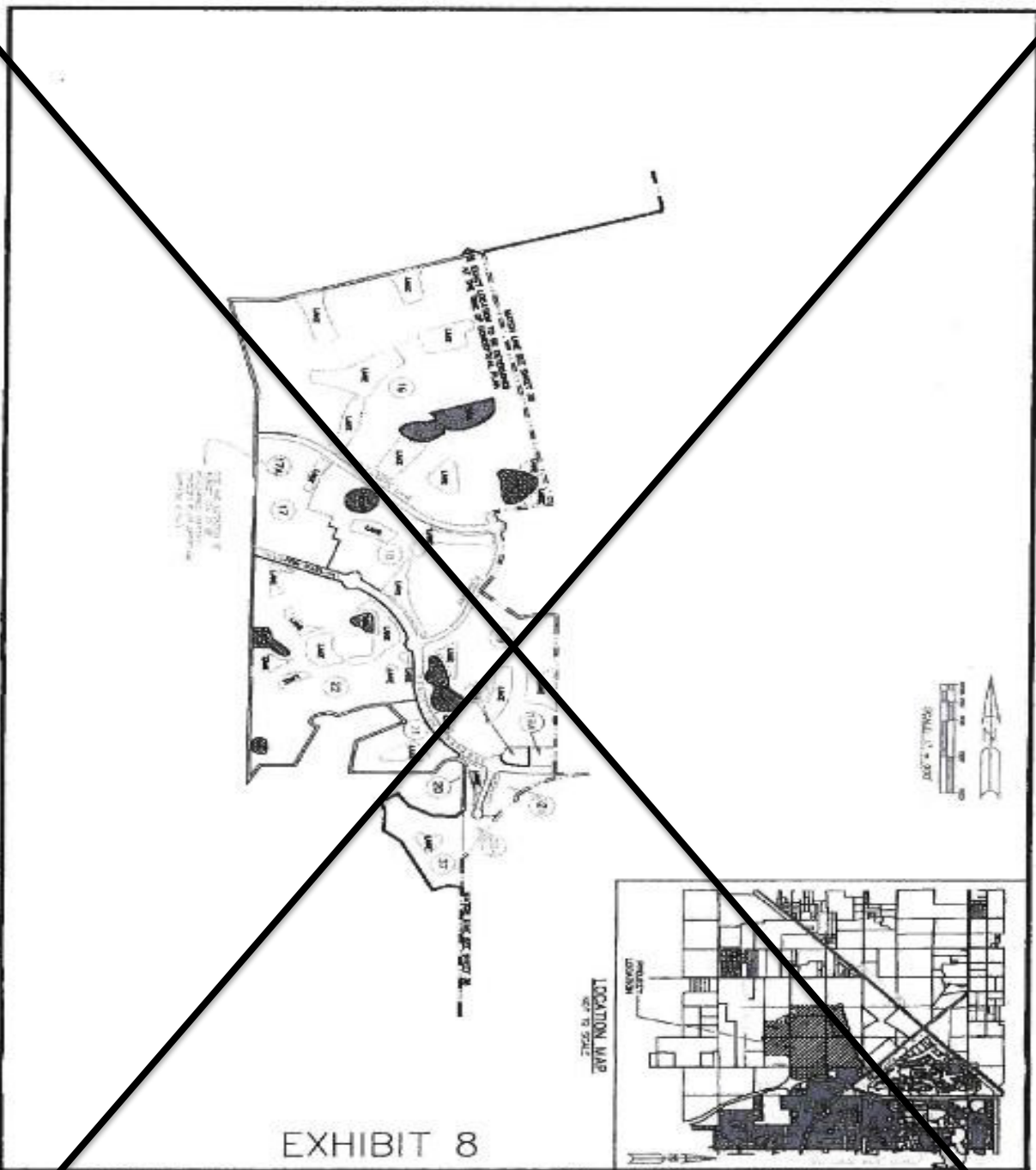


EXHIBIT 8

MPUD CONCEPTUAL PLAN
FOR
TRADITION MPUD
ST. LUCIE COUNTY, FLORIDA

DATE	BY	APP'D	SCALE

NO.	DESCRIPTION

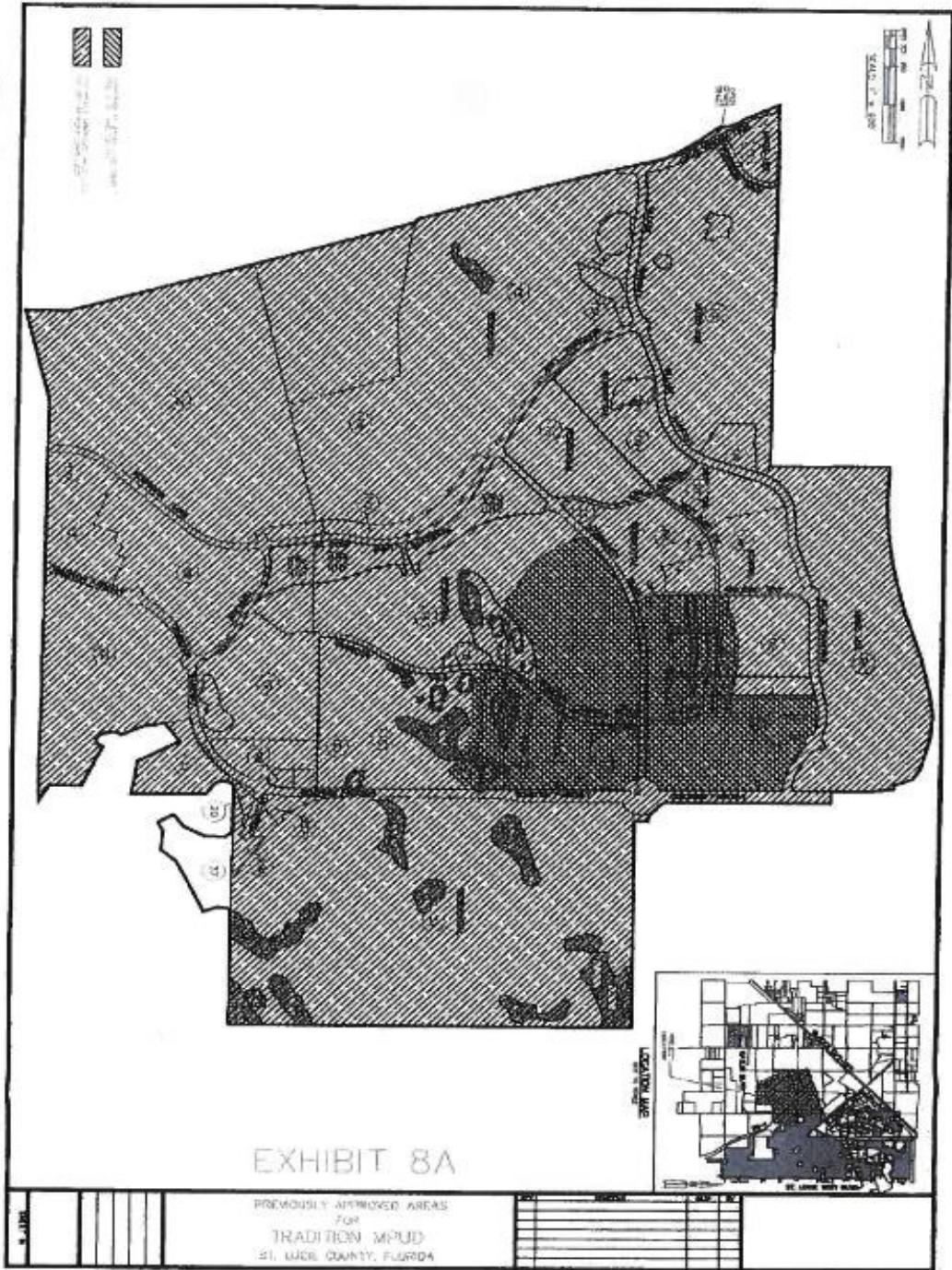








EXHIBIT 8B



- Legend:**
-  Sub-district Boundary
 -  Residential
 -  Mixed Use
 -  Town Center
 -  Village Center
 -  OSCIOSR

Tradition Conceptual Land Use Plan

EXHIBIT 9

BINDING P.U.D. AGREEMENT TRADITION

The property, as described on Exhibit "7", is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22 day of January, 2018.

WITNESS

BY:


Lon Martin

BY:


Dyana Watkins

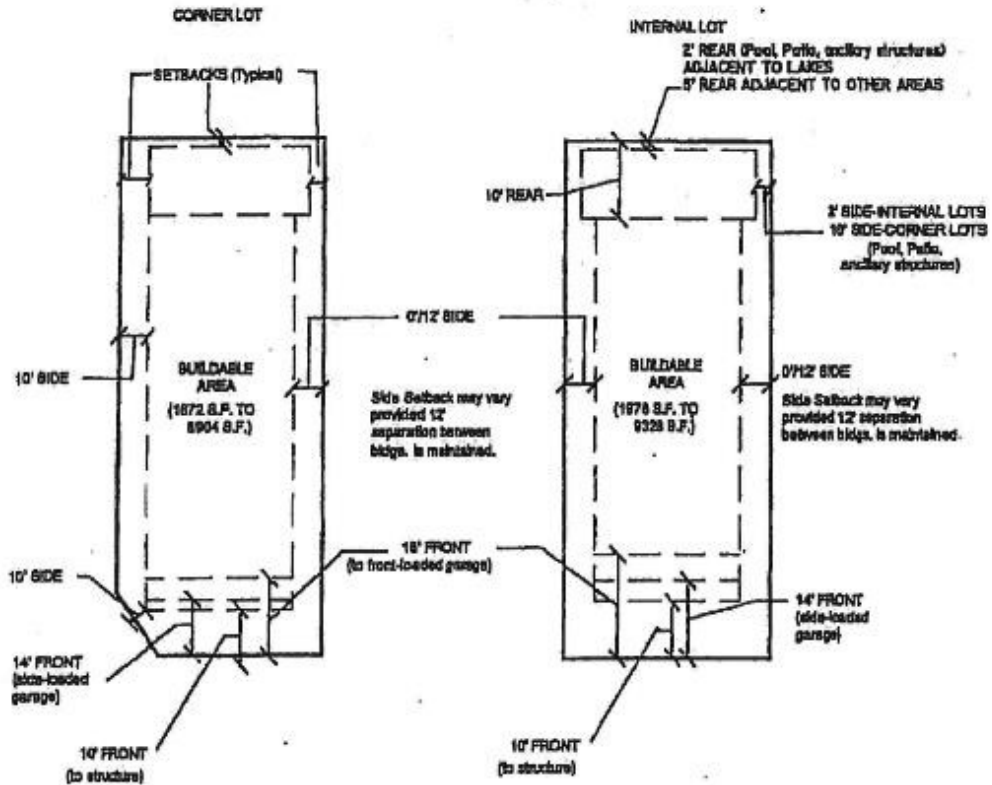
TRADITION LAND COMPANY, LLC

BY:


David C. Feltman
President

EXHIBIT 10A

SINGLE FAMILY - NON ALLEY
TRADITION
NOT TO SCALE



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

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.

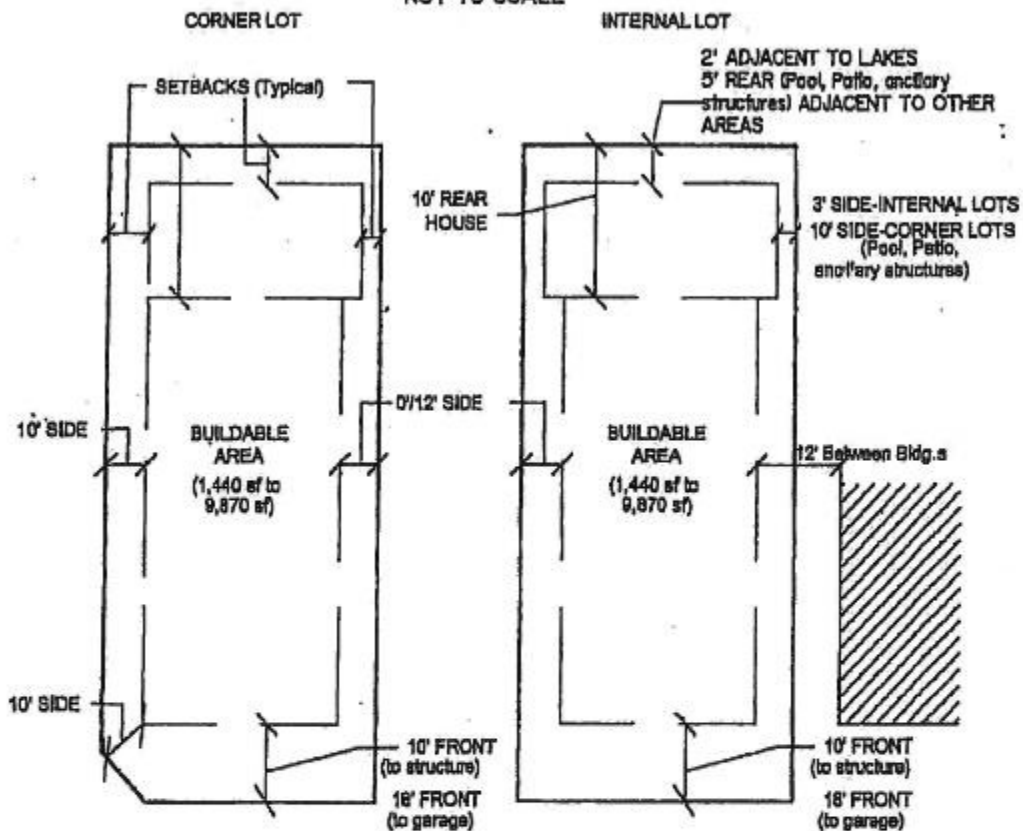
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 28' FEET

TYPICAL LOT

(Single Family Detached Min. 38'-Max. 100' Width x Min. 100' Depth)

EXHIBIT 10B

SINGLE FAMILY - NON ALLEY
TRADITION
NOT TO SCALE



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

- Note: Non alley lots
- Single Family Detached Lot's side setbacks vary provided 12' separation between bldgs is maintained for non-alley lots.
- Side setbacks for corner lots adjacent to a street is 10'.
- Side setbacks for corner lots adjacent to an alley is 5'.

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

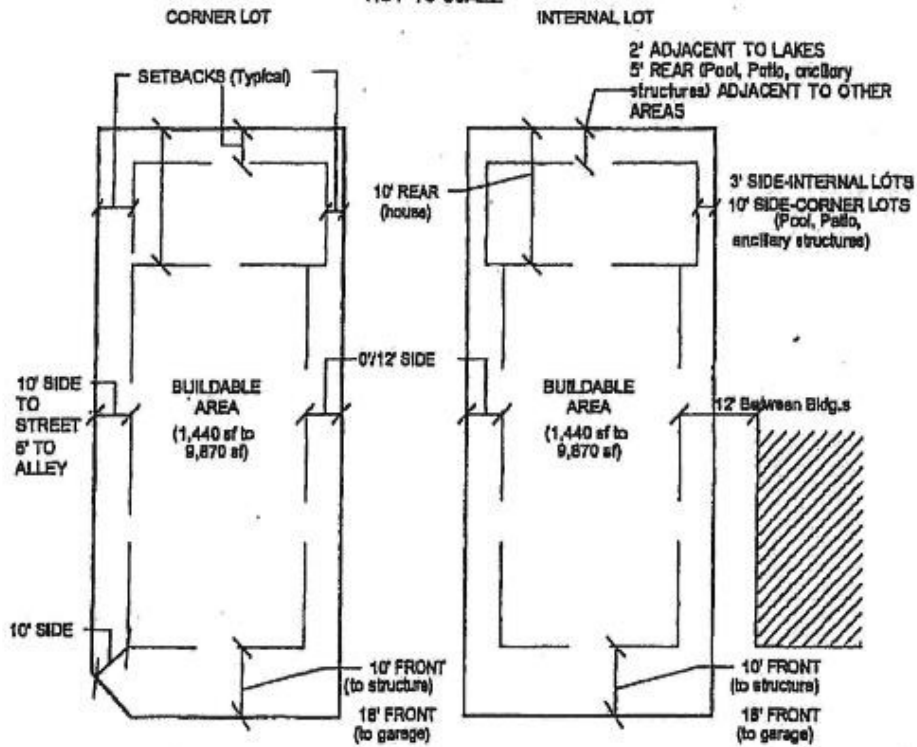
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10C

SINGLE FAMILY - NON ALLEY
TRADITION
NOT TO SCALE



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

Note: Non alley lots
Single Family Detached Lot's side setbacks vary provided 12' separation between bldgs is maintained for non-alley lots.
Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.

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.

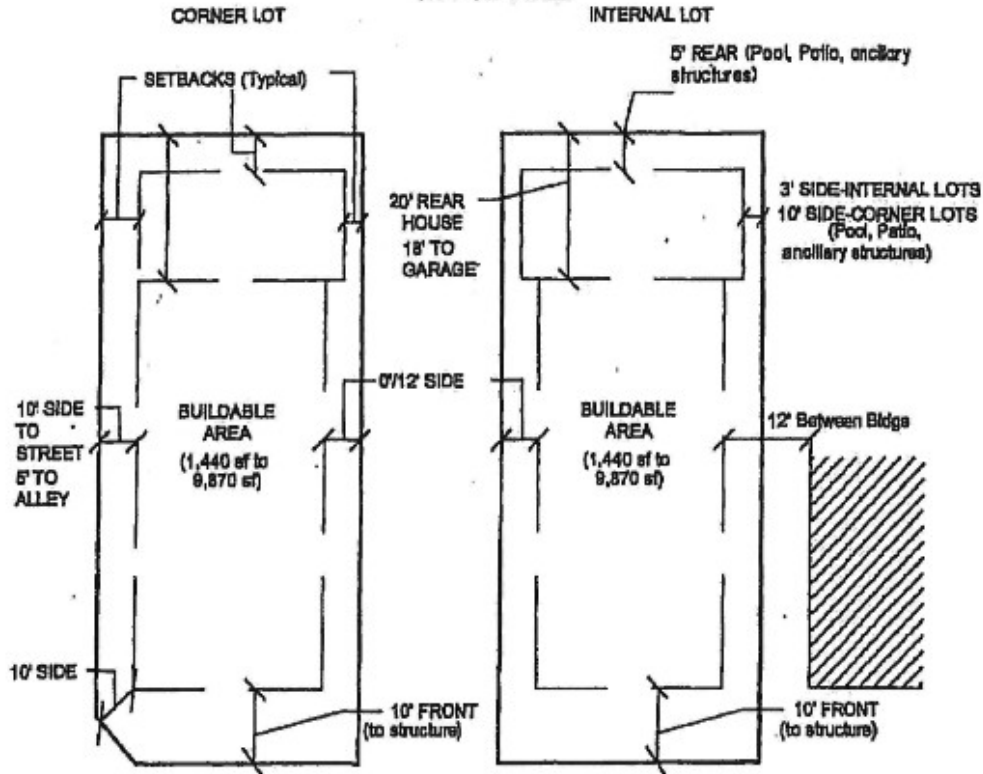
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10D

SINGLE FAMILY - ALLEY TRADITION
NOT TO SCALE



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

Notes: Alley lots

Alley Lots shall have a side setback of 0'/12'.

Alley Lot's side setbacks vary provided a 12' separation between buildings.

Side setbacks for corner lots adjacent to a street is 10'.

Side setbacks for corner lots adjacent to an alley is 5'.

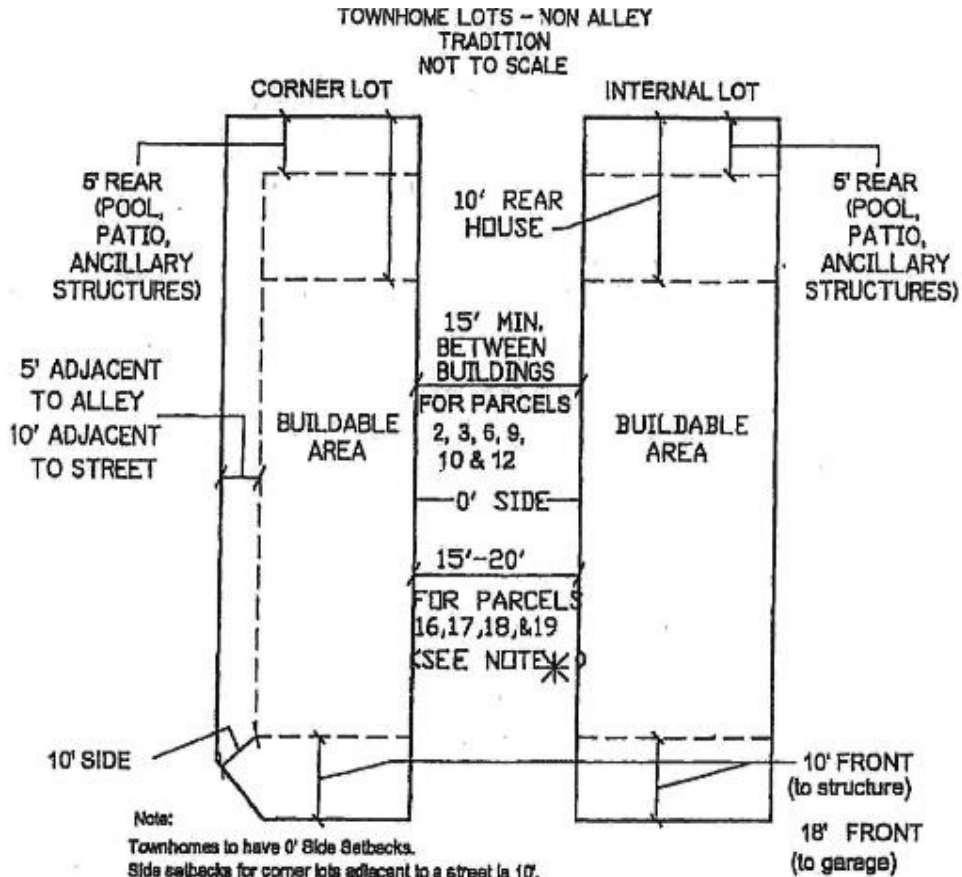
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

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

TYPICAL ALLEY LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10E



Note:

- Townhomes to have 0' Side Setbacks.
- Side setbacks for corner lots adjacent to a street is 10'.
- Side setbacks for corner lots adjacent to an alley is 5'.
- Building separation shall be 15'.

Building area shall be a maximum of 60% of lot area. Maximum impervious shall be 80%

* PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.

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.

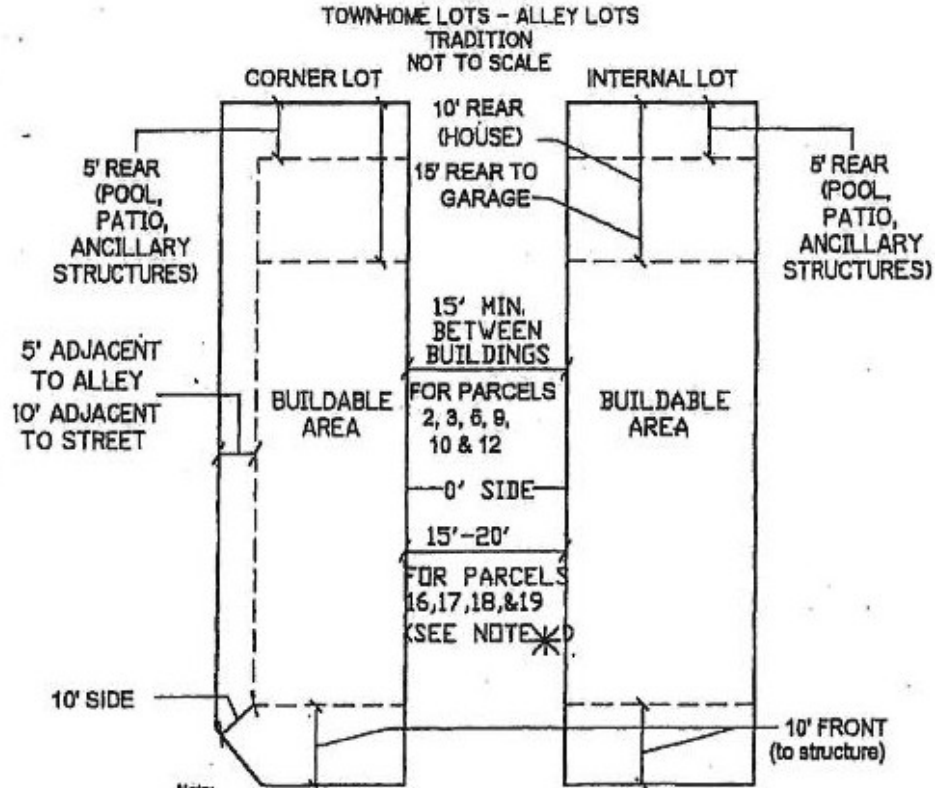
TYPICAL TOWNHOUSE LOT

Non alley lot

(Min. 18' - 48' Width Min. 70' Depth)

Townhomes may be developed from a min of 3 units to a max of 8 units, in a single building.

EXHIBIT 10F



Note:

Townhomes to have 0' Side Setbacks.

Side setbacks for corner lots adjacent to a street is 10'.

Side setbacks for corner lots adjacent to an alley is 5'.

Building separation shall be 15'.

Building area shall be a maximum of 60% of lot area. Maximum impervious shall be 80%

**TYPICAL TOWNHOUSE LOT
ALLEY LOT**

* 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.

PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.

Alley lot Min.

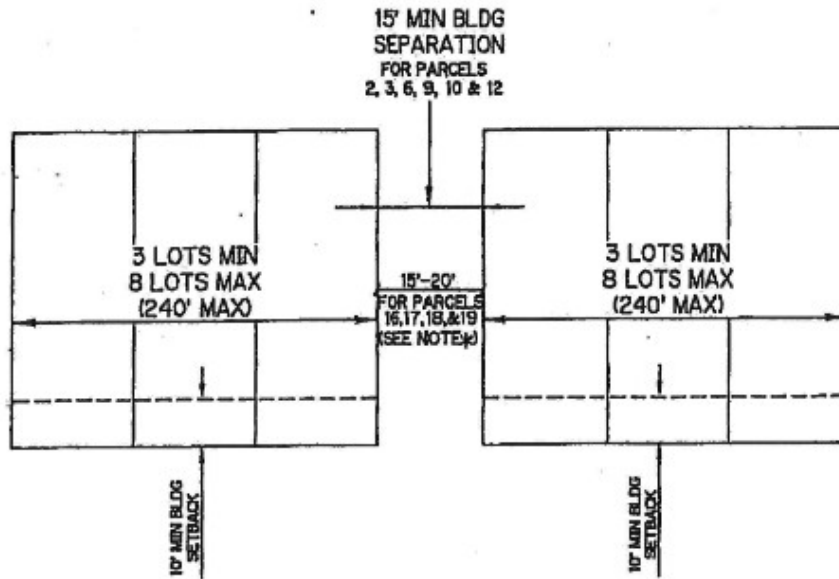
(Min. 18' - 46' Width Max. 70' Depth)

Townhomes may be developed from a min of 3 units to a max of 8 units, in a single building.

EXHIBIT 10G

TOWNHOUSE LOTS
TRADITION
NOT TO SCALE

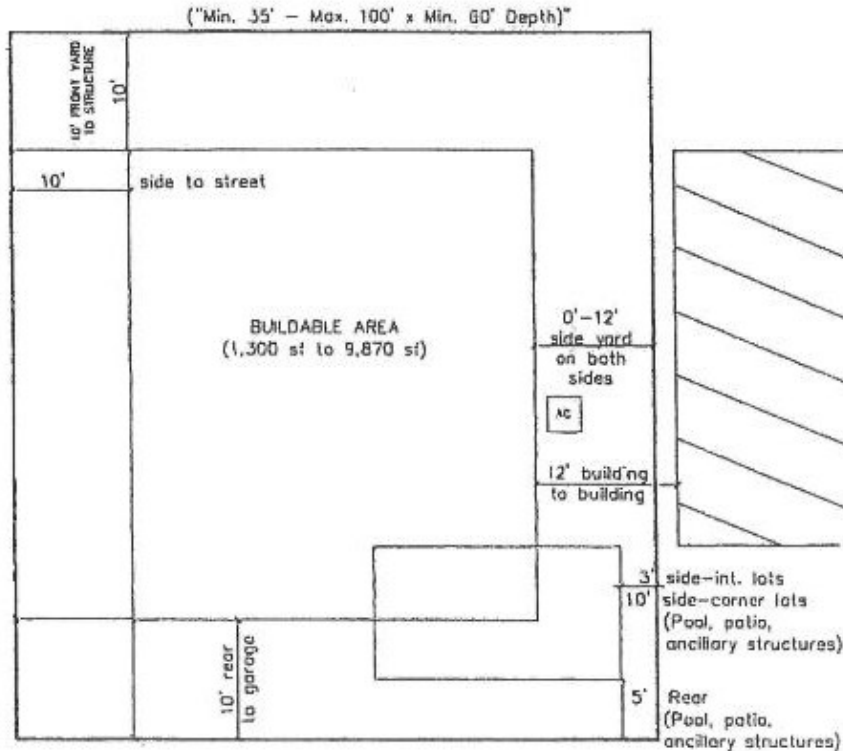
* PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.



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

EXHIBIT 10H
 EXHIBIT 10H
 SINGLE FAMILY-REAR LOADED
 GARAGE VILLAGE UNIT
 NOT TO SCALE



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

Note: Alley lots

Alley Lots shall have a side setback of 0'-12'

Alley Lot's side setbacks vary provided a 12' separation between buildings

Side setbacks for corner lots adjacent to a street is 10'

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

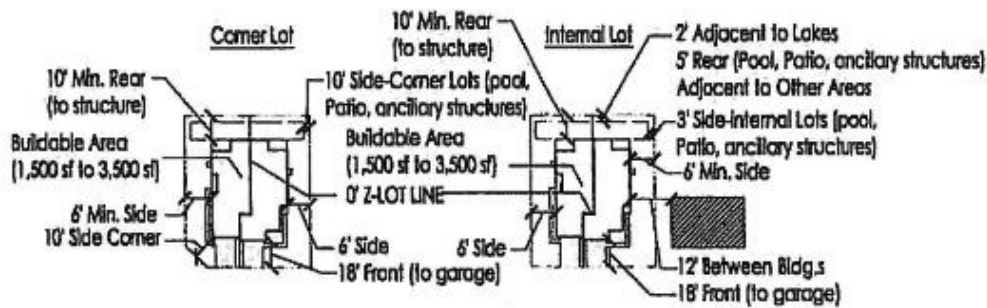
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 20' FEET

TYPICAL LOT

(Single Family Detached "Min. 35' - Max. 100' x Min. 60' Depth")

EXHIBIT 101

PAIRED VILLA
TRADITION
NOT TO SCALE



TYPICAL PAIRED VILLA LOT
(PAIRED VILLA ATTACHED MIN. 118' LENGTH X MIN. 32.5' WIDTH)

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

VILLA LOTS SHALL HAVE A 0' Z LOT LINE SETBACK

VILLA LOTS SHALL HAVE A SIDE SETBACK OF 6'

VILLA LOTS SHALL MAINTAIN A 12' SEPARATION BETWEEN BUILDINGS.

VILLA LOTS SHALL MAINTAIN A MINIMUM OF 0' SIDE SETBACK FOR PATIOS, & SCREEN ENCLOSURES ON THE 0' SIDE Z LOT LINE.

VILLA LOTS SHALL MAINTAIN A MINIMUM OF 3' SIDE SETBACK FOR POOLS ON THE 0' SIDE Z LOT LINE.

SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.

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.

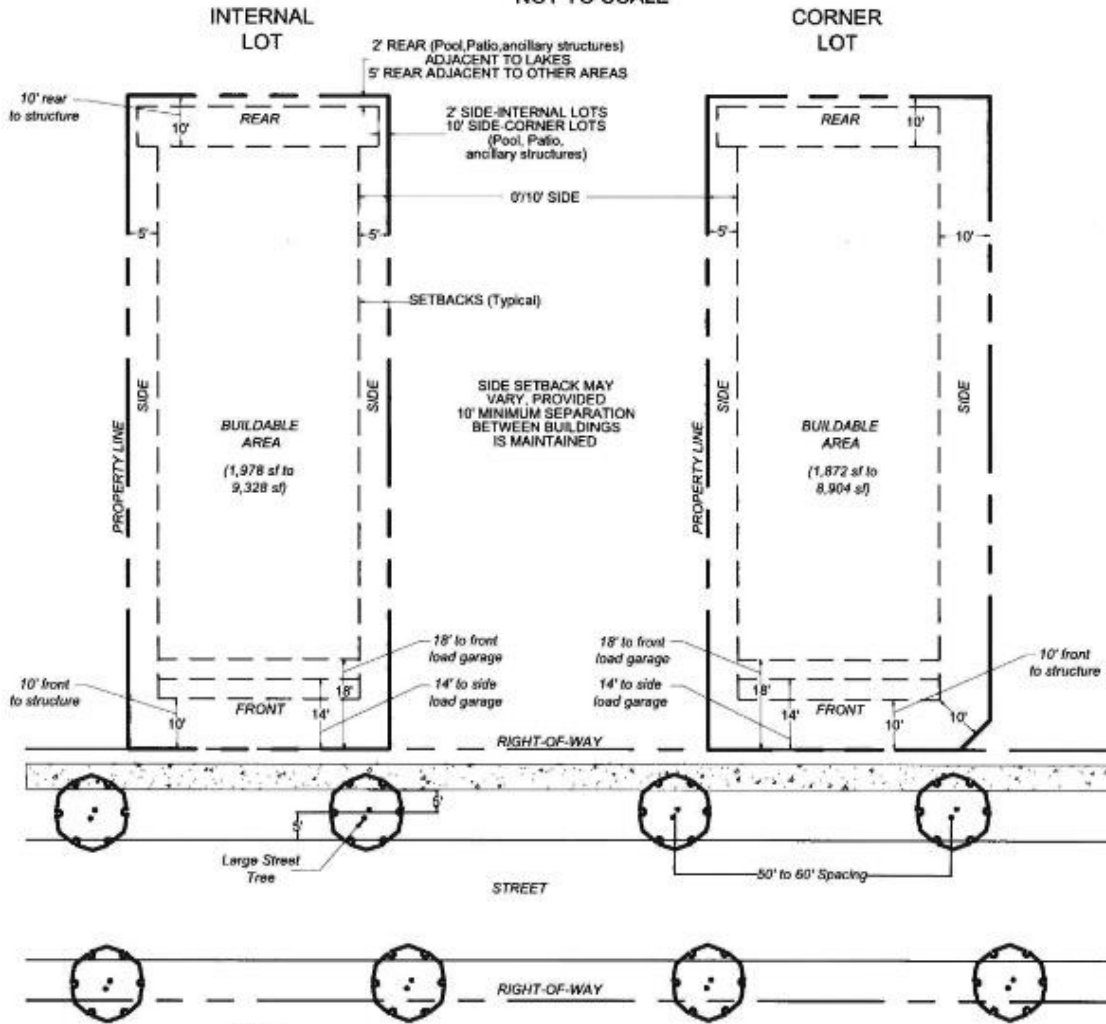
THE PAIRED VILLA UNIT TYPE IS SPECIFIED FOR PARCEL 32 (AS SHOWN ON THE MPUD CONCEPT PLAN)

THE MINIMUM FRONT YARD WIDTH AT THE R-O-W LINE SHALL BE 37 FEET.

THE LOCATION OF ALL PRESSURE MAINS ARE REQUIRED TO MEET CURRENT PRESSURE MAIN SEPARATION REQUIREMENTS AND BE CONTAINED IN A DEDICATED CITY UTILITY EASEMENT.

EXHIBIT 10J

PARCELS 17, 17A, and 18
SINGLE FAMILY - NON ALLEY
NOT TO SCALE

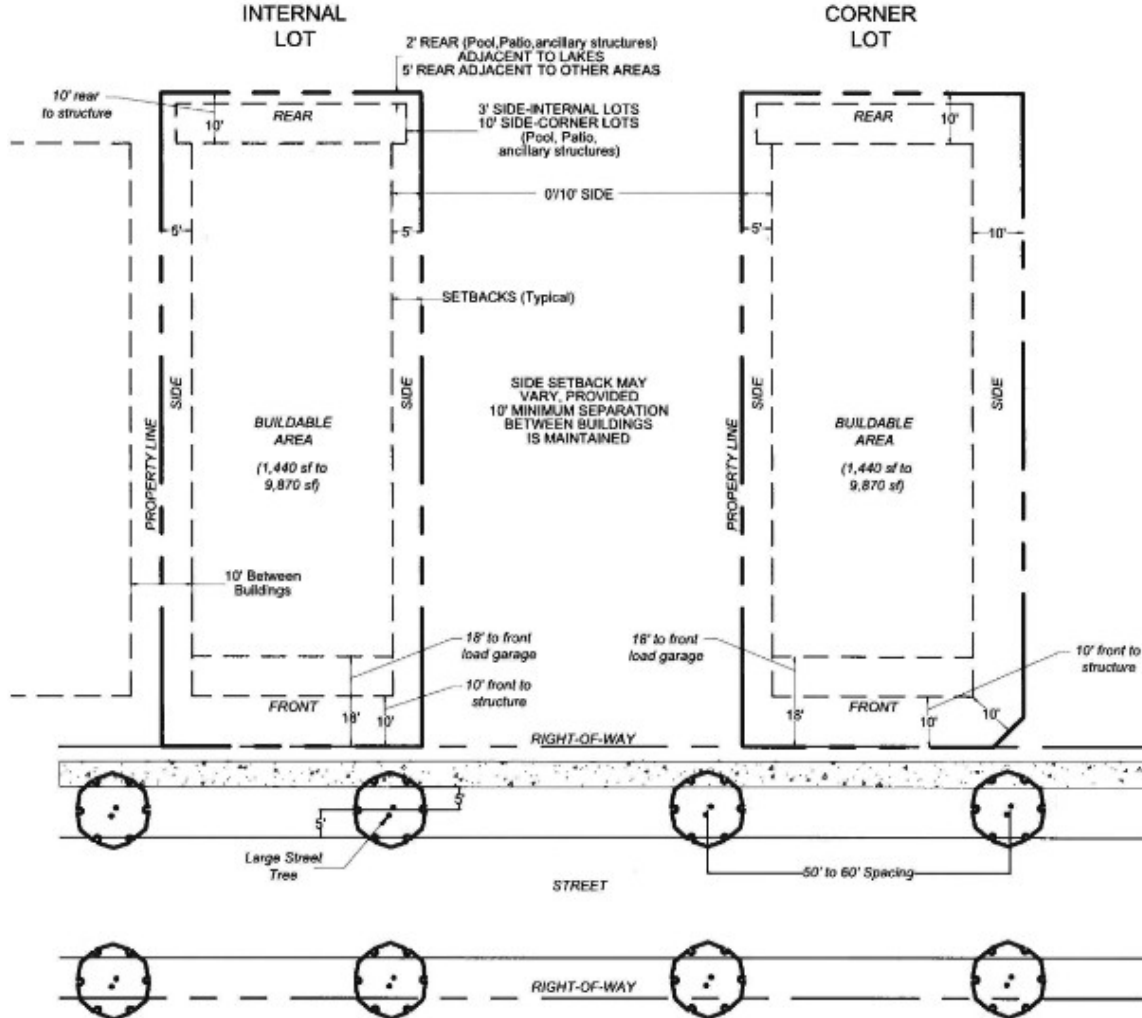


- NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
 2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
 3. THE MINIMUM FRONT LINE WIDTH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

TYPICAL LOT (NON ALLEY)
(Single Family Detached Min. 38' - Max 100' Width x Min 100' Depth)

EXHIBIT 10K

PARCELS 17, 17A, and 18
SINGLE FAMILY - NON ALLEY
NOT TO SCALE



NOTE:

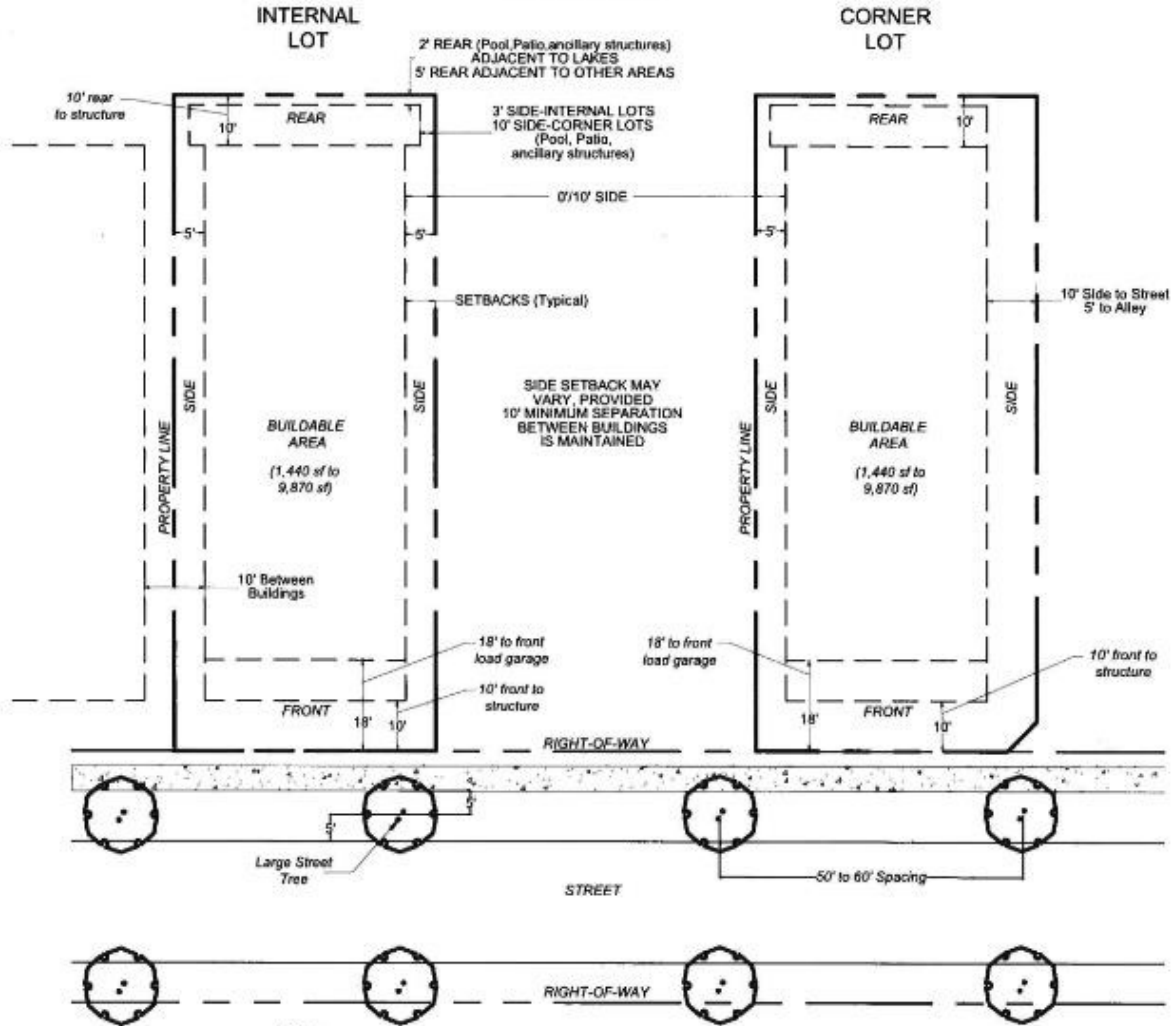
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FOOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.

TYPICAL LOT (NON ALLEY)

(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10L

PARCELS 17, 17A, and 18
SINGLE FAMILY - NON ALLEY
NOT TO SCALE



NOTE:

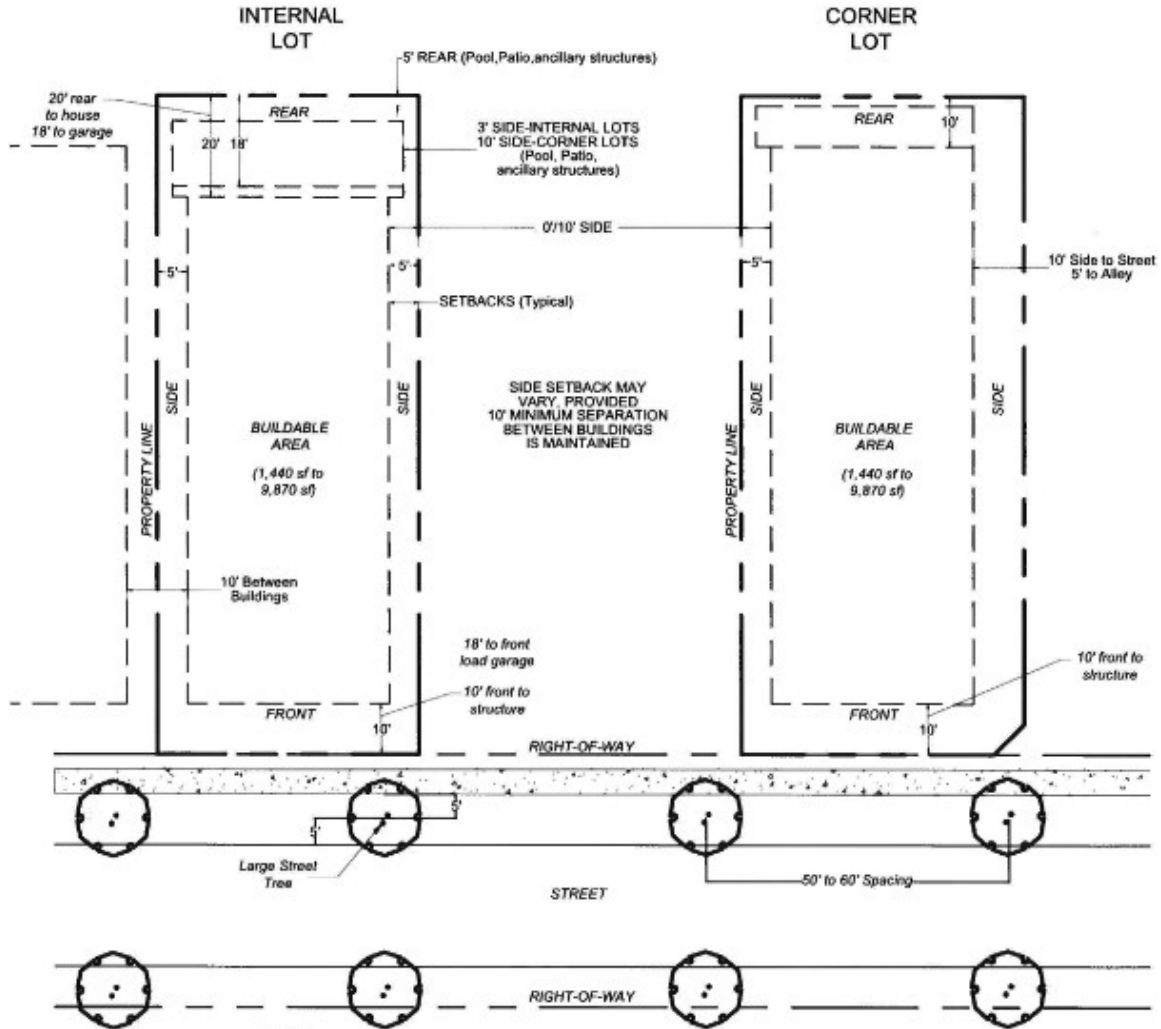
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FOOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.

TYPICAL LOT (NON ALLEY)

(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10M

PARCELS 17, 17A, and 18
SINGLE FAMILY - ALLEY
NOT TO SCALE



NOTE:

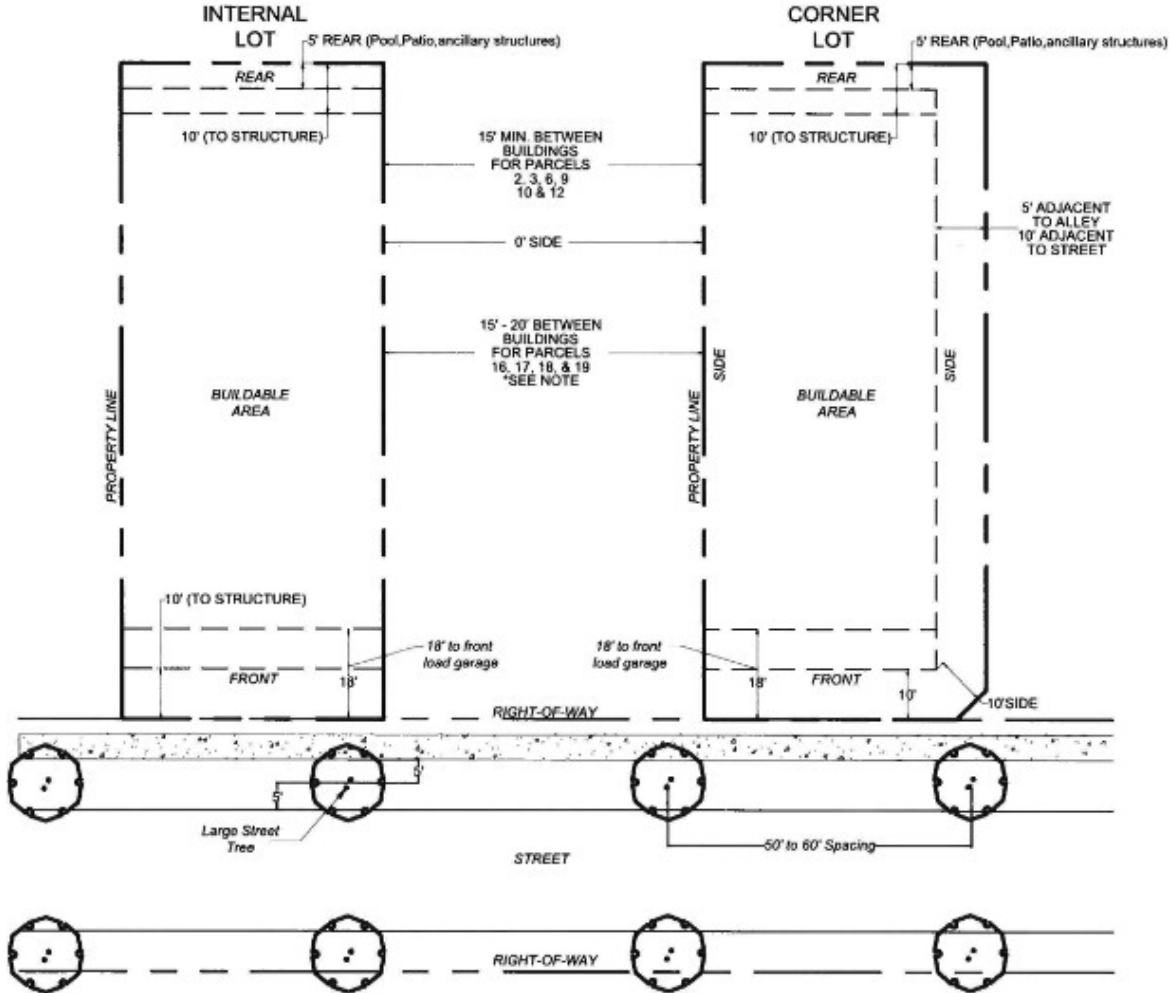
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.

TYPICAL LOT (ALLEY)

(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10N

PARCELS 17, 17A, and 18
TOWNHOME LOT - NON ALLEY
NOT TO SCALE



- NOTE:
1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
 2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
 3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.
 4. *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.
 5. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
 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.
 6. STREET TREES WILL MEET FOOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

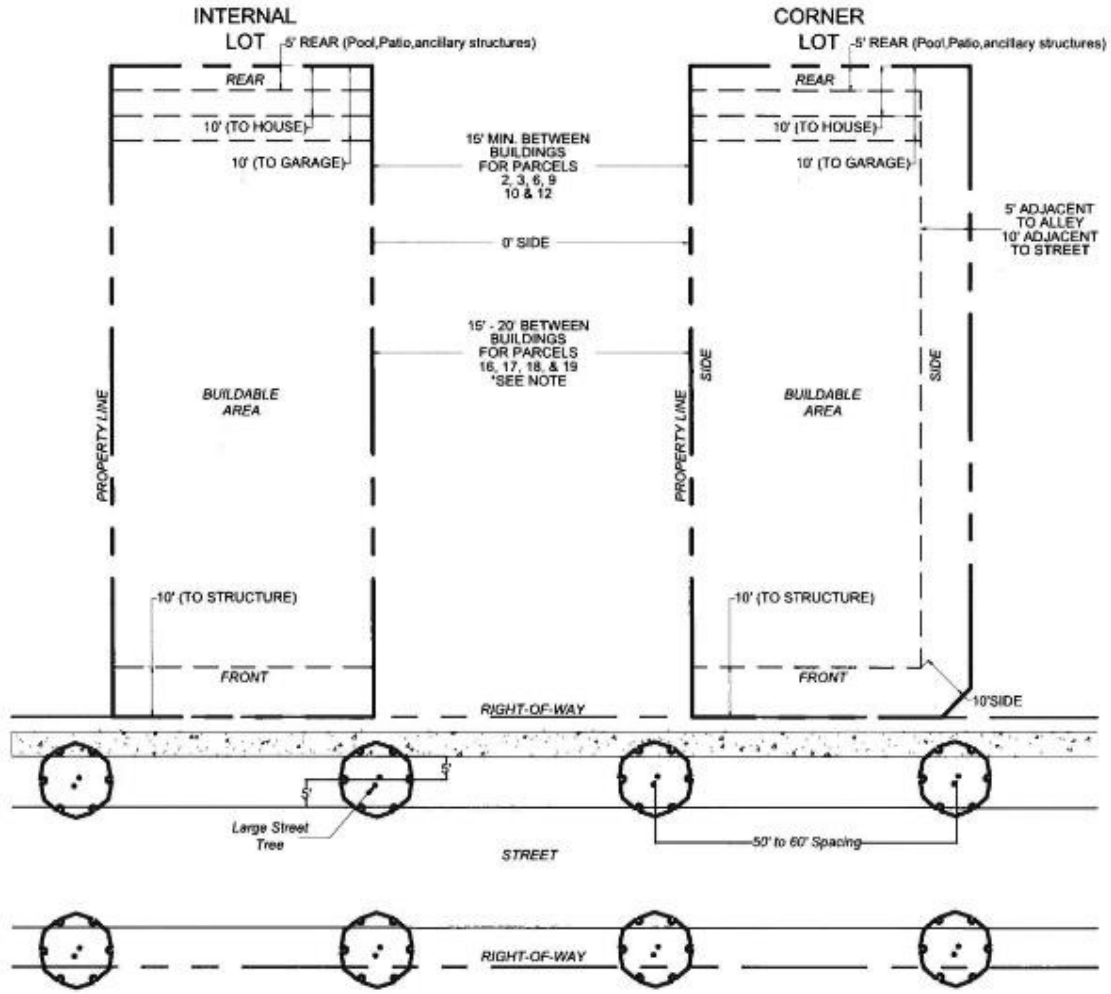
TYPICAL TOWNHOME LOT (NON ALLEY)

(MIN. 18'-48" 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.

EXHIBIT 100

PARCELS 17, 17A, and 18
TOWNHOME LOT - ALLEY
NOT TO SCALE



NOTE:

1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.
4. *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.
5. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
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.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

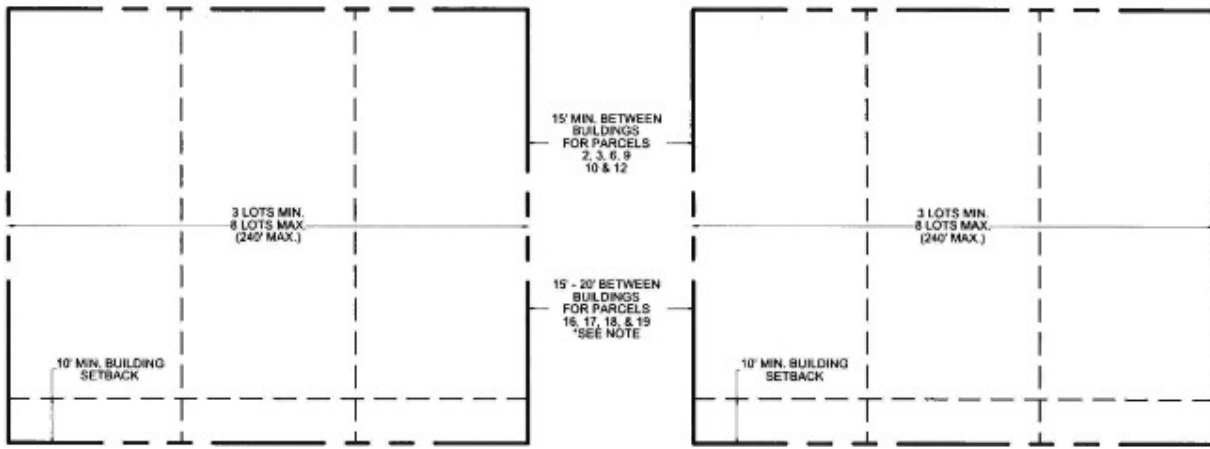
TYPICAL TOWNHOME LOT (ALLEY)

(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.

EXHIBIT 10P

PARCELS 17, 17A, and 18
TOWNHOME LOTS
NOT TO SCALE

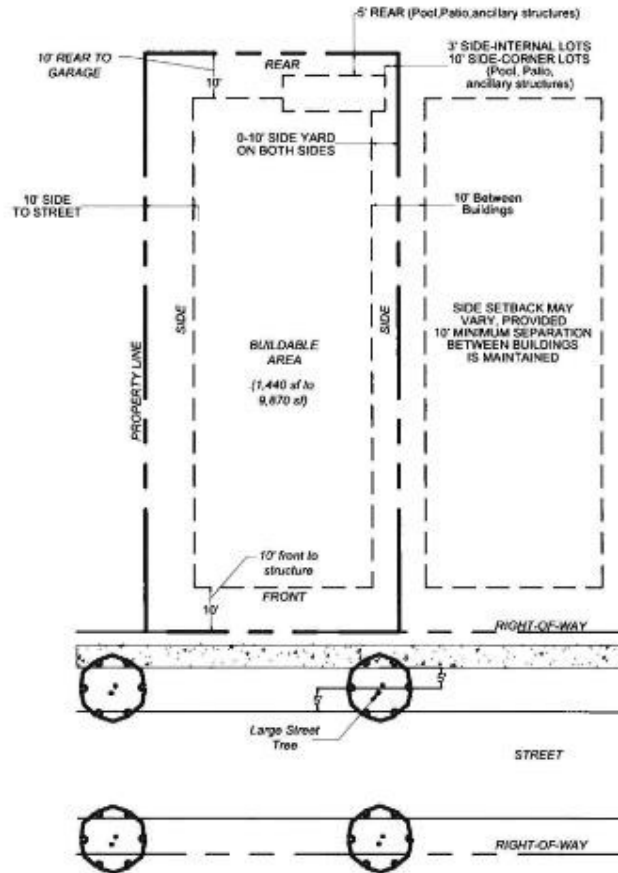


NOTE:

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

EXHIBIT 10Q
 EXHIBIT 10H
PARCELS 17, 17A, and 18
 SINGLE FAMILY - REAR LOADED GARAGE
 VILLAGE UNIT
 NOT TO SCALE



NOTE:

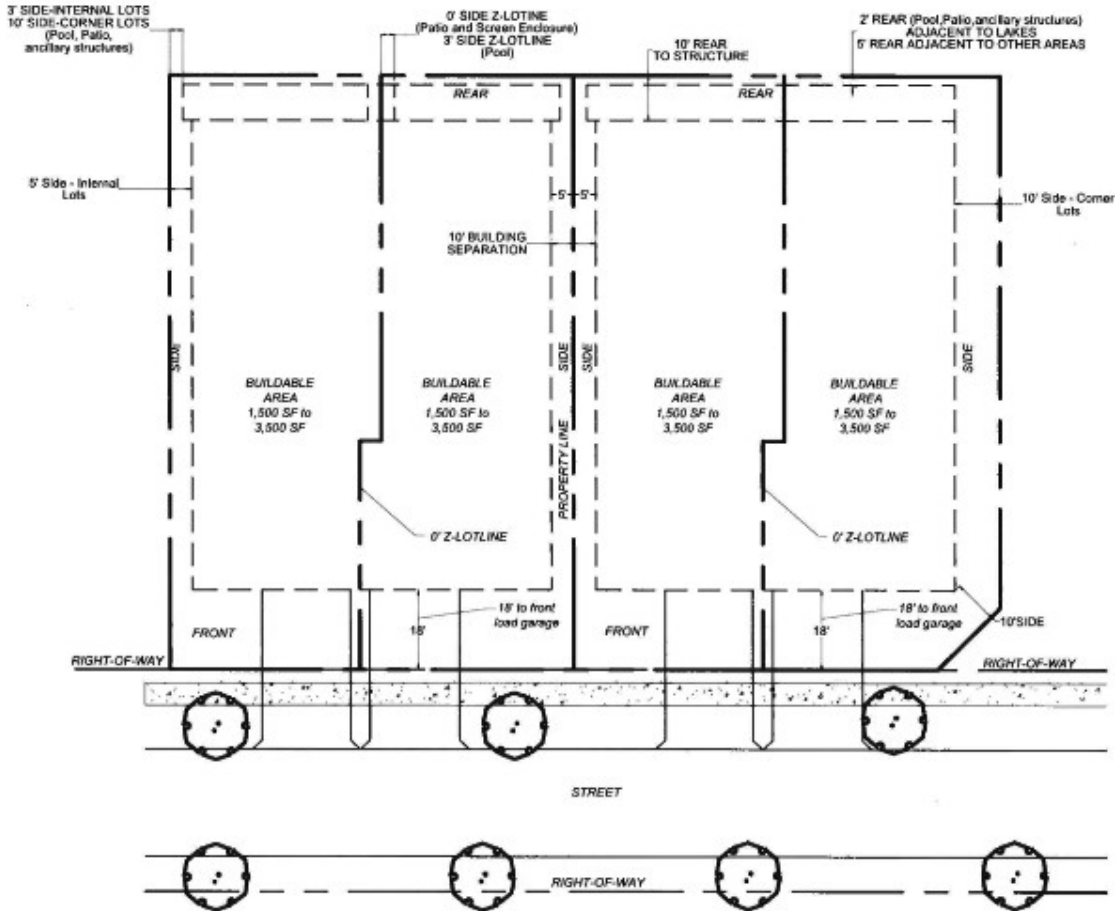
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 20' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED ALLEY LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR ALLEY LOTS SHALL BE 0'-10'

**TYPICAL LOT (REAR LOADED GARAGE)
 VILLAGE UNIT**

(Single Family Detached Min. 35' - Max 100' Width x Min 60' Depth)

EXHIBIT 10R

PARCELS 17, 17A, and 18
 PAIRED VILLA
 NOT TO SCALE

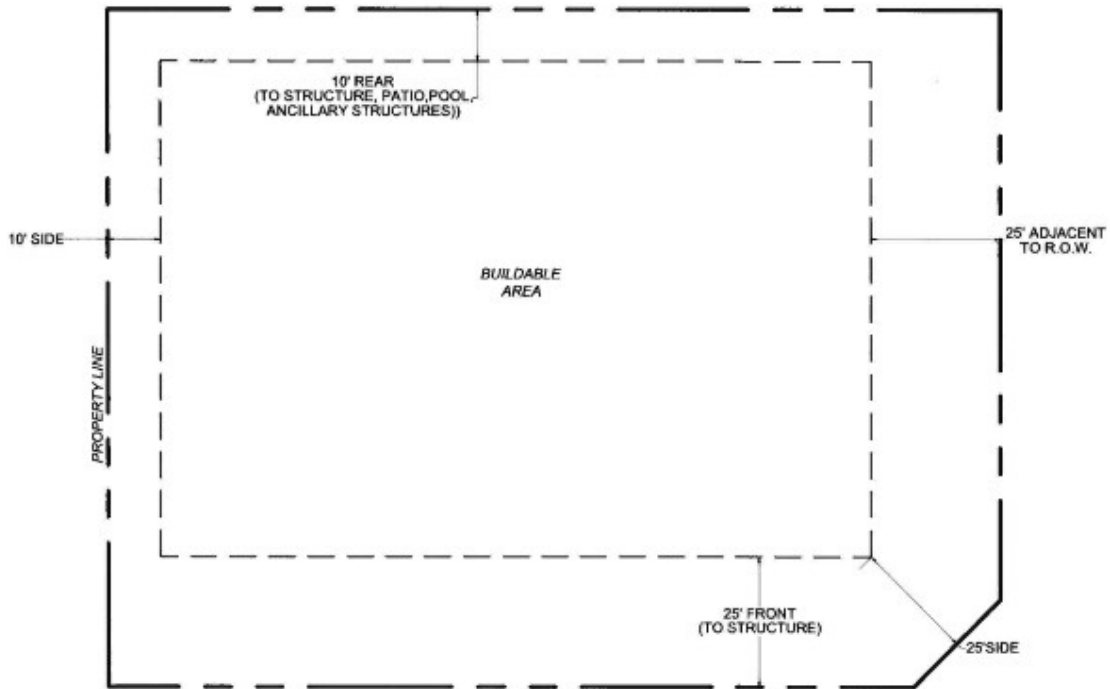


- NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
 2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
 3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 37' FEET
 4. STREET TREES WILL MEET FOOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
 5. VILLA LOTS SHALL HAVE A SIDE SETBACK
 6. VILLA LOTS SHALL HAVE A SIDE SETBACK OF 5'
 7. VILLA LOTS SHALL MAINTAIN A MINIMUM 10' SEPARATION BETWEEN BUILDINGS
 8. VILLA LOTS SHALL BE ALLOWED A 0' SIDE SETBACK FOR PATIOS AND SCREEN ENCLOSURES ON THE 0' Z-LOTLINE SIDE
 9. VILLA LOTS SHALL MAINTAIN A MINIMUM OF 3' SIDE SETBACK FOR POOLS ON THE 0' Z-LOTLINE SIDE
 10. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
 11. THE PAIRED VILLA UNIT TYPE IS SPECIFIED FOR PARCEL 32 (AS SHOWN ON THE MPUD CONCEPT PLAN)
 12. THE LOCATION OF ALL PSLUSD PRESSURE MAINS ARE REQUIRED TO MEET CURRENT PSLUSD SEPARATION REQUIREMENTS AND BE CONTAINED IN A DEDICATED CITY UTILITY EASEMENT

TYPICAL PAIRED VILLA LOT
 (Single Family Detached Min. 37.5' Width x Min 118' Depth)

EXHIBIT 10S

PARCELS 17, 17A, and 18
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)

