

# **EXHIBIT B**

# MPUD APPLICATION FOR MPUD REZONING OF TRADITION 3038 ACRES

By:

TRADITION LAND COMPANY, LLC  
1052 SW Village Center Drive, Suite 201  
Port St. Lucie, FL 34987

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 Ordinance 05-124	Amendment No. 11 / P14-091 Approved July 1, 2014 Ordinance 14-47
Amendment No. 4 / P-04-104 Adopted June 12, 2006 Ordinance 06-54	Administrative Amendment No. 12 / P18-023 Approved February 28, 2018
Administrative Amendment No. 5 / P06-368 Approved November 22, 2006	Amendment No. 13 / P19-079
Amendment No. 6 / P07-107 Adopted August 13, 2007 Ordinance 07-108	
Amendment No. 7 / P07-417 Adopted March 10, 2008 Ordinance 08-21	

# List of Amendments

## Amendment No. 13

1. This 13<sup>th</sup> Amendment to the Tradition MPUD proposes for “enclosed assembly area” within Neighborhood/Village sub-district and in place of “churches or other places of worship” throughout document.

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# TRADITION

## PROJECT PROFESSIONALS

OWNER: Mattamy Palm Beach, LLC  
4901 Vineland Road, Suite 405  
Orlando, FL 32811

OWNER: TRADITION LAND COMPANY, LLC  
4333 Edgewood Rd. NE  
Cedar Rapids, IA 52499-5445  
319-355-2304

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

**PUD AMENDMENT APPLICATION**

**CITY OF PORT ST. LUCIE**  
Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984  
(772)871-5212 FAX:(772)871-5124

**FOR OFFICE USE ONLY**

Planning Dept. \_\_\_\_\_  
Fee (Nonrefundable)\$ \_\_\_\_\_  
Receipt # \_\_\_\_\_

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** sgarrett@lucidodesign.com

**PROPERTY OWNER:**

Name: Tradition Land Company  
Address: 4333 NE Edgewood Rd, Cedar Rapids, IA 52499  
Telephone No. 515-962-5048 FAX No. \_\_\_\_\_

**AGENT OF OWNER** (if any)

Name: Lucido and Associates - Steven Garrett  
Address: 701 E Ocean Blvd, Stuart FL 34994  
Telephone No. 772-220-2100 FAX No. \_\_\_\_\_

**PROPERTY INFORMATION**

Legal Description: refer to Exhibit 7  
(Include Plat Book and Page) \_\_\_\_\_

Parcel I.D. Number: 4308-803-0001-000-9

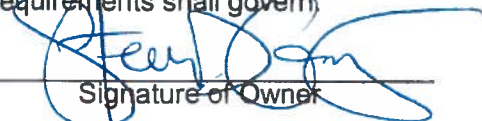
Current Zoning: MPUD Proposed Zoning: MPUD

Future Land Use Designation: NCD Acreage of Property: 2727.45 acres

Reason for amendment request: \_\_\_\_\_

This 13th Amendment to the Tradition MPUD proposes for "enclosed assembly area" within Neighborhood/Village sub-district and in place of "churches or other places of worship" throughout document

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a strikethrough.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

  
Signature of Owner

STEVEN D GARRETT  
Hand Print Name

May 15, 2019  
Date

**\*If signature is not that of the owner, a letter of authorization from the owner is needed.**

**NOTE:** Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

# EXHIBIT 1A



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:

Please be advised that Tradition Land Company, LLC hereby authorizes Certus TRD Owner, LLC c/o William C. Reynolds, Jr. to act as its agent relative to the above referenced project.

Sincerely,

TRADITION LAND COMPANY, LLC

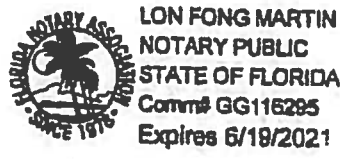
By: <u><i>David C. Feltman</i></u>	<u>David C. Feltman</u>	<u>President</u>	<u>January 22, 2018</u>
Signature	Print Name	Title	Date

STATE OF IOWA  
COUNTY OF LINN

The foregoing instrument was acknowledged before me this 22 day of January, 2018 by David C. Feltman, as President, of Tradition Land Company, LLC, a Florida limited liability corporation, on behalf of the corporation who is personally known to me.

[Notary Seal or Stamp]

*Lon Fong Martin*  
Notary Public State of FLORIDA



Print Name: Lon Fong Martin  
My Commission Expires: June 19, 2021

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



# INTRODUCTION

TRADITION, a MPUD, is a mixed-use community consisting of 3038 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 PUD 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

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Phone (772) 340-3500 • FAX: (772) 340-3718

# EXHIBIT 4

## GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of TRADITION is 3038 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 ~~Westchester~~ Tradition Community Development District (WTCDD) water management system, located in WTCDDs 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 3038 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 3038 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.

# EXHIBIT 5

## SITE INFORMATION

### I. TOTAL ACREAGE: 3038

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	1972.88 acres
• Road Right-of-Way	139.97 acres
• Town Center	175.64 acres
• Mixed Use	444.93 acres
• Open Space	41.67 acres
• Conservation Tract	22.98 acres
Total	2798.07 acres

### II. DEVELOPMENT AREA -Overall

Residential: Parcels 3, 6, 9, 12, 13, 13A, 14, 15, 16, 18, ~~19, 20~~, 20a, 21, 22, 23, 32, 34, 35, 36, and 37

Total: ~~1965.92 acres~~ 1,961.27

• Parcels designed as Civic/Institutional:

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

• Parcel designated as park:

Parcel 22	Area 118.54 acres
Parcel 23	0.948 acres

Town Center: Parcels 1,1A,1B,1C, 2, 17 and 18      Total: 242.19 acres

• Residential Use:	% of Total: 36.4%
Parcels 1A,1B,1C	7.89 acres
Parcel 2	39.99 acres
Parcel 18	40.24 acres

• Office/Retail, Civic:	
Parcel 1:	75.89 acres

Parcel 17	78.95 acres	
Mixed Use: Parcels 4, 5, 7, 8, 10, 11	Total Area:	443.73 acres
• Residential: Parcel 7 Parcel 10	% of Total:	47.07%
		23.79 acres
		185.07 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
Village Center: Parcel 20	Total area:	<del>2.72 acres</del>
<u>Parcels 19a, 19b &amp; 20</u>		<u>7.37 acres</u>
<del>Retail/Office/Civic</del>	<del>2.72 acres</del>	
<u>Retail/Office/Civic/Church</u>	7.37 acres	

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 wild life; Hiking and/ or bicycle trails; Nature study areas and boardwalks; Picnic areas);
  - 6) Civic, institutional or cultural facility [including but not limited to ~~churches or other places of worship~~ 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
  - 9) Nursing Home.
  - 10) 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:
- 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:
    - i. Day Care 0.75 acres
    - ii. K-8th 7.5 acres
    - iii. 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: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

All other uses: Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) 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-8<sup>th</sup> and High) shall have a maximum height of fifty (50) feet.
- (I) Minimum Living Area.
  - 1) Single-family dwelling: One thousand two hundred (1,200) square feet.
  - 2) Townhouse and Multiple-family dwellings:
    - a. Studio apartment, six hundred (600) square feet;
    - b. One (1) bedroom, seven hundred (700) square feet;
    - c. Two (2) bedroom, eight hundred (800) square feet;
    - d. 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 right-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.

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.

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 153, 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.

- (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 or cultural facility;~~ Civic, institutional or cultural facility [including but not limited to churches or other places of worship 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;
- 13) ~~Church or other place of worship.~~ Remove.

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

- 1) Wireless communication antennas and towers with a maximum height of 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 153, 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-premises 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 or cultural facility (private);~~ Civic, institutional or cultural facility [including but not limited to churches or other places of worship enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

12) ~~Church or other place of worship;~~ Reserved.

- 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; minimum density of 8 du/ac);
- 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 wild life; 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.
- 22) Temporary sales trailers located upon the parcel for which sales activities are to be conducted.
- 23) 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:

- 1) 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.

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. 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
  - 1) Residential: As set forth in Section I(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 153, 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;

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 churches or other places of worship enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

13) ~~Church or other place of worship;~~ Reserved.

14) School (public or private), grades kindergarten through 12;

- 15) School (technical or vocational);
- 16) Day care center;
- 17) Single-family dwellings (attached and detached);
- 18) Townhouse dwellings;
- 19) Multiple-family dwellings;
- 20) Recreation amusement facility;
- 21) 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 wild life; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);
- 22) 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;
- 23) Temporary sales trailers located upon the parcel for which sales activities are to be conducted;
- 24) Hospital and other medical facilities;
- 25) Research uses, including product development and engineering.
- 26) 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.
- 27) Assisted Living Facilities: and
- 28) Nursing home.

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

- 1) Wireless communication antennas and towers with a maximum height of 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.
- (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 153, 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.

1) Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided 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.

2) 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 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.

1) Accessory uses or structures shall not be located in that area extending from the front building line to the front property line, unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from side property lines shall be those set forth in Section l.

(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 (2"d) 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.
- 2) 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.
- (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 153, 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 153, 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.

- (2) 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 153, 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

### NEW TRADITION DRI

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 (1-95), 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°58'16" 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 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 SAID PLAT OF PORT ST. LUCIE SECTION 35, THE NORTH LINE OF SAID SECTION 10 AND THE EAST LINE OF SAID SECTION 4 THE FOLLOWING THREE (3) COURSES;

1. SOUTH 29°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 EASEMENT 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 178.69 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 2476.84 FEET; THENCE SOUTH 13°12'00" EAST, A DISTANCE OF 4,316.53 FEET; THENCE SOUTH 81°33'53" WEST, A DISTANCE OF 621.46 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 05°23'17"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 106.26 FEET; THENCE NORTH 53°22'26" WEST, A DISTANCE OF 15.42 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 760.00 FEET, THE CHORD OF WHICH BEARS SOUTH 08°09'53" EAST, 138.82 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.01 FEET THROUGH A CENTRAL ANGLE OF 10°28'48"; THENCE SOUTH 75°54'42" WEST, A DISTANCE OF 80.01 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS SOUTH 14°17'13" WEST, 46.57 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.45 FEET THROUGH A CENTRAL ANGLE OF 55°30'50" TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 08°37'53"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 16.57 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 51°19'04"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 44.78 FEET; THENCE SOUTH 84°43'49" WEST, A DISTANCE OF 174.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,100.00 FEET, A CENTRAL ANGLE OF 45°17'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 869.38 FEET; THENCE NORTH 49°59'11" WEST, A DISTANCE OF 1,546.87 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF

39°18'59"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 823.44 FEET; THENCE NORTH 89°18'10" WEST, A DISTANCE OF 211.19 FEET; THENCE SOUTH 00°41'50" WEST, A DISTANCE OF 5372.25 FEET; THENCE SOUTH 00°08'18" WEST, A DISTANCE OF 317.26 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 26°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, 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 36°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 60°50'57" EAST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.31 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 130°29'58", AN ARC DISTANCE OF 455.53; THENCE SOUTH 14°02'38" EAST, A DISTANCE OF 439.21 FEET; THENCE SOUTH 11°24'07" WEST, A DISTANCE OF 156.51 FEET; THENCE SOUTH 71°27'22" EAST, A DISTANCE OF 42.42 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 590.92 FEET, THE CHORD OF WHICH BEARS NORTH 15°05'33" EAST, 71.15 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.19 FEET THROUGH A CENTRAL ANGLE OF 06°54'10"; THENCE NORTH 18°32'38" EAST, A DISTANCE OF 400.72 FEET; THENCE NORTH 26°27'22" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 18°32'38" EAST, A DISTANCE OF 53.26 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 49°08'12", AND A CHORD BEARING OF NORTH 06°01'28" WEST, 48.23 FEET; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 49.74 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 130.00 FEET, THE CHORD OF WHICH BEARS SOUTH 68°33'21" EAST, 159.94 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 172.27 FEET THROUGH A CENTRAL ANGLE OF 75°55'32" TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 58.00 FEET, THE CHORD OF WHICH BEARS SOUTH 46°00'46" WEST, 53.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.61 FEET THROUGH A CENTRAL ANGLE OF 54°56'15"; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 56.55 FEET; THENCE SOUTH 63°32'38" WEST, A DISTANCE OF 14.14 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 510.92 FEET, A CENTRAL ANGLE OF 10°54'07", AND A CHORD BEARING OF SOUTH 13°05'35" WEST, 97.07 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 97.22 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 52°41'52"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 27.59 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 85°47'17"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 112.30 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS NORTH 64°49'38" EAST, 24.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.23 FEET THROUGH A CENTRAL ANGLE OF 48°11'23"; THENCE NORTH 88°55'19" EAST, A DISTANCE OF 154.21 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 11°32'34", AND A CHORD BEARING OF NORTH



83°09'02" EAST, 56.31 FEET; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 56.41 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,480.00 FEET, THE CHORD OF WHICH BEARS SOUTH 35°57'58" WEST, 2.91 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.91 FEET THROUGH A CENTRAL ANGLE OF 00°06'46"; THENCE SOUTH 35°54'36" WEST, A DISTANCE OF 835.47 FEET; THENCE SOUTH 00°28'44" WEST ALONG SAID NON-RADIAL LINE, A DISTANCE OF 2288.82 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°67'06" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°02'34" 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 2727.453 ACRES, MORE OR LESS.









# 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

TRADITION LAND COMPANY, LLC

BY: 

Lon Martin

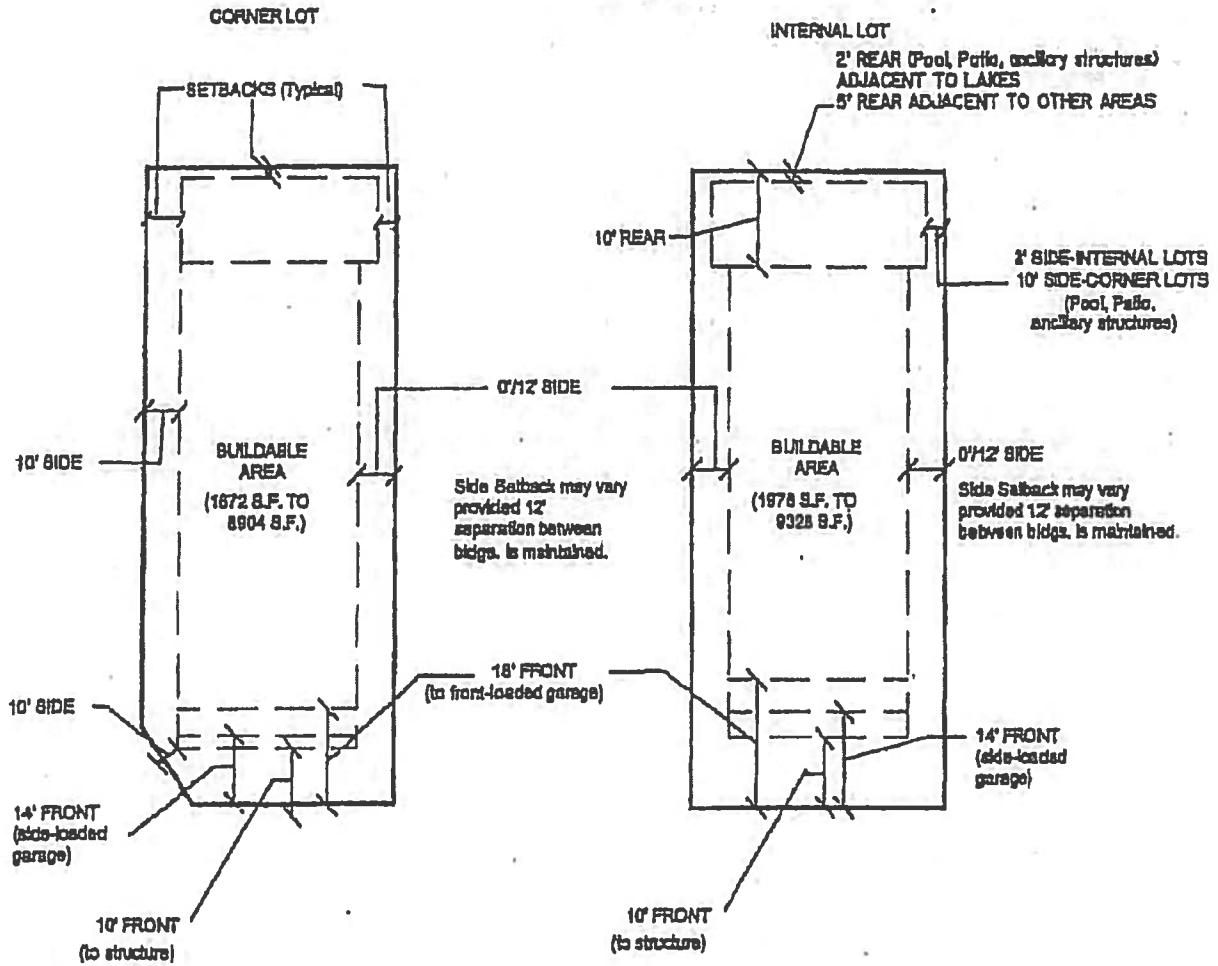
BY: 

David C. Feltman  
President

BY: 

Dyana Watkins

**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 80%

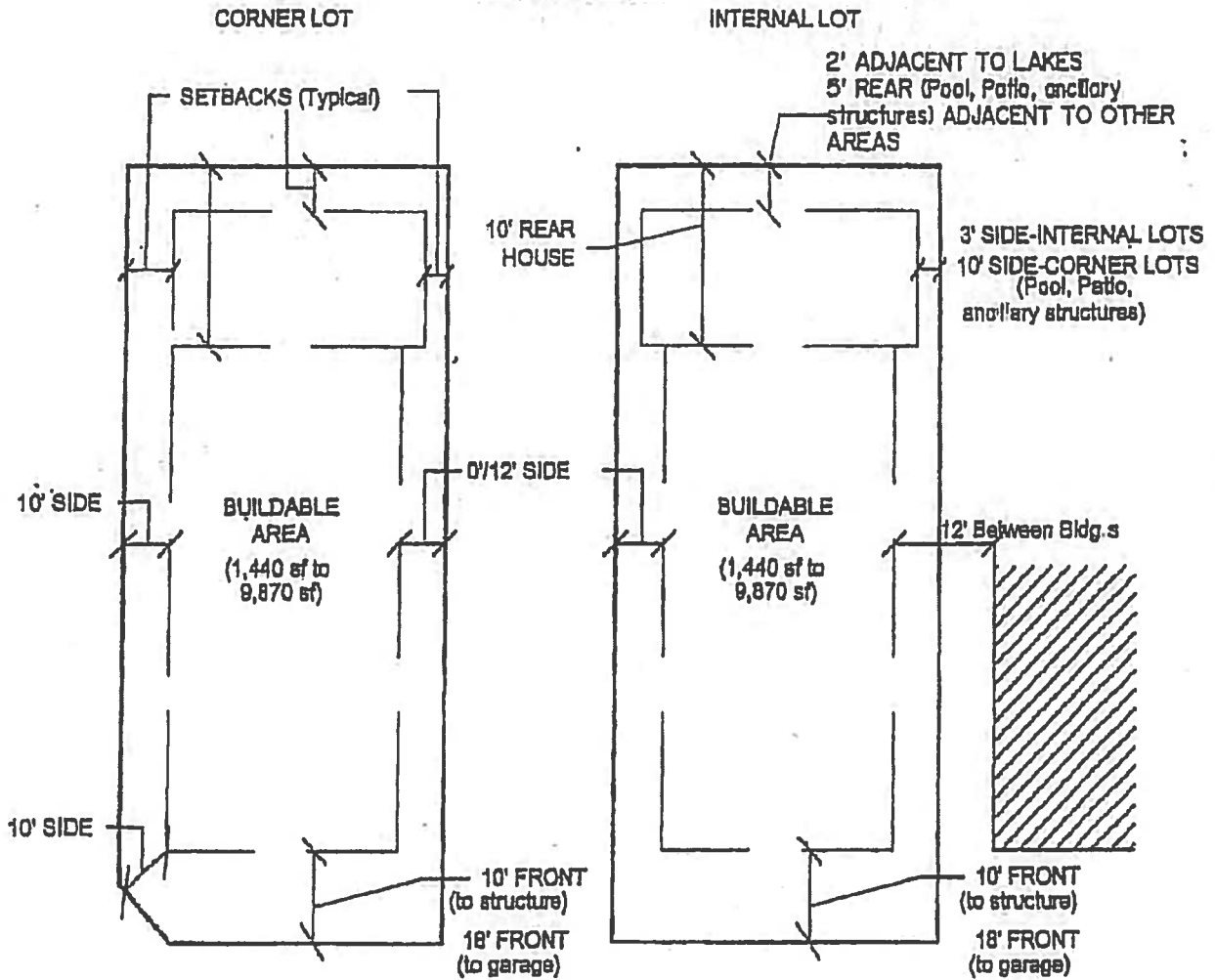
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

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.

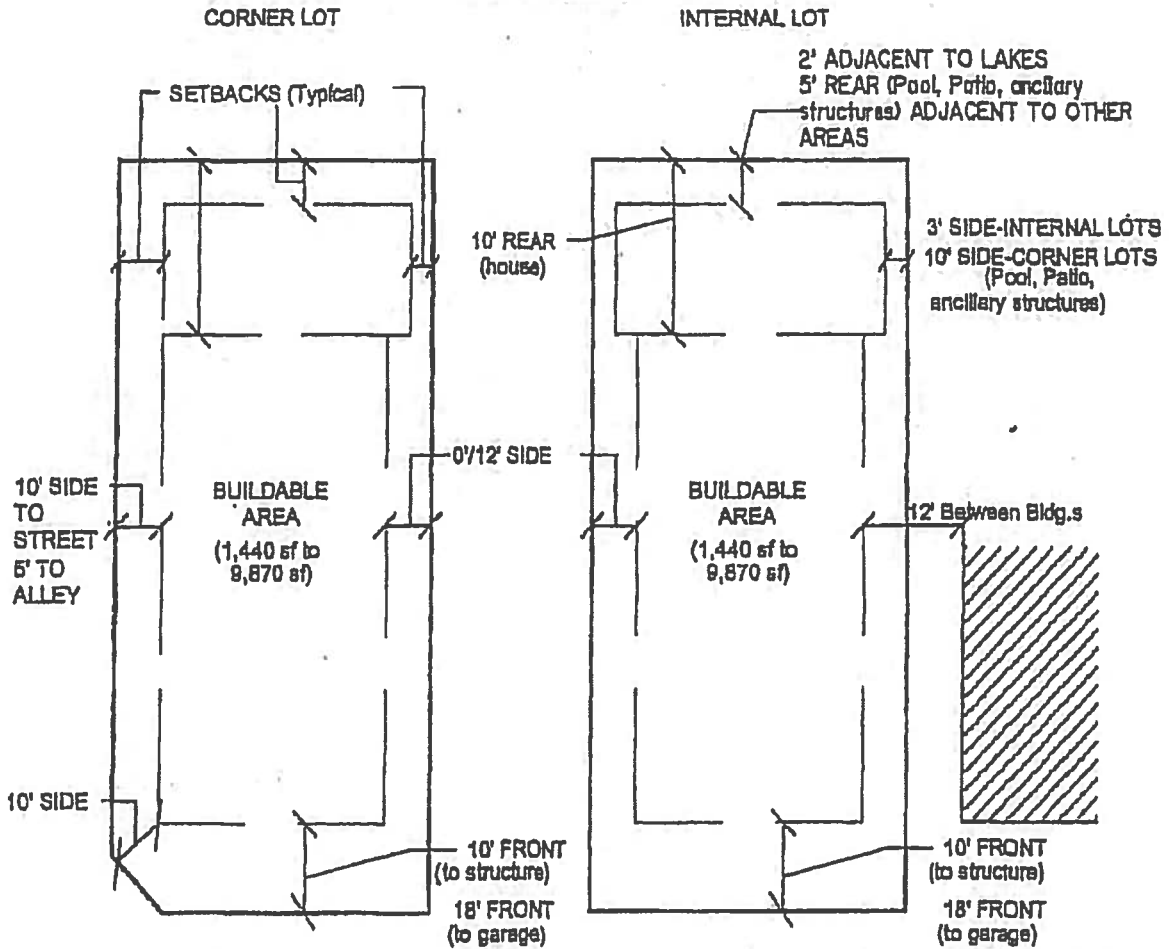
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

**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 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'.

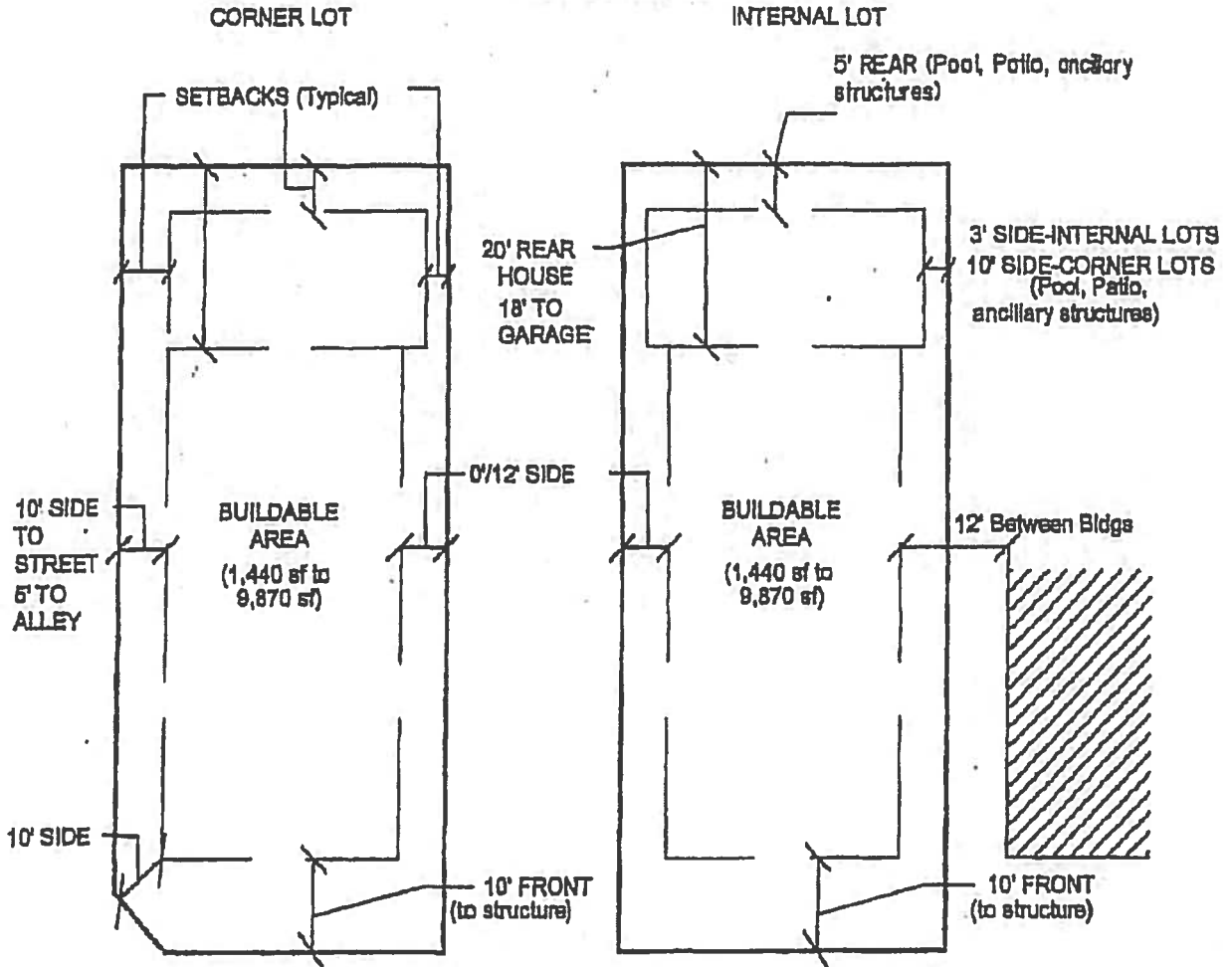
**LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.**

**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%

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'.

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

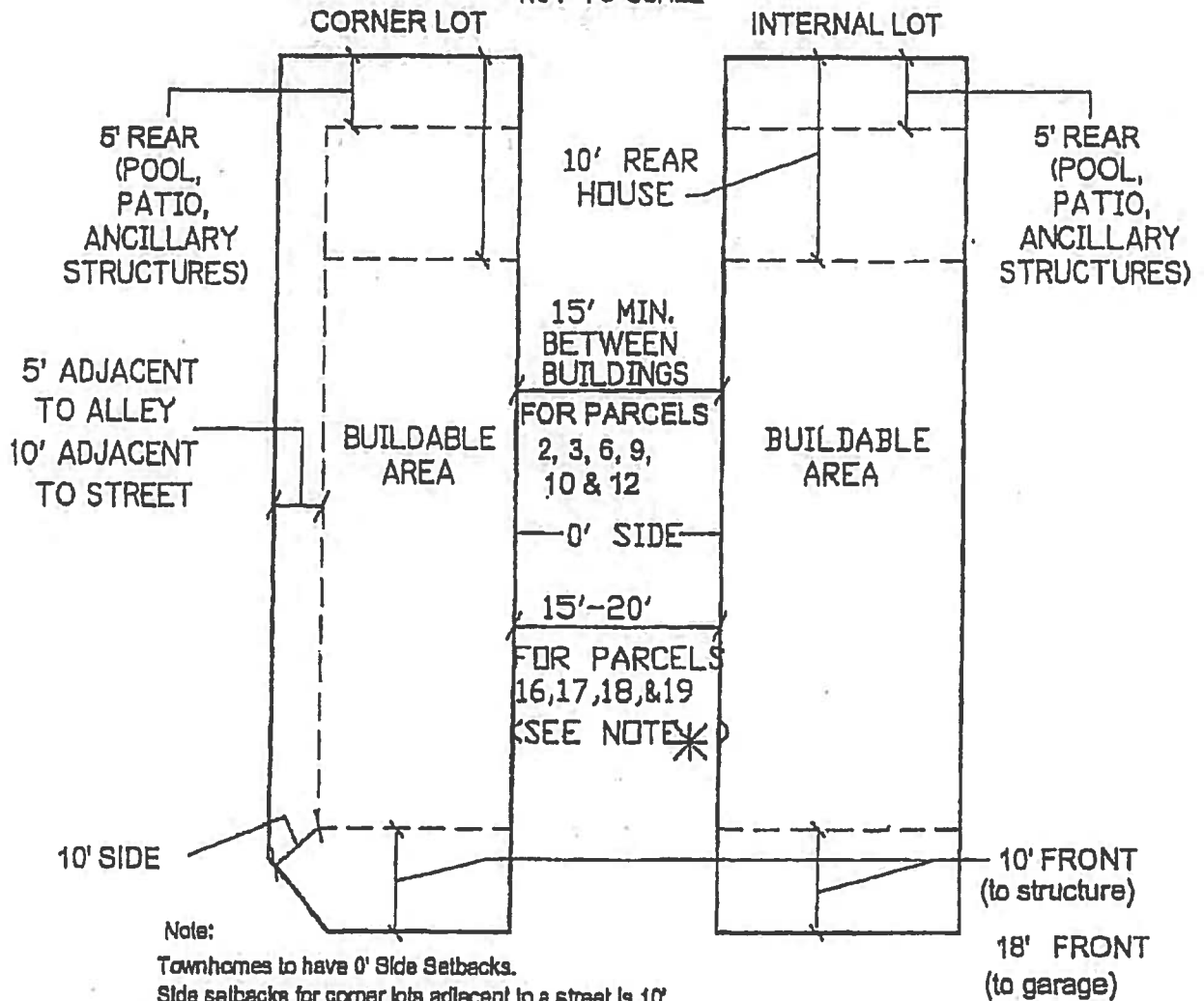
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

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  
TOWNHOME LOTS - NON ALLEY  
TRADITION  
NOT TO SCALE



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.

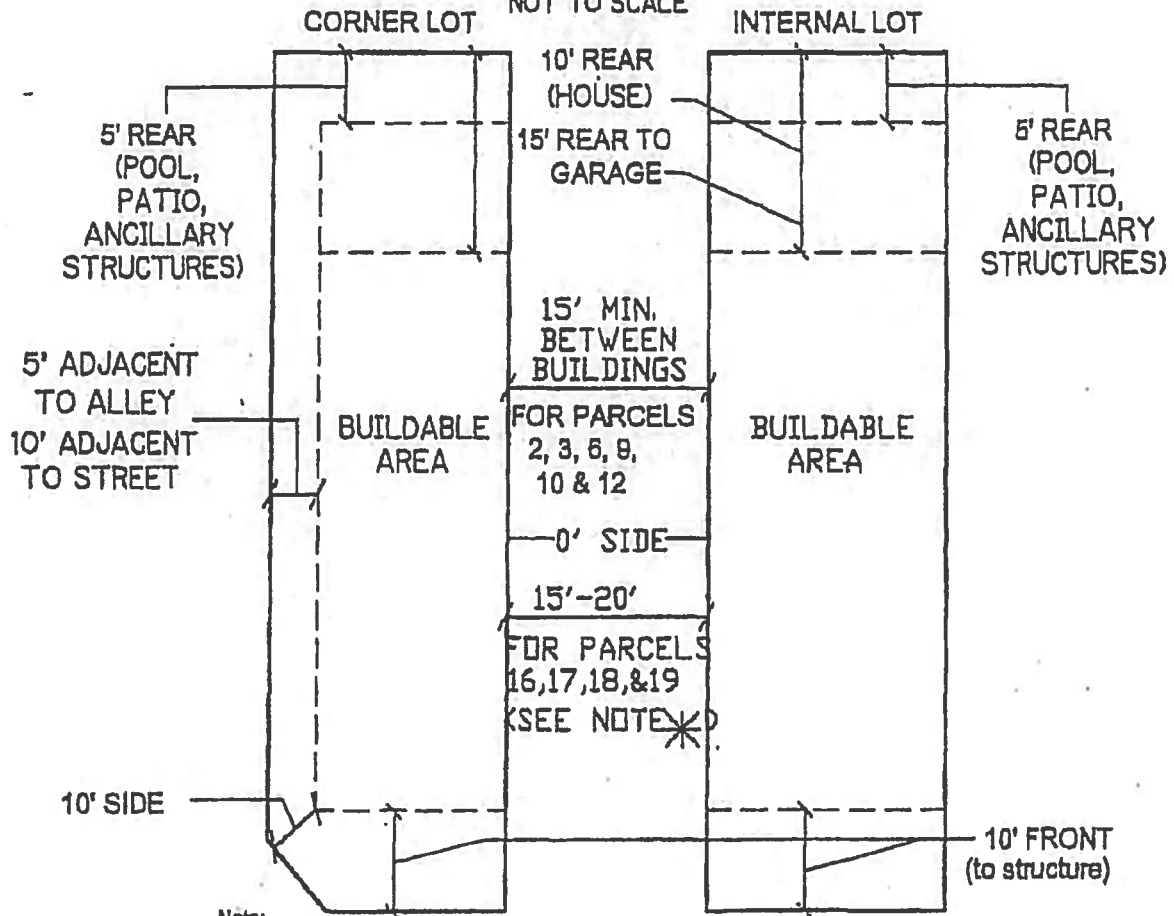
**TYPICAL TOWNHOUSE LOT**

Non alley lot

(Min. 18' - 46' 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  
TOWNHOME LOTS - ALLEY LOTS  
TRADITION  
NOT TO SCALE



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 80% 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.

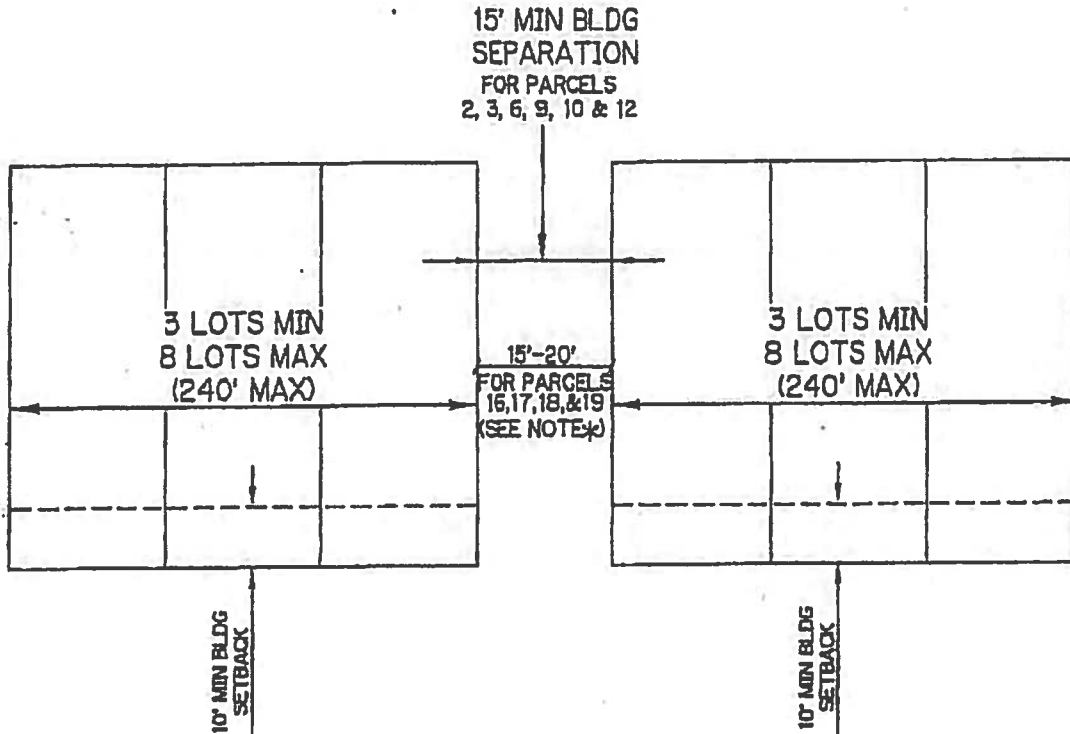
Alley lot Min.

(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.

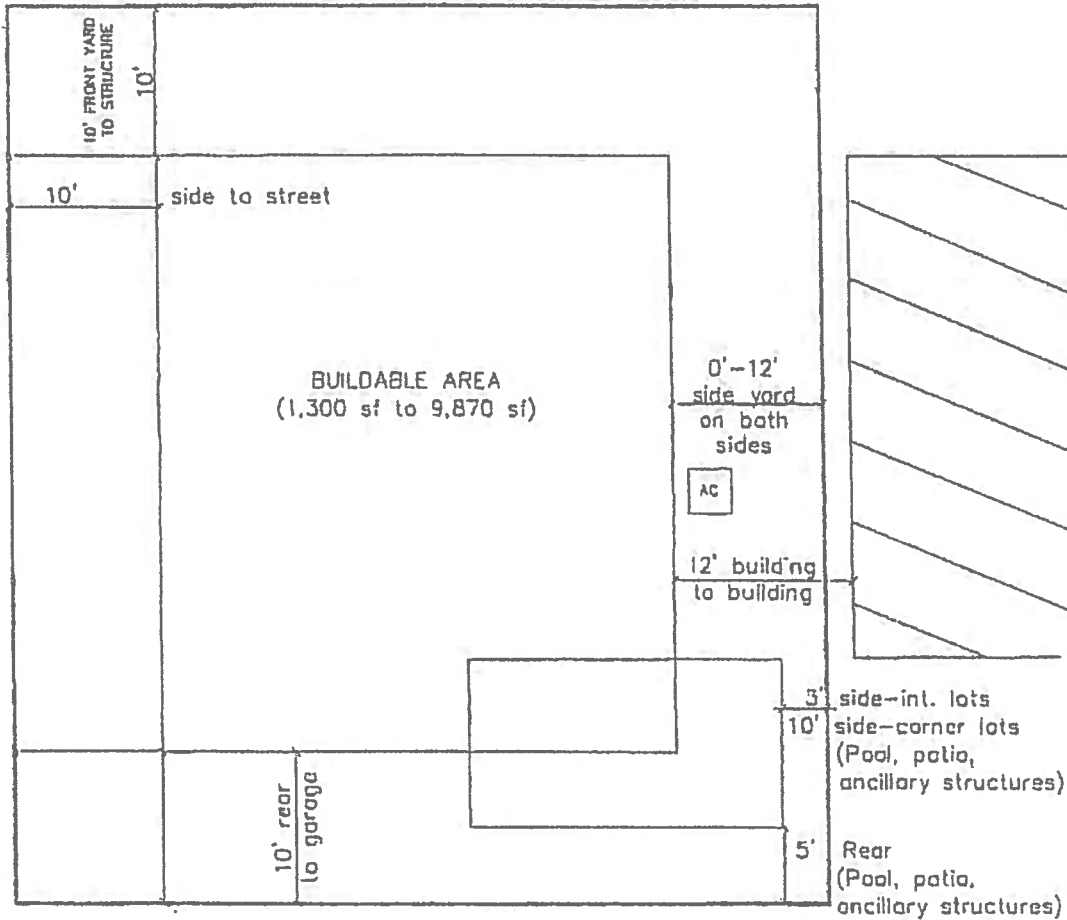


LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT

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

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



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'.

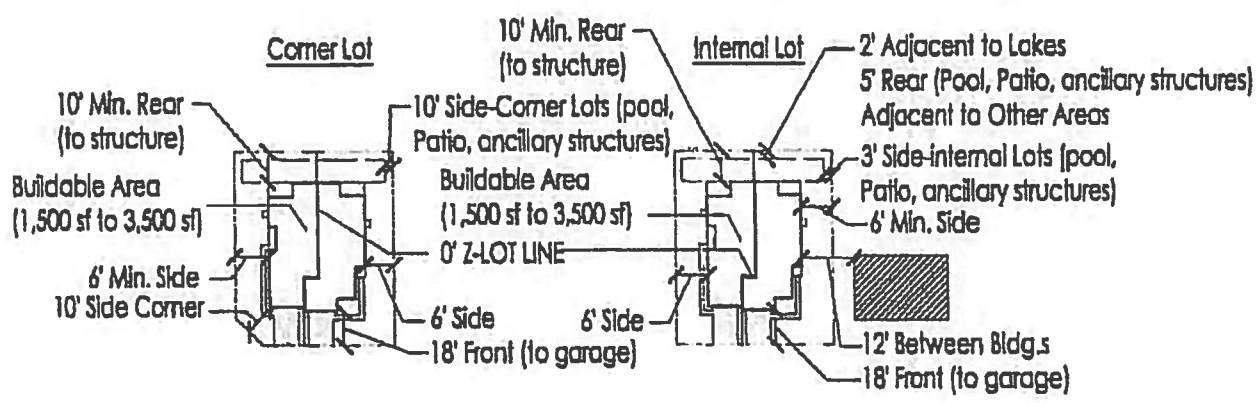
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES

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 10-1  
 PAIRED VILLA  
 TRADITION  
 NOT TO SCALE**



**TYPICAL PAIRED VILLA LOT**  
 (PAIRED VILLA ATTACHED MIN. 118' LENGTH X MIN. 37.5' 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 LINE WIDTH AT THE R-O-W LINE SHALL BE 37 FEET.  
 THE LOCATION OF ALL PSLUSD PRESSURE MAINS ARE REQUIRED TO MEET CURRENT PSLUSD SEPARATION REQUIREMENTS AND BE CONTAINED IN A DEDICATED CITY UTILITY EASEMENT





DELETED BY 4TH AMENDMENT

6. SP R/W NO PARKING  
TYPICAL TYPICAL STREET

NOTE:  
FOR POWER UTILITY CONSTRUCTION,  
PLEASE FOR OBJECT UTILITY LOCATION.  
TO BE REFERENCED AT RETAIL PLAN SUBMITTAL.

DELETED BY 4TH AMENDMENT

7. 20' ALLEYWAY (ONE WAY)  
TYPICAL TYPICAL STREET

TO BE REFERENCED AT RETAIL PLAN SUBMITTAL.

DELETED BY 4TH AMENDMENT

1. TYP. RESIDENTIAL TND. ROADWAY W/ PARKING ONE BLDG  
TO BE REFERENCED AT RETAIL PLAN SUBMITTAL.

NOTE:  
REFERENCE UTILITY CONSTRUCTION PLANS FOR EXACT  
UTILITY LOCATION. CONSTRUCTION PLANS SHALL BE  
TO CURRENT PORT ST. LUCIE UTILITY SERVICE DISTRICT  
SPECIFICATION AND POLICES AND OVERSEE WHAT IS  
SHOWN ON THESE TYPICAL SECTIONS.

EXHIBIT 10J

MPUD CONCEPTUAL PLAN FOR <b>TRADITION</b> ST. LUCIE COUNTY, FLORIDA	NO.	DATE	BY	APP.
SP REV. E				

NOTE: UTILITY CONSTRUCTION PLANS FOR EXACT UTILITY LOCATION, CONTROL PLANS SHALL CORRELATE TO CURRENT POLE, ST. LUCIE UTILITY SERVICE DISTRICT SPECIFICATION AND POLARIS AND OVERHEAD MOUNTS SHOWN ON THESE TYPICAL SECTIONS.

DELETED BY 5TH AMENDMENT  
2. TYPICAL COMMUNITY BLVD. ROAD SECTION  
& ROAD "F"  
MAJOR COLLECTOR ROADS

# EXHIBIT 10K


SP 5/1/17	MPUD CONCEPTUAL PLAN	
	TRADITION ST. LUCIE COUNTY, FLORIDA	

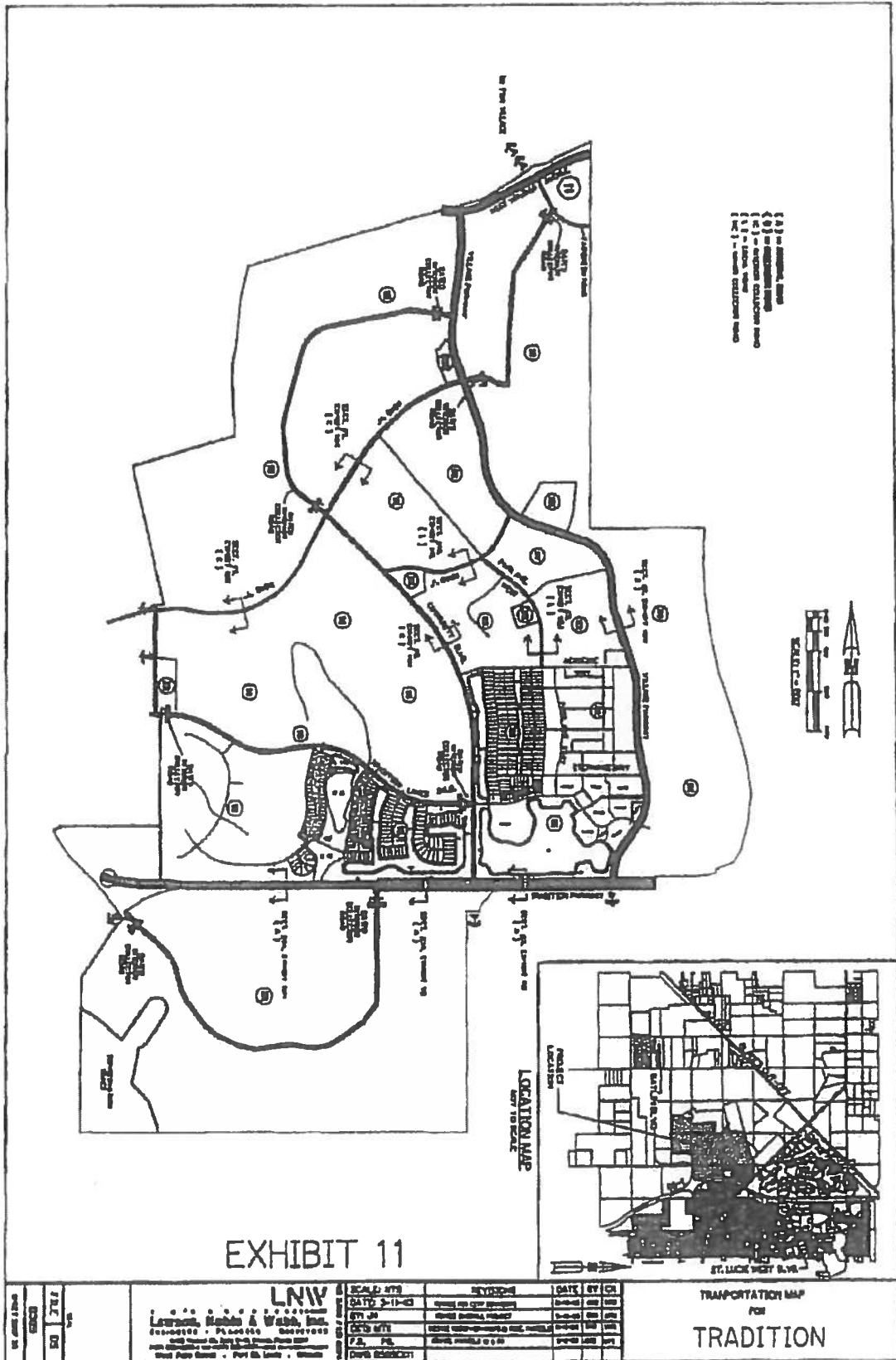
NOTE:  
 REFERENCE UTILITY CONSTRUCTION PLANS FOR EXACT  
 UTILITY LOCATION. CONSTRUCTION PLANS SHALL CONFORM  
 TO CURRENT PORT ST. LUCIE UTILITY SERVICE DISTRICT  
 SPECIFICATION AND POLICES AND OVERRIDE WHAT IS  
 SHOWN ON THESE TYPICAL SECTIONS.

**DELETED BY 5TH AMENDMENT**

**1A. TYPICAL ROAD C, D, F & J SECTION**  
**MINOR COLLECTOR ROADS**

**EXHIBIT 10L**

SP 10/18/13	PREPARED BY DATE	MPUD CONCEPTUAL PLAN FOR <b>TRADITION</b> ST. LUCIE COUNTY, FLORIDA	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE																
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DELETED BY 7TH AMENDMENT

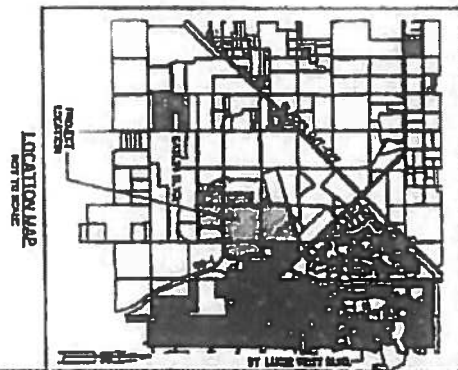


EXHIBIT 12

SP	CORE COMMUNITIES ENTITLEMENT ALLOCATION	FOR	TRADITION	ST. LUCIE COUNTY, FLORIDA	BY LAURENCE STREET	ARCADIS

