

Exhibit A

MPUD APPLICATION OF RIVERLAND/KENNEDY DRI Parcel B

TABLE OF CONTENTS

LIST OF EXHIBITS 3

LIST OF PROJECT PROFESSIONALS 4

CONCEPT MPUD APPLICATION 5

MPUD APPLICATION CHECKLIST 7

EXHIBITS 4 - 16..... 8

LIST OF EXHIBITS

Exhibit 1	Page 5	Application for MPUD Amendment Approval
Exhibit 2	Page 6	Agent Authorization Letter, Riverland/Kennedy II, LLC
Exhibit 3	Page 7	MPUD Application Checklist
Exhibit 4	Page 8	Letter of Unified Control, Riverland/Kennedy II, LLC
Exhibit 5	Page 9	General Standards for District Establishment
Exhibit 6	Page 11	Site Information
Exhibit 7	Page 12	Development Uses & Standards
Exhibit 8	Page 21	Legal Description
Exhibit 9	Page 23	Binding MPUD Agreement
Exhibit 10	Page 24	Site Location Map
Exhibit 11	Page 25	Conceptual Plan
Exhibit 12A	Page 26	Residential Typical – Single Family - Front Load Lot – 50’ Local Street
Exhibit 12B	Page 27	Residential Typical – Villa – Front Loaded Lot – 50’ Local Street
Exhibit 12C	Page 28	Residential Typical – Townhome – 50’ Local Street
Exhibit 13A	Page 29	Road Cross Section – Fifty (50) Foot Local Street
Exhibit 13B	Page 30	Road Cross Section – Eighty (80) Foot ROW
Exhibit 14	Page 31	Water/Sewer Plan
Exhibit 15	Page 32	10’ Perimeter Landscape Buffer Detail – Typical (minimum)
Exhibit 16A	Page 33	Riverland Community Pathway section at City Park
Exhibit 16B	Page 34	Riverland Community Pathway section at Mixed Use and Neighborhood Commercial

RIVERLAND/KENNEDY – MPUD – Parcel B

LIST OF PROJECT PROFESSIONALS

LANDOWNER: RIVERLAND/KENNEDY II, LLC
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CONSULTANT: RIVERLAND/KENNEDY II, LLC
Kevin Ratterree, Authorized Signatory
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F: (954) 575-5240
kevin.ratterree@glhomes.com

EXHIBIT 1

MPUD REZONING 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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting.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: kevin.ratterree@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 753-1730
FX (954) 575-5240

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC
Attn: Kevin Ratterree (kevin.ratterree@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 753-1730, ext. 2240
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 8
Parcel I.D. Number: 4321-131-0001-000-8
Current Zoning: AG-5 (St. Lucie County)
Proposed Zoning: MPUD (Port. St. Lucie)
Future Land Use Designation: NCD (Port St. Lucie) Acreage of Property: 341.002 acres

Reason for rezoning request: Rezone Parcel B of Riverland/Kennedy DRI to MPUD consistent with DRI development order and NCD Future Land Use to permit a residential development consisting of 938 single family, paired villa and townhome dwelling residential units.



Signature of Owner



Hand Print Name

12/23/20

Date

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

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

EXHIBIT 2

December 23, 2020

City of Port St. Lucie

Attn: Teresa Lamar-Sarno, Interim Planning and Zoning Director

Planning and Zoning Department

121 SW Port St. Lucie Blvd.

Port St. Lucie, FL 34984-5099

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

Dear Ms. Lamar-Sarno:

Please allow this letter to serve as authorization for Kevin Ratterree and Gladys Digirolamo to act as agents for Riverland/Kennedy II, LLC, for the purposes of applying, processing and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel B in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

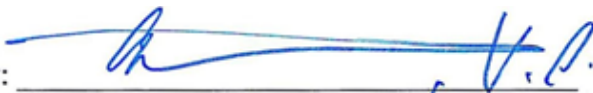
By: 
Alan J. Fant, Vice President

EXHIBIT 3

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the PUD is enclosed as Exhibit 4.
2. Riverland/Kennedy – Parcel B is to be a MPUD approved residential community consisting of 938 age-restricted residential units.
3. The Conceptual Plan for Riverland/Kennedy – Parcel B is attached as Exhibit 11 of this submittal package.
4. Please see Exhibit 5 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 7.

EXHIBIT 4

December 23, 2020

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

RE: Riverland/Kennedy DRI: Revised MPUD – Parcel B
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. Riverland/Kennedy II, LLC, is the owner of record of the subject property.

Please feel free to contact this office if you have any questions.

Sincerely

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

By: 
Kevin Ratterree, Authorized Signatory

EXHIBIT 5

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: Riverland/Kennedy Parcel B is 341.002 acres; which exceeds the fifty (50) acre minimum requirement for the establishment of a MPUD required by policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

Relation to Major Transportation Facilities: Riverland/Kennedy Parcel B is located on the west side of SW Community Blvd., south of Parcel A (aka Valencia Cay) of Riverland/Kennedy DRI, and north of SW Marshall Parkway (aka E/W #3). Main access to the property will be along SW Community Blvd., with a secondary access on SW Marshall Parkway (aka E/W #3). The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD. Prior to receipt of the first non-model certificate of occupancy in Parcel B, SW Community Boulevard shall be constructed from its present terminus at Parcel A (Valencia Cay), south to the Riverland Parcel B Community Blvd. project entry.

Prior to the first non-model residential building permit in Parcel B, the contracts will be let for the construction of a stabilized section of SW Community Blvd. from the existing terminus on SW Community Blvd. to the emergency access ingress/egress within Parcel B (location of emergency ingress/egress is shown on Exhibit 11). This stabilized section of SW Community Blvd. being utilized for emergency ingress/egress to Parcel B shall remain open until such time as the project's secondary entry on SW Marshall Parkway (aka E/W #3) is available for emergency ingress/egress. More specifically, this emergency access is intended to serve as a secondary access point for emergency vehicles servicing occupied homes. The emergency access may be secured by a gate, provided an emergency lock box is installed. No residents can occupy units prior to completion and until the opening of this temporary stabilized section of SW Community Blvd.

In compliance with the Riverland/Kennedy DRI Development Order and in advance of triggering the applicable trip thresholds for roadway improvements, prior to the 469th residential dwelling unit building permit being issued in Parcel B, the contracts will be let for the roadway construction of SW Community Blvd. from the existing terminus to the secondary project entry on SW Marshall Parkway (aka E/W #3). In addition, also in compliance with the Riverland/Kennedy DRI Development Order, no later than two (2) years from the date of issuance of the first non-model residential building permit, the contracts will be let for the construction of SW Community Blvd. from the existing terminus to the SW Marshall Parkway (aka E/W #3) intersection.

The Parcel B spine road connecting the SW Marshall Parkway (aka E/W #3) ingress/egress to the SW Community Blvd. ingress/egress will be constructed and open for use concurrent with the opening of SW Marshall Parkway (aka E/W #3) to the secondary entrance.

The existing dirt road within the SW Discovery Way right of way between SW Riverland Blvd. and Range Line Rd. varies in width from 14' to 17'. This road has been used for large Citrus hauling trucks and Chlorine tank trucks. The developer will grade this roadway as needed and repair holes and washouts as they occur until such time as permanent improvements are made to SW Discovery Way. The existing dirt road shall serve as the required emergency access road to Range Line Road.

Consistency with the City's Comprehensive Plan: The Riverland/Kennedy MPUD – Parcel B is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 750 acres. The residential component is 341.002 acres and is within 2 miles of existing and planned shops, services and other activities. Access to the community will be provided by SW Community Blvd. A secondary entry to the community will be provided at SW Marshall Parkway (aka E/W #3).

Relation to Utilities, Public Facilities and Services: The Riverland/Kennedy Parcel B parcel will be served by Port St. Lucie Utilities for water and wastewater, a public service provider acceptable to the City for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

Physical Character of the Site: Riverland/Kennedy Parcel B is located within the Riverland/Kennedy Development of Regional Impact (DRI). The current use of the site is agriculture.

EXHIBIT 6

SITE INFORMATION

(A) TOTAL ACREAGE:

Development areas included with this MPUD:

- Residential 341.002 acres

See graphic Exhibit 11 for MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) MODEL AREA:

The proposed location of model/sales areas shall be determined as individual sub-elements are developed and approved through the plan review process and require approval of 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 residing in the community. These shall remain in effect until such time that it is practical to offer these home sites for purchase. The model and sales area may be utilized to sell other residential MPUDs approved within the Riverland/Kennedy DRI; therefore, there shall be no limitation of the maximum duration of time the Parcel B model and sales area may be utilized for a sales and model area of the Riverland/Kennedy DRI. The temporary model row access from SW Community Blvd. may remain in use until such time as the model row and sales area cease operation for such purposes, at which time the temporary model row access from SW Community Blvd. shall be removed. Fences may be located in private road rights of way and cross property line for the 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.

Bonding for model homes will include removal of the parking area, sidewalks, street trees, street lights, and fences (if necessary and/or appropriate), and any other work, including the final lift of asphalt that is required to restore the public areas to their ultimate use.

(C) 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 consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

Internal to the residential area of Parcel B, each proposed private roadway contains a five (5) foot or eight (8) foot wide sidewalk on one side of the roadway (refer to Exhibits 13A and 13B).

EXHIBIT 7

DEVELOPMENT USES & STANDARDS

SECTION 1- RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling (detached).
2. Villa dwelling. A villa dwelling is defined as two single family residential dwelling units sharing a common wall along a common property line.
3. Townhouse dwelling. A townhouse dwelling is defined as a narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development.
4. 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; golf cart pathways; nature study areas and boardwalks; and picnic areas).
5. Temporary sales center and/or trailers, and model homes located upon the parcel(s) for which sales activities are to be conducted.
6. Temporary construction trailers and homes for use as construction offices with paved parking lots.
7. Temporary and permanent mail kiosk/cluster mailbox area for mail delivery with paved parking lots.
8. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.
9. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons, members, residents and their guests, and visitors. Any designated recreation area may include a permanent mail kiosk/cluster mail box area for mail delivery.
10. A Riverland Community Pathway (meaning a path available for use by all residents within the Riverland/Kennedy DRI) will be located within Parcel B, as identified in Exhibit 11.

The Riverland Community Pathway will connect the Paseo Multi-Modal Tract within Parcel A (Valencia Cay) to the non-residential uses located at the northwest corner of SW Community Blvd. and SW Marshall Parkway (E/W #3). The Riverland Community Pathway will include, but not be limited to, pedestrian, bicycle, and electric golf cart travel.

11. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 2 herein.

(C) Minimum Lot Requirements / Maximum Residential Density:

1. Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.
2. Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.
3. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of twenty (20) dwelling units per acre.
4. All special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(D) Maximum Building Coverage:

1. Single-family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
2. Villa dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
3. Townhouse dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
4. All other uses: Eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.

(F) 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.

(G) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.
2. Villa dwelling: One thousand (1,000) square feet.
3. Townhouse dwelling: Studio, six hundred (600) square feet; One (1) bedroom, seven hundred (700) square feet; two (2) bedroom, eight hundred (800) square feet; and, three (3) bedroom, nine hundred (900) square feet.

(H) Reserved.

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 12A, 12B and 12C of the Riverland/Kennedy MPUD – Parcel B.

1. Single-family dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet, side loaded garage setback of fourteen (14) feet, and a front load garage setback of eighteen (18) feet.

Side Yard: Each lot shall have two (2) side yards, each being of a minimum six (6) feet side setback to property line, and the total of which shall result in a separation of twelve (12) feet between adjacent buildings. 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.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2. Villa dwelling:

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

Side Yard: Villas (each building containing two dwelling units) shall have a side yard having a minimum distance of six (6) feet to establish the minimum distance separation of twelve (12) between buildings.

Rear Yard: Each villa shall have a rear yard with a building setback line of ten (10) feet.

3. Townhouse dwelling:

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

Side Yard: 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 townhouse or accessory structure related to another group. Townhome units located on the interior (between the end units of each building) of a townhome building shall have a zero (0) foot

setback on both sides. A 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.

Rear Yard: Each townhouse dwelling shall have a rear yard with a building setback line of ten (10) 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.

4. Permitted Uses and Structures:

a. Permitted uses and structures listed in Sections 1.(A).4, 7, 8, 9, and 10:

Unless otherwise specified within the MPUD, all setback requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

b. Permitted uses and structures listed in Sections 1.(A).5 and 6:

Minimum setback requirements for temporary sales center and/or trailers, and temporary construction trailers, shall have a front setback to property line of twelve and one half (12.5) feet, side setback of six (6) feet, and rear setback of ten (10) feet.

5. Buffering:

Unless otherwise specified within the MPUD, buffering shall be provided in accordance with the applicable landscaping requirements of the City Code.

(J) Off-Street Parking and Service Requirements: As set forth in Section 3 hereof.

(K) Access: Gated subdivisions shall provide a minimum distance of one hundred (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 one hundred (100) feet from the gate to the right of way. A turnaround/maneuvering area sufficient to accommodate a box truck will be provided for the secondary resident restricted entrance.

(L) Future Approvals: Concurrent with any subdivision plats a conceptual plan meeting the criteria set forth herein, shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to: lot sizes; location of open space and drainage areas; location of collector and local roads; and location of bike, pedestrian, multi-modal paths.

(M) Dead End Streets/cul-de-sac: Dead-end streets terminating in a cul-de-sac shall not exceed one

thousand five hundred (1,500) feet in length. The length shall be measured from the nearest intersection to the mid-point of the cul-de-sac.

SECTION 2 - ACCESSORY USES & 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, MPUD or land development code requirements.

(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. Accessory uses or structures shall be located a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to zero (0) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way. 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:
 - a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.
 - b. Driveways serving the residential units. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined in Section 3.(A).1-3.
 - c. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.
 - d. A basketball backboard and goal may be located in that area extending from the front building line and on driveways, provided either fixed or portable and a minimum of two (2) feet off the edge of pavement and not on a collector or arterial road.
 - e. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.
 - f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.
 - g. Fences or screening walls; Fences or screening walls; meeting the requirements of Section 158.216 (A) and (B) per the City of Port St. Lucie Zoning Code. 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. In accordance with Section 158.216 (K), the permit applicant shall sign an affidavit from the Building Department accepting responsibility for compliance with the City's regulations as stated in Section 158.216(A), (B), (F) & (G) for all fence installations. Unless otherwise specifically provided for within the MPUD, the above-referenced sections of the City Code regulating fences and/or screening walls which are in effect at the time of MPUD approval shall apply to these regulations pertaining to fences or screening

- h. Garages. Maximum size shall be nine hundred (900) square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roof line. Garages shall conform in appearance, materials and design to the principal's structure (house). Only one detached garage per lot is permitted.
- i. Solar collection systems, windmills, and other energy devices based on renewable resources.
- j. Outdoor fireplaces, barbeque pits and so called summer kitchens.
- k. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.
- l. Noncommercial greenhouses.
- m. Dish antennas.
- n. Any other accessory use not listed herein under Section 2.(B).2. of the MPUD that are permitted by Section 158.217 (Accessory Uses and Structures) of the City of Port St. Lucie Zoning Code are allowed in the residential areas.

(C) 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.

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

(E) Home Occupation: A home occupation as defined under and permitted pursuant to Section 158.217(F) of the City of Port St. Lucie Code of Ordinances shall be allowed within residential areas, subject to the provisions of said City Code and regulations.

SECTION 3 - PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. The separation from edge of driveways to the sanitary/water services

shall be in conformance with Utility Department standards, as is noted in Exhibits 12A, 12B, and 12C.

1. Residential Single Family: 2.0 spaces per dwelling unit. Each single family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2.0 spaces per dwelling unit) in the driveway to accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two required parking spaces per single family residential unit shall be provided within enclosed garage spaces. The minimum driveway width from the street to the two required enclosed garage spaces shall be a minimum of sixteen (16) feet, and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.
2. Villa: 1.5 spaces per dwelling unit. Each villa lot shall provide 1 exterior space (in addition to the 1.5 spaces per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of sixteen (16) feet.
3. Townhouse dwelling: 1 space per dwelling unit. Each townhome lot shall provide 1 exterior space (in addition to the 1 space per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of twelve (12) feet for single car garage units and a minimum of sixteen (16) feet for two car garage units.
4. Parks and Recreation & Community Garden/Community Greenhouse:
 - 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, in accordance with City Code requirements.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,
2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.

2. The circulation system must be hard-surfaced and be at least 5 feet wide.

(D) Mass Transit:

Two future mass transit stop easements, one proximate to the SW Community Blvd. primary project entry and one proximate to the SW Marshall Parkway (E/W #3) secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10' x 30' will be provided in these locations on the plat denoting same as a future mass transit stop.

SECTION 4 - LANDSCAPING

(A) Plant Materials:

1. For required trees, the species height, spread and minimum clear trunk shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately; however, small trees may be planted in groups of two or more as a substitute for a larger tree. Shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition.
2. For required trees, the tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. A minimum of fifty (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. This criteria shall not apply to required street trees.

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

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

- a. Lots up to 2,500 sq. ft. shall provide one (1) tree.
- b. Lots up to 5,000 sq. ft. shall provide two (2) trees.
- c. Lots up to 7,500 sq. ft. shall provide three (3) trees.

d. Lots up to 10,000 sq. ft. shall provide four (4) trees.

e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft., one (1) tree.

(D) Perimeter Landscape Requirements: Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake. Any site plan or plat abutting the Parcel A (Valencia Cay) MPUD shall be excluded from all buffering requirements along that common tract line.

(E) Street Tree Planting:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 13A). Due to the separation restrictions from utilities and driveways on differing lot widths, one tree shall be installed per lot, in lieu of City Code of Ordinance Section 156.121. In cases where expanded lot frontage is available, such as at a corner lot, additional trees may be planted at the recommendation of the applicant's landscape architect. Additionally, when a right-of-way and open space tract are directly adjacent to each other, street trees shall not be required on the open space tract side of the right-of-way. Parallel on-street parking, serving the townhome dwellings, shall not require additional buffering.
2. Eighty (80) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 13B).
3. Project Entry's: In each of the two project entrances wherein a private right-of-way abuts open space tracts which are directly adjacent to each other, street trees shall not be required within the right-of-way. In these instances, the corresponding number of required street trees may be planted within the adjacent open space tracts or relocated to the perimeter buffer tracts. For purposes of this section, the project entry shall be defined as that area within the project beginning at the projects connection to the adjacent collector or arterial public roadway to the point of the road that tapers down to the 80' ROW Typical Section as identified in Exhibit 13B.

SECTION 5 - WETLANDS

(A) The Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.

EXHIBIT 8

RIVERLAND/KENNEDY MPUD – Parcel B Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF RIVERLAND PARCEL A - PLAT FOURTEEN, AS RECORDED IN PLAT BOOK 87 AT PAGE 33 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, AS RECORDED IN PLAT BOOK 85, PAGE 35, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'34" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD ACCORDING TO SAID PLAT BOOK 85, PAGE 35, AND OFFICIAL RECORDS BOOK 2899, PAGE 2933, SAID PUBLIC RECORDS, A DISTANCE OF 615.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ACCORDING TO SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND OFFICIAL RECORDS BOOK 3902, PAGE 503, SAID PUBLIC RECORDS FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, SOUTH 00°05'34" WEST, A DISTANCE OF 661.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2065.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 387.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2215.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'36", A DISTANCE OF 85.44 FEET TO THE POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 81°22'31" WEST, HAVING A RADIUS OF 40.00 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°04'55", A DISTANCE OF 62.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 825.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'09", A DISTANCE OF 438.72 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 30°26'54" WEST, A DISTANCE OF 797.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 256.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'07", A DISTANCE OF 229.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 81°52'01" WEST, A DISTANCE OF 604.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'26", A DISTANCE OF 95.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09°01'25" EAST, A DISTANCE OF 319.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 116.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°14'07", A DISTANCE OF 156.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°36'43", A DISTANCE OF 64.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°24'01" EAST, A DISTANCE OF 40.60 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF E/W #3, AS RECORDED IN OFFICIAL RECORD BOOK 3902 AT PAGE 465 OF SAID PUBLIC RECORDS AND THE POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF

8076.97 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 05°24'01" EAST; THENCE, ALONG SAID NORTH LINE FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°57'47", A DISTANCE OF 981.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 12000.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'23", A DISTANCE OF 2615.83 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 89°52'25" WEST, A DISTANCE OF 25.83 FEET; THENCE NORTH 45°10'34" WEST, A DISTANCE OF 49.24 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF N/S B, AS RECORDED IN OFFICIAL RECORD BOOK 3902 AT PAGE 490 OF SAID PUBLIC RECORDS; THENCE, ALONG SAID EAST LINE, NORTH 00°28'42" WEST, A DISTANCE OF 3509.81 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 89°31'18" EAST, A DISTANCE OF 37.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°44'55", A DISTANCE OF 113.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 501.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°24'05", A DISTANCE OF 484.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 425.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'58", A DISTANCE OF 89.13 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE RIVERLAND PARCEL A - PLAT THIRTEEN, AS RECORDED IN PLAT BOOK 85, PAGE 24 OF SAID PUBLIC RECORDS AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 7080.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 09°42'26" EAST; THENCE ALONG THE SOUTH LINES OF SAID RIVERLAND PARCEL A - PLAT THIRTEEN, RIVERLAND PARCEL A - PLAT EIGHT, AS RECORDED IN PLAT BOOK 80, PAGE 10 AND RIVERLAND PARCEL A - PLAT FOURTEEN, AS RECORDED IN PLAT BOOK 87, PAGE 33, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°44'20", A DISTANCE OF 2439.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 3740.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°32'08", A DISTANCE OF 1014.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 4010.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°28'30", A DISTANCE OF 383.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°58'17" EAST, A DISTANCE OF 410.94 FEET; THENCE SOUTH 75°18'12" WEST, A DISTANCE OF 94.42 FEET; THENCE NORTH 89°58'17" WEST, A DISTANCE OF 159.40 FEET; THENCE SOUTH 59°38'05" WEST, A DISTANCE OF 44.68 FEET; THENCE SOUTH 00°01'43" WEST, A DISTANCE OF 365.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'09", A DISTANCE OF 510.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°54'26" EAST, A DISTANCE OF 347.78 FEET; THENCE NORTH 45°05'34" EAST, A DISTANCE OF 172.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 341.002 ACRES, MORE OR LESS.

EXHIBIT 9

BINDING MPUD AGREEMENT

Riverland/Kennedy MPUD – Parcel B

The property, as described in Exhibit 8, is under unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie MPUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of December, 2020.

WITNESS:

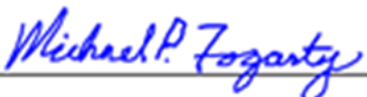
Riverland/Kennedy II, LLC, a Florida Limited Liability Corporation

By: 

Azlina Siegel
Printed Name

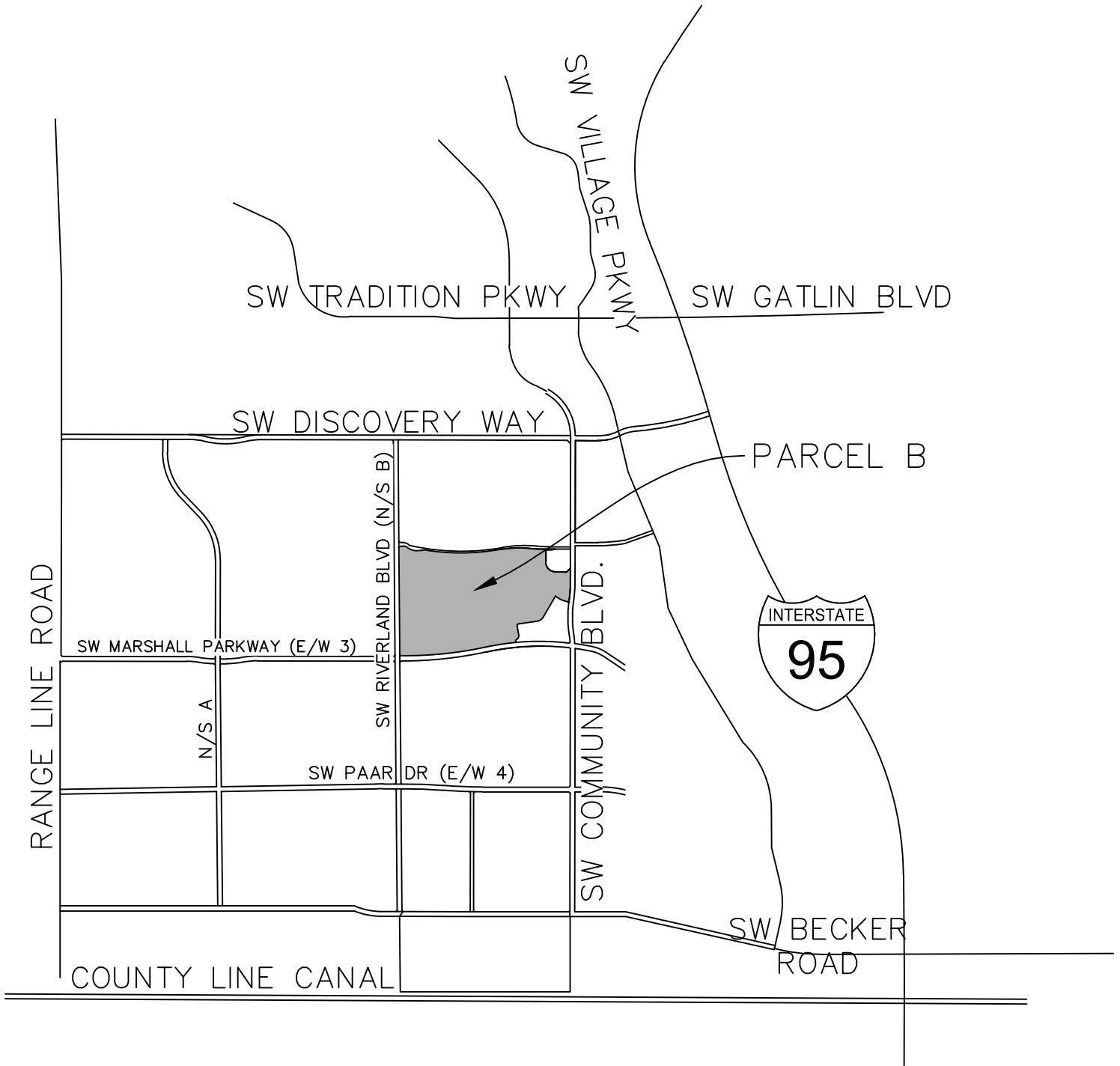
By: 

Kevin Ratterree, Authorized Signatory
1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323

By: 

Michael Fogarty
Printed Name

EXHIBIT 10
SITE LOCATION MAP



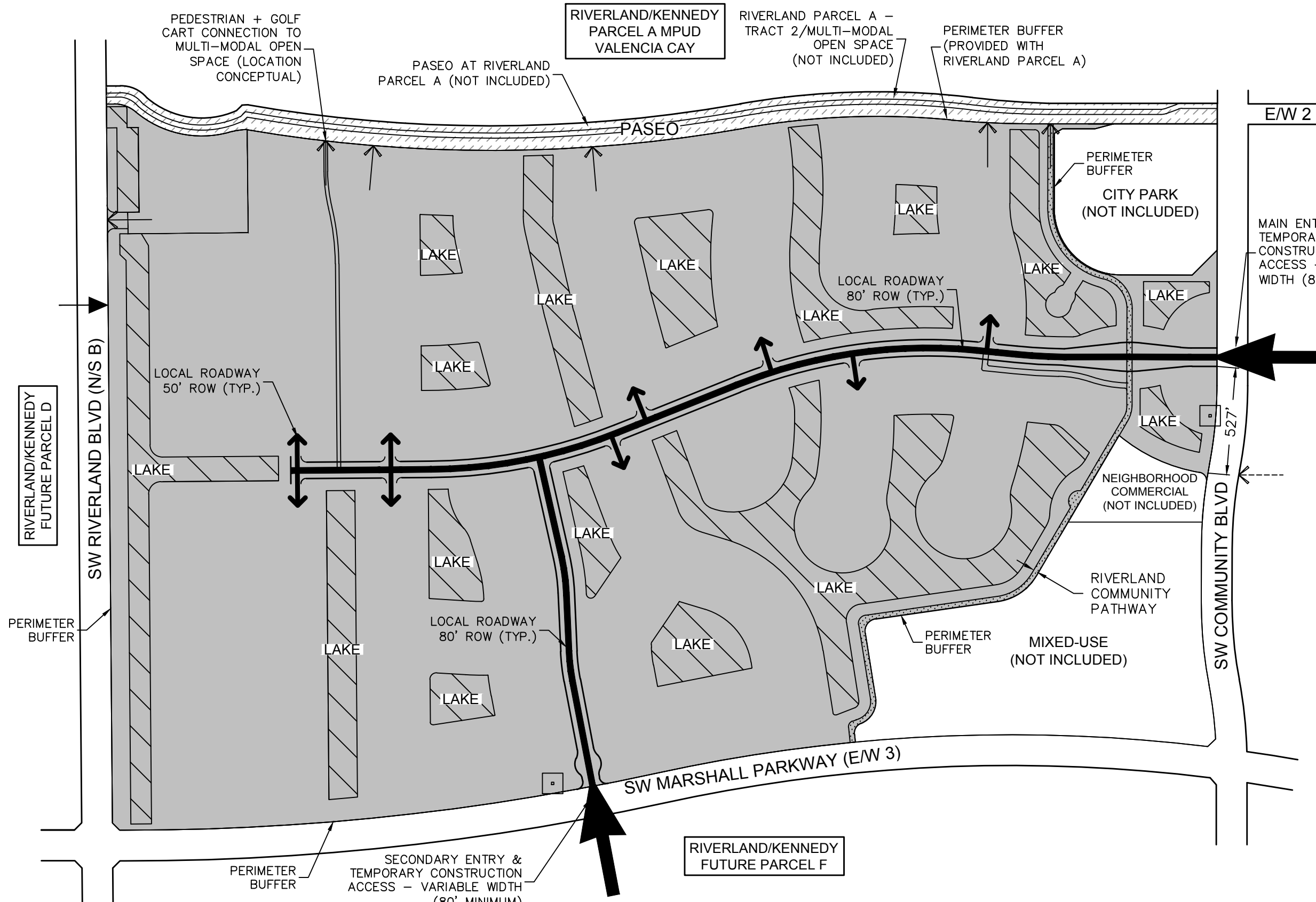
SITE LOCATION MAP
N.T.S.

\\ghomes\Network\Data\Architecture\Landscape Architecture\Riverland MP\EXHIBITS_PARCEL B\2020-10-15\RL - MPUD Exhibits - Parcel B.dwg

SCALE: 1" = 10'
DATE: 2020-08-13
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-10

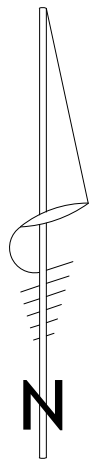
RIVERLAND MPUD - PARCEL B
Port St. Lucie, Florida
EXHIBIT - 10
SITE LOCATION MAP

(P20-175)
EXH-10

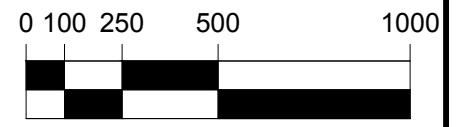


LEGEND

- RESIDENTIAL (341.0 AC) MAXIMUM 938 UNITS
- RIVERLAND COMMUNITY PATHWAY THAT CONNECTS THE PASEO THRU TO THE ADJOINING NEIGHBORHOOD COMMERCIAL AND MIXED-USE
- PEDESTRIAN CONNECTION TO MULTI-MODAL OPEN SPACE (LOCATIONS CONCEPTUAL)
- TEMPORARY CONSTRUCTION ACCESS INTO PARCEL
- TEMPORARY MODEL ROW & EMERGENCY ACCESS INTO PARCEL
- FUTURE MASS TRANSIT EASEMENT



NOTES:
 1. THE STORMWATER MANAGEMENT SYSTEM FOR PARCEL B OF RIVERLAND/KENNEDY DRI SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF SW RIVERLAND BLVD (N/S B), SW COMMUNITY BLVD, AND SW MARSHAL PARKWAY (E/W 3) AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.

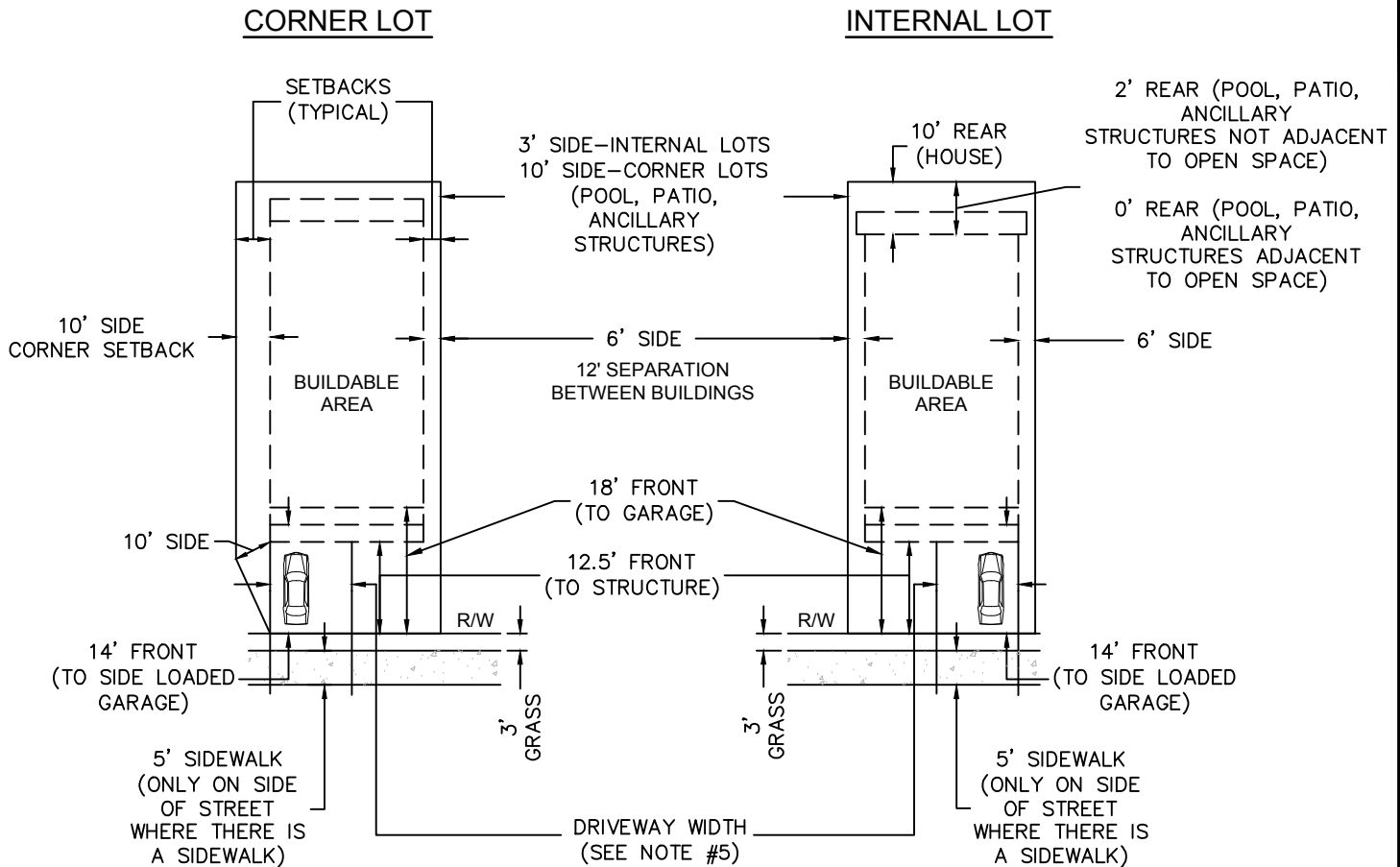


1" = 500'

SCALE: N.T.S.
 DATE: 2020-08-13
 DESIGNED BY: CM
 CHECKED BY: KR
 FILE NAME: Exhibit-11

RIVERLAND MPUD - PARCEL B
 Port St. Lucie, Florida
 EXHIBIT - 11
 CONCEPTUAL PLAN

**EXHIBIT 12A
SINGLE FAMILY
NO ALLEY FRONT LOADED
50' LOCAL STREET**



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

NOTES:

1. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE TWO REQUIRED ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET. THERE SHALL BE NO REQUIRED MINIMUM WIDTH REQUIRED FOR THE RESIDENTIAL DRIVEWAY PROVIDING ACCESS TO A THIRD ENCLOSED GARAGE SPACE.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

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

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

TYPICAL SINGLE FAMILY LOT

SCALE: 1" = 10'
DATE: 2020-08-13
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME: Exhibit-12A

RIVERLAND MPUD - PARCEL B

Port St. Lucie, Florida

EXHIBIT - 12A

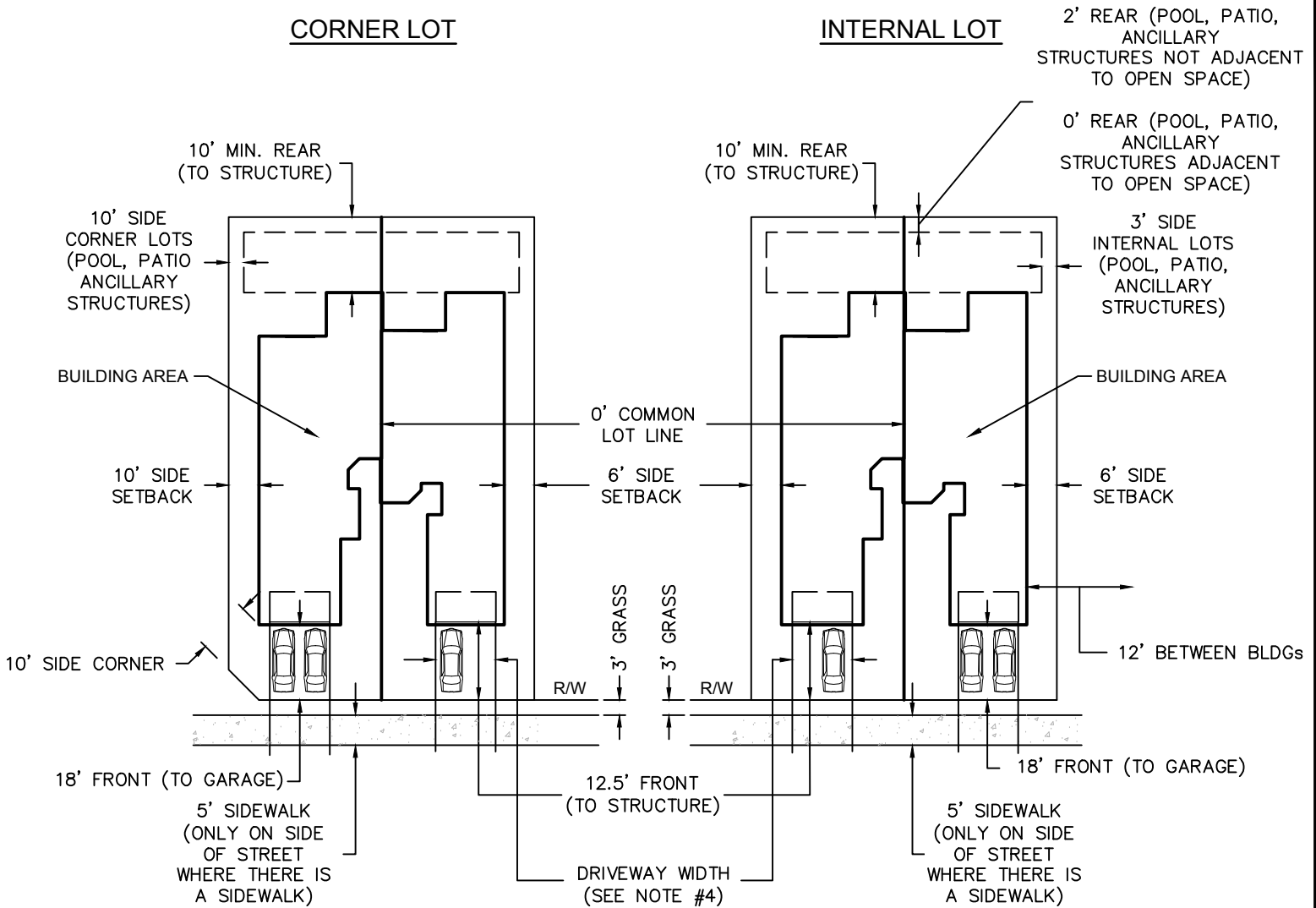
TYPICAL LOT - SINGLE FAMILY - 50' LOCAL STREET - FRONT LOADED

(P20-175)
EXH-12A

**EXHIBIT 12B
TYPICAL VILLA LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET**

CORNER LOT

INTERNAL LOT



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

NOTES:

1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE TWO REQUIRED ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET. THERE SHALL BE NO REQUIRED MINIMUM WIDTH REQUIRED FOR THE RESIDENTIAL DRIVEWAY PROVIDING ACCESS TO A THIRD ENCLOSED GARAGE SPACE.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

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

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

TYPICAL VILLA LOT

SCALE: 1" = 10'
DATE: 2020-08-13
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-12B

RIVERLAND MPUD - PARCEL B

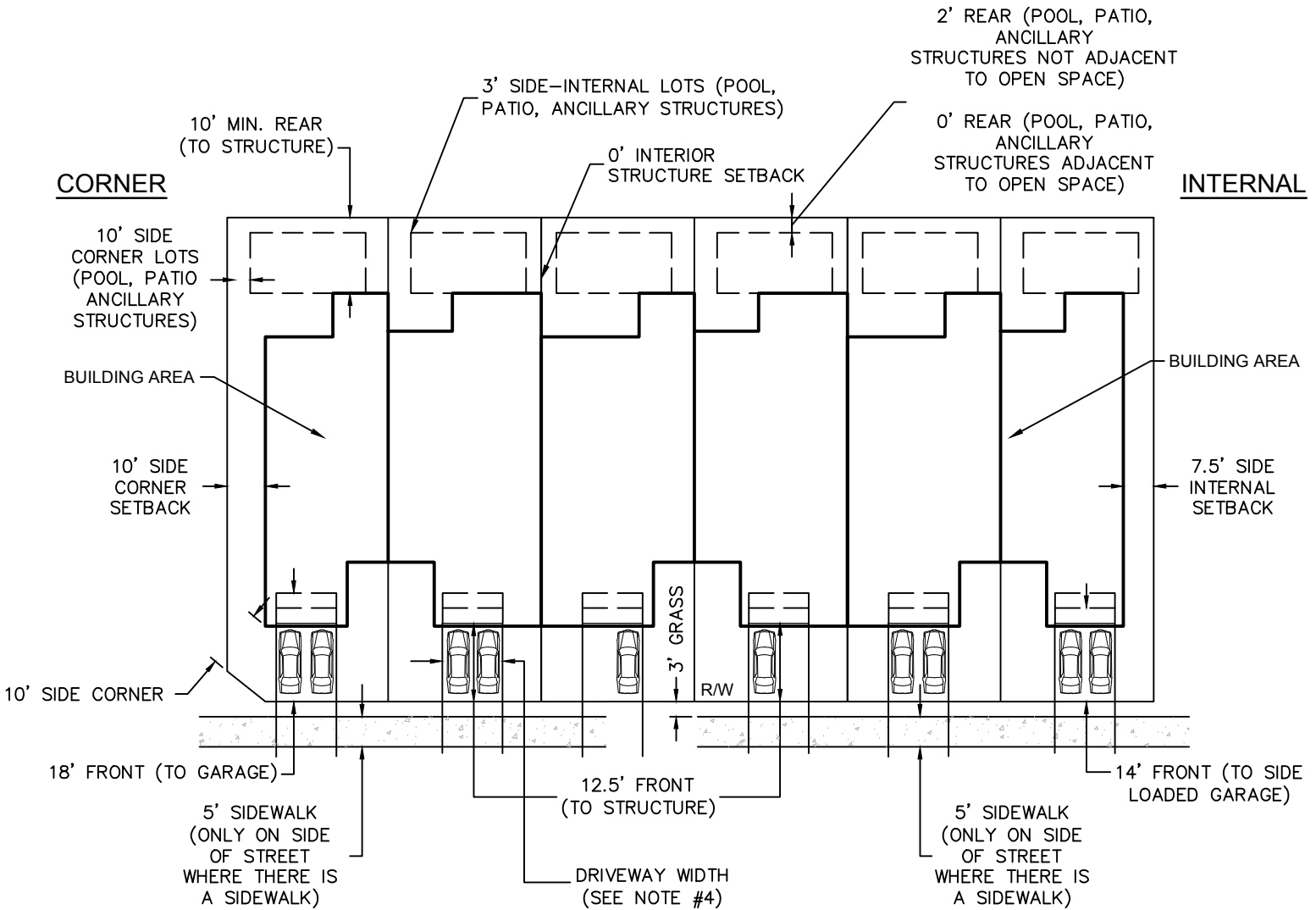
Port St. Lucie, Florida

EXHIBIT - 12B

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

(P20-175)
EXH-12B

**EXHIBIT 12C
TYPICAL TOWNHOME LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET**



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

NOTES:

1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF SIXTEEN (16) FEET FOR TWO CAR GARAGE UNITS AND A MINIMUM OF TWELVE (12) FEET FOR ONE CAR GARAGE UNITS, AND A MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURE SHALL BE THIRTY (30) FEET.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

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

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

TYPICAL TOWNHOME LOT

SCALE: 1" = 10'
DATE: 2020-08-13
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-12C

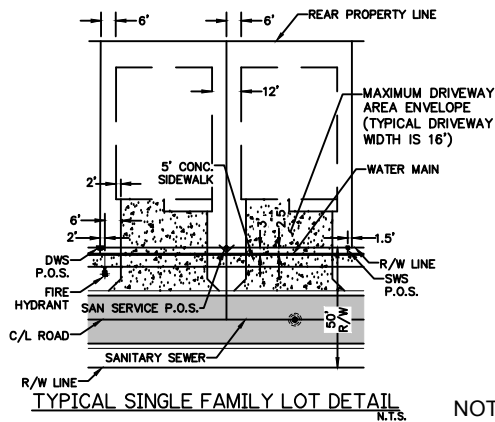
RIVERLAND MPUD - PARCEL B

Port St. Lucie, Florida

EXHIBIT - 12C

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

(P20-175)
EXH-12C

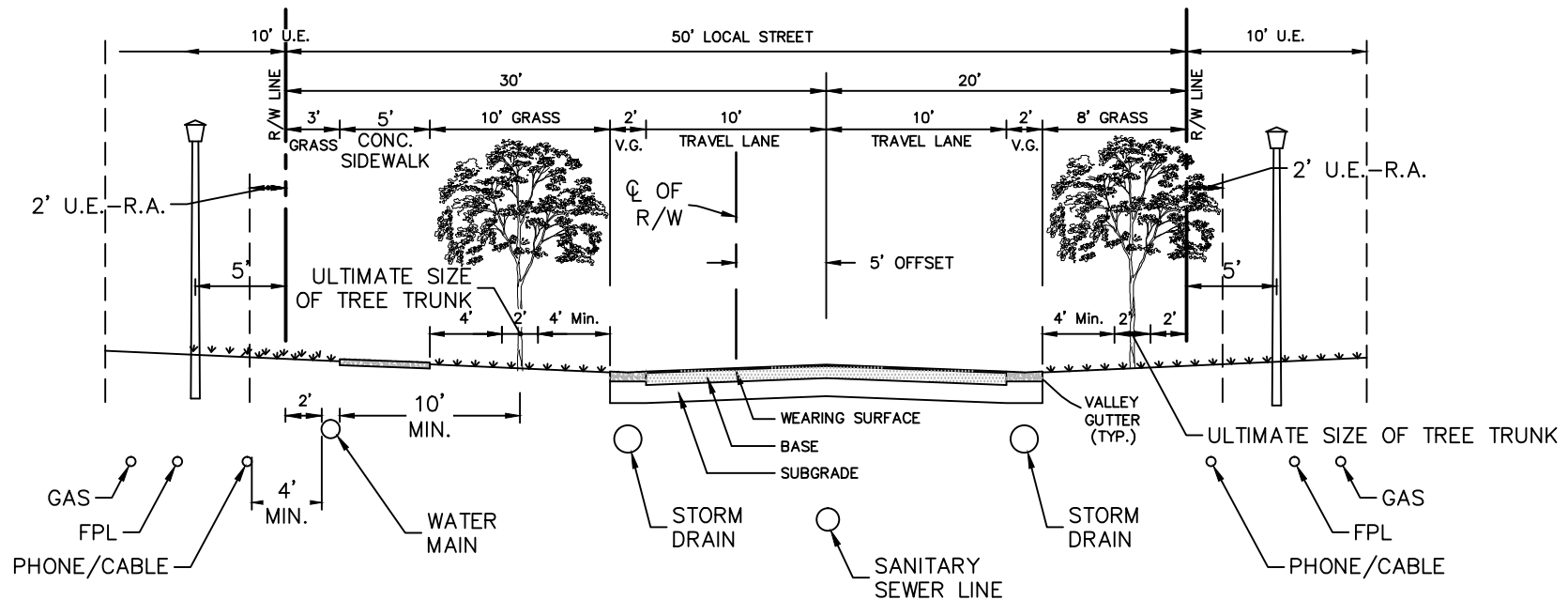


LEGEND

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

NOTES:

1. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY
2. FOR LOOPING PURPOSES, A SECOND WATER MAIN MAY BE INSTALLED UNDER THE ROADWAY OR IN PLACE OF THE STREET TREES AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.



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

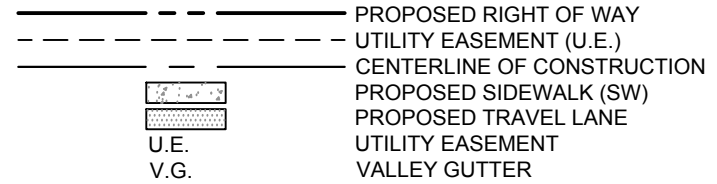
* SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY

SCALE: N.T.S.
DATE: 2020-08-13
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-13A

RIVERLAND MPUD - PARCEL B
Port St. Lucie, Florida
EXHIBIT - 13A
TYPICAL ROADWAY SECTION - 50' RIGHT-OF-WAY

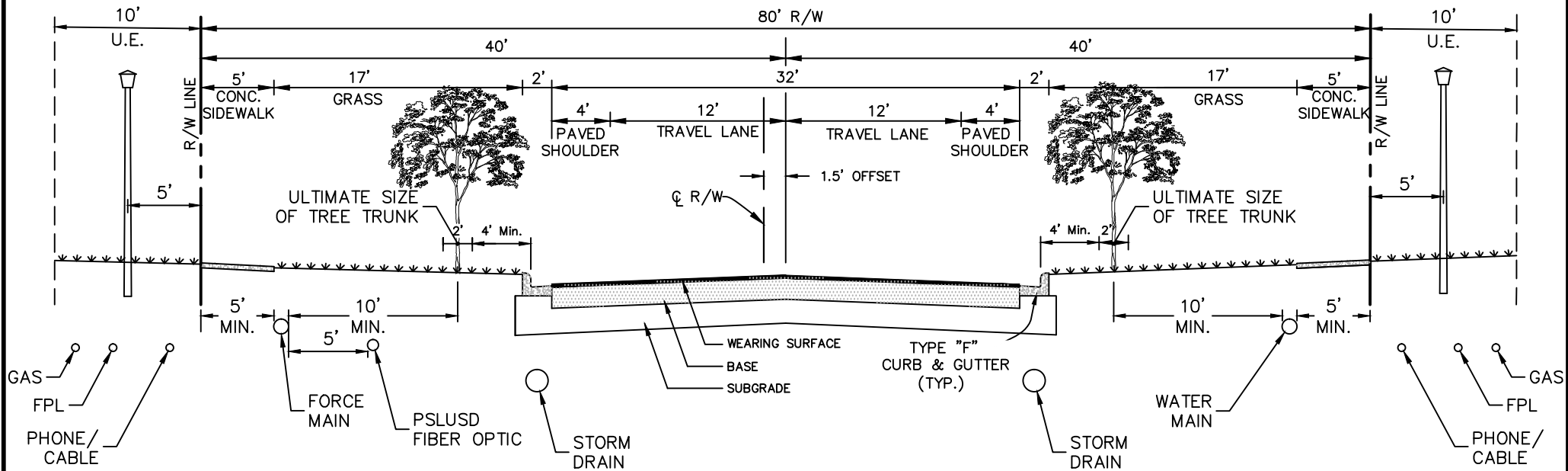
(P20-175)
EXH-13A

LEGEND



NOTES:

1. STREET TREES MAY BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
2. IN LIEU OF TWO 5' SIDEWALKS, ONE 8' PATH MAY BE SUBSTITUTED AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.



**RESIDENTIAL LOCAL 2-LANE ROADWAY - 80' ROW
TYPICAL SECTION**

N.T.S.

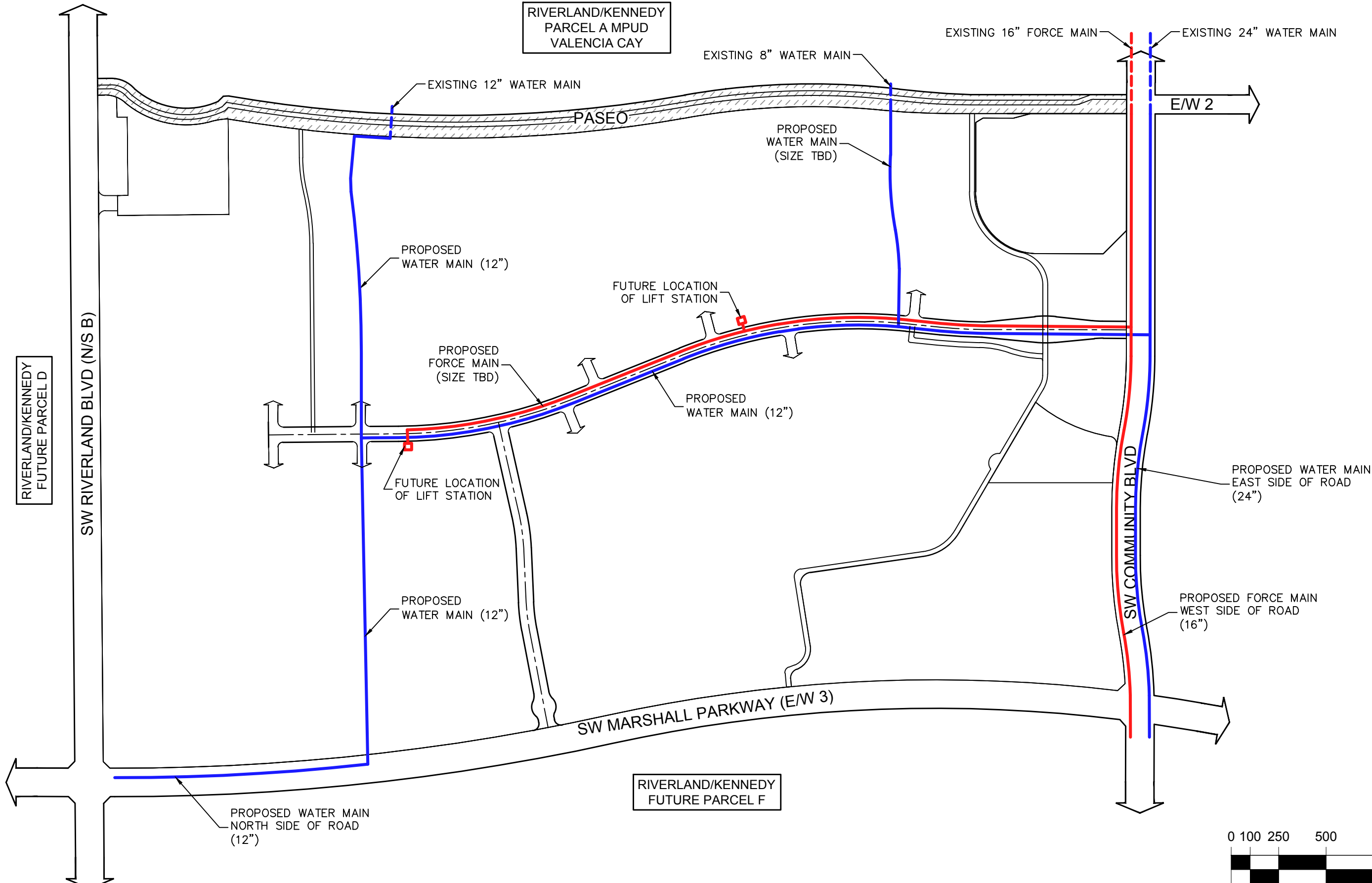
LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE
ADJUSTED FOR SPECIFIC CONDITION

SCALE: 1" = 10'
DATE: 2020-08-13
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-13B

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

RIVERLAND MPUD - PARCEL B
Port St. Lucie, Florida
EXHIBIT - 13B
TYPICAL ROADWAY SECTION - 80' RIGHT-OF-WAY

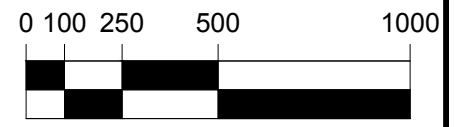
(P20-175)
EXH-13B



RIVERLAND/KENNEDY
PARCEL A MPUD
VALENCIA CAY

RIVERLAND/KENNEDY
FUTURE PARCEL D

RIVERLAND/KENNEDY
FUTURE PARCEL F



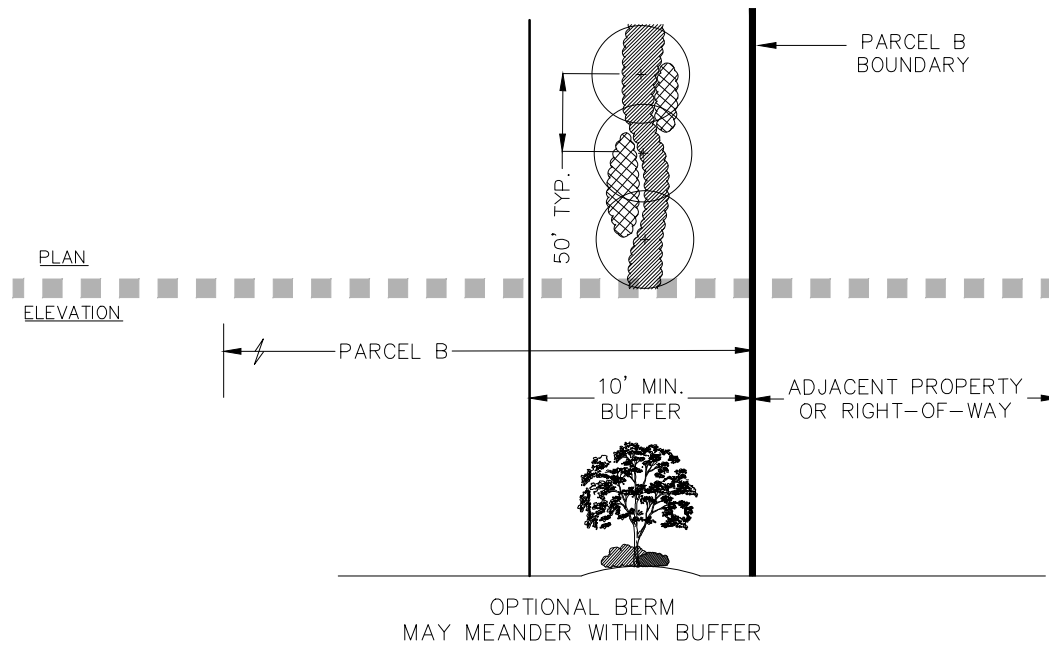
1" = 500'

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

SCALE: N.T.S.
DATE: 2020-08-13
DESIGNED BY: CM
CHECKED BY: KR
FILE NAME:
Exhibit-14

RIVERLAND MPUD - PARCEL B
Port St. Lucie, Florida
EXHIBIT - 14
WATER/SEWER PLAN

(P20-175)
EXH-14
Page 31



PERIMETER BUFFER SECTION (MINIMUM):

- Planting for this buffer shall consist of:
- A landscape strip at least ten (10) feet in depth shall be located adjacent to all exterior rights-of-way and abutting properties, adjacent to the parcel boundary, unless indicated otherwise.
 - A Minimum of one (1) tree shall be provided for each thirty (30) linear feet of buffer, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet.
 - A continuous hedge shall extend the length of the landscape strip. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of certification. Spacing may be adjusted if smaller or larger material is provided. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.
 - Sidewalks and/or pathways may be permitted within the perimeter buffer so as long as there is 10' minimum clear for planting.
 - Where an adjacent site has been developed and it has a landscape strip that has one (1) tree for each thirty (30) linear feet, or fractional part thereof, the required trees may be placed in other areas of the site, in addition to other required trees.

10' PERIMETER LANDSCAPE BUFFER
N.T.S.

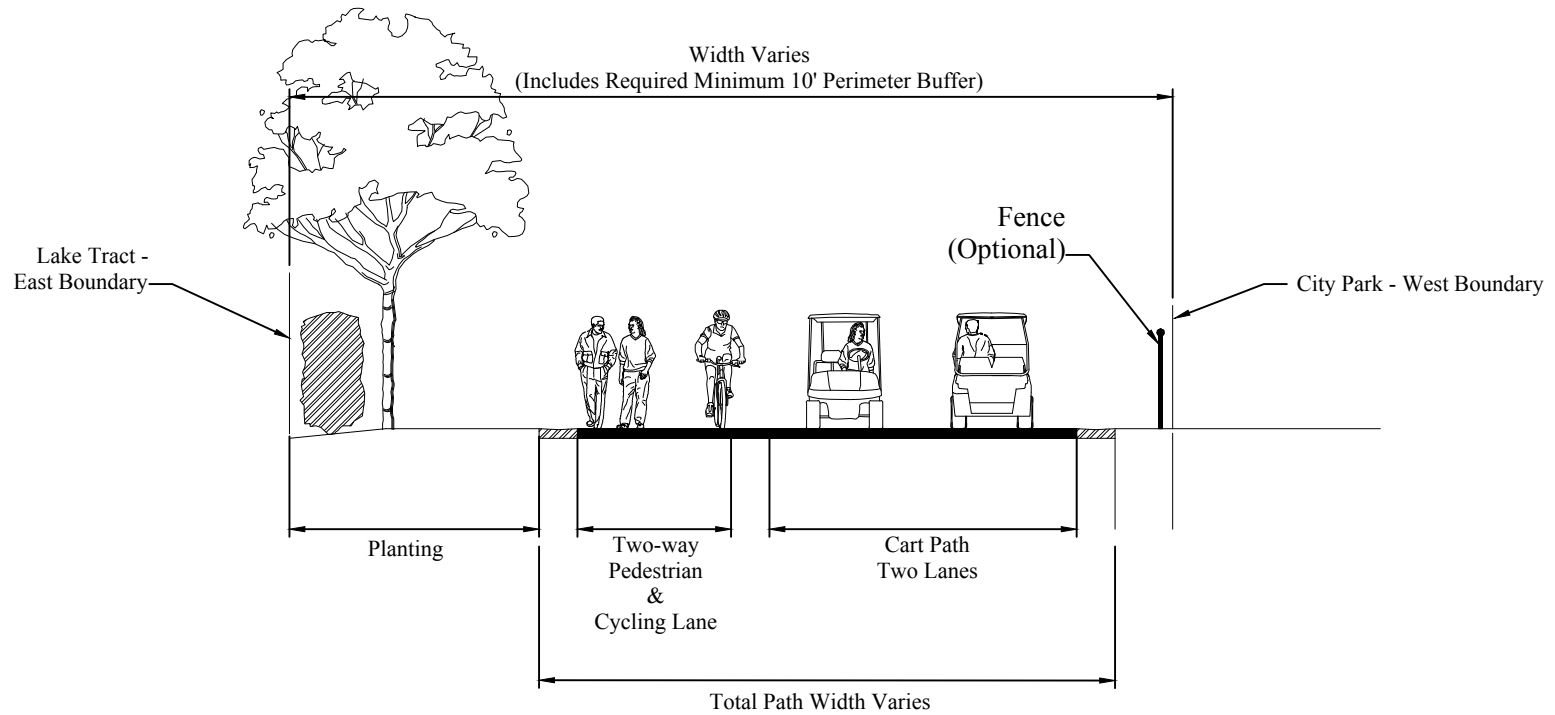
SCALE: 1" = 10'
 DATE: 2020-08-13
 DESIGNED BY: MPF
 CHECKED BY: KR
 FILE NAME:
 Exhibit-15

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

RIVERLAND MPUD - PARCEL B
 Port St. Lucie, Florida
EXHIBIT - 15
 10' PERIMETER LANDSCAPE BUFFER DETAIL - Typical (MINIMUM)

(P20-175)
 EXH-15

**EXHIBIT 16A
RIVERLAND COMMUNITY PATHWAY
AT THE CITY PARK**



NOTE:

1. Design shall include, at minimum, the required planting specifications for a perimeter buffer consistent with Exhibit 15 and will include but not be limited to pedestrian, bicycle, and electric golf cart travel.
2. Future pathway connections, through the eastern boundary, shall be allowed with future development.
3. Vehicles, with the exception of golf carts, property maintenance and emergency vehicles, are not permitted.

(Looking North)

SCALE: 1" = 10'
DATE: 2020-09-10
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-16A

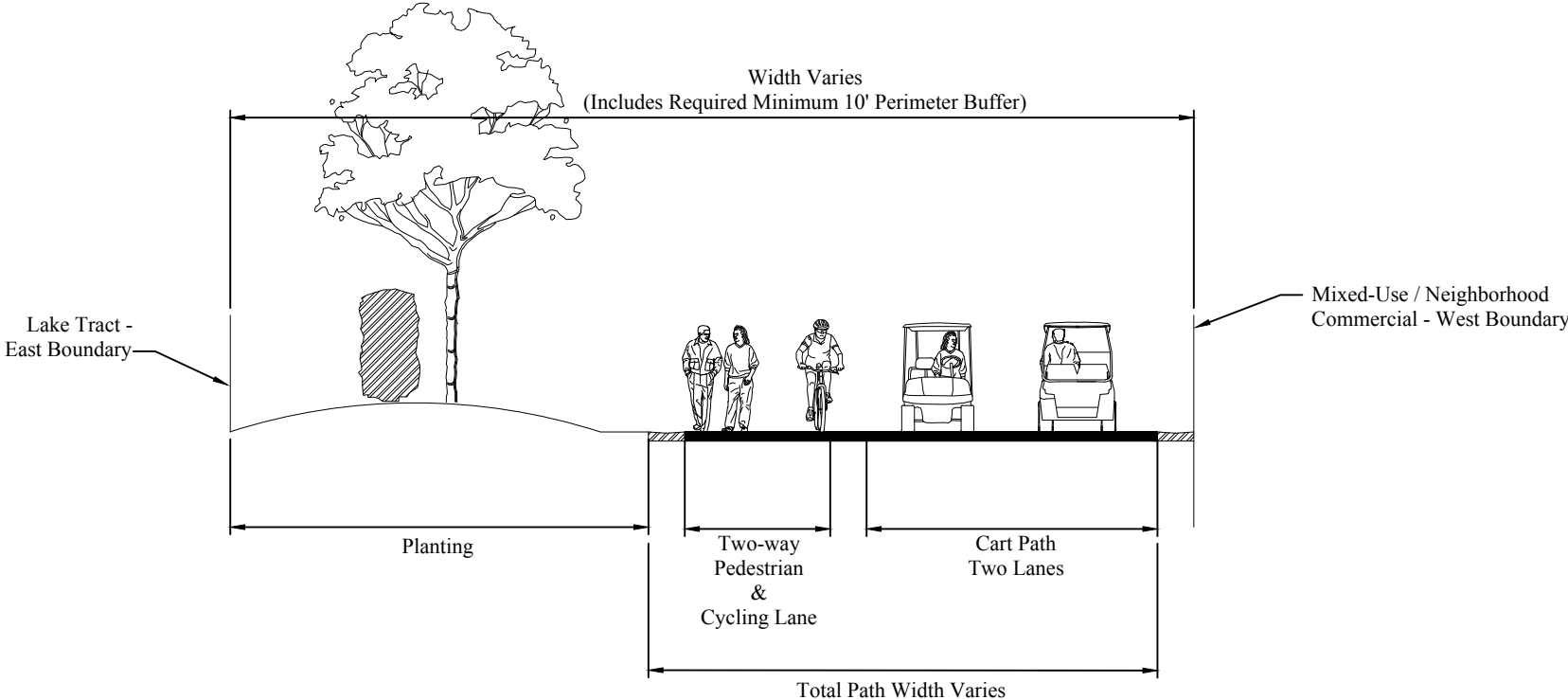
1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

RIVERLAND MPUD - PARCEL B
Port St. Lucie, Florida
EXHIBIT - 16A
RIVERLAND COMMUNITY PATHWAY AT THE CITY PARK

(P20-175)
EXH-16A

Page 33

**EXHIBIT 16B
RIVERLAND COMMUNITY PATHWAY AT THE
MIXED-USE / NEIGHBORHOOD COMMERCIAL**



- NOTE:**
1. Design shall include, at minimum, the required planting specifications for a perimeter buffer consistent with Exhibit 15 and will include but not be limited to pedestrian, bicycle, and electric golf cart travel.
 2. Future pathway connections, through the eastern boundary, shall be allowed with future development.
 3. Vehicles, with the exception of golf carts, property maintenance and emergency vehicles, are not permitted.

(Looking Northeast)

SCALE: 1" = 10'
DATE: 2020-09-10
DESIGNED BY: MPF
CHECKED BY: KR
FILE NAME:
Exhibit-16B

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

RIVERLAND MPUD - PARCEL B
Port St. Lucie, Florida
EXHIBIT - 16B

RIVERLAND COMMUNITY PATHWAY AT THE MIXED-USE / NEIGHBORHOOD COMMERCIAL

(P20-175)
EXH-16B