City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Meeting Agenda

Tuesday, April 7, 2026

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Jim Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro-Tem
Peter Previte, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, At-Large
Joe Rosen, At-Large
Douglas Harvey, Alternate
Peter Webb, Alternate

Please visit www.cityofpsl.com/tv for new public comment options.

1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

5.a Approval of Minutes - March 3, 2026 **2026-319**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P26-020 City of Port St. Lucie - Chapter 153 -Definitions; Section 158.222 - Access Standards, Sidewalks, Bikepaths; and Section 158.217 - Accessory Uses and Structures -Text Amendments **2026-294**

This is a request to update driveway standards; add new definitions; setbacks, and landscape area requirements; and establish typical lot scenario figures.

7.b P26-028 Verano South POD H - Small-Scale Comprehensive Plan Amendment **2026-301**

Location: The properties are generally located southeast of Glades Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.
Legal Description: Site 1: Lots 1-5 of Verano-Commercial Plat No.1, as recorded in Plat Book 138, Page 38, of the Public Records of St. Lucie County, Florida
Site 2: A portion of Section 6, Township 37 South, Range 39 East and a portion of Section 31, Township 36 South, Range 39 East.
This is a request for a future land use designation change from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development.

8. Public Hearing - Quasi-Judicial

8.a P25-070 Lotis at Tradition - Landscape Modification **2026-299**

Location: The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard.
Legal Description: Tradition Plat 4, Parcel 4B (PB 113, BK 3)
This is a request to provide enhanced landscaping and a berm in lieu of a 6-foot-high architectural buffer wall.

8.b P25-205 SLW-Industrial Park - Raw Athletics - Special Exception Use **2026-187**

Location: The property is located at 760 NW Enterprise Drive, at the northwest corner of NW Enterprise Drive.
Legal Description: All of Lot 6 in Parcel 1 of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, according to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40B, of the Public Records of St. Lucie County, Florida
This is a request for a special exception use to allow enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages for recreation facilities per Section 158.135(C)(6) of the Zoning Code.

8.c P26-005 Destination at Tradition Master Planned Unit Development (MPUD) - Amendment No. 1 **2026-323**

Location: The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and north of Marshall Parkway.
Legal Description: All of Southern Grove Plat No. 46 together with Southern Grove Plat No. 40, Parcel 2, and Southern Grove Plat No. 14, Conservation Tract 5
This is a request to amend the MPUD regulation book to add Post Acute Medical Facility and Veterinary Hospital or Clinic as permitted uses, increase development entitlements and amend the MPUD concept plan to show driveway locations for a 7.36- acre parcel located at the northeast corner of the intersection of SW Village Parkway and future road Destination Way.

8.d P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16 **2026-324**

Location: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
Legal Description: As set forth in the attached Warranty Deed
The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Retail/Office use.

8.e P26-029 Midway Specialty Care Center, Inc. - Rezoning **2026-320**

Location: 4495 SW Port St. Lucie Blvd
Legal Description: Lot 1, Block 2320, Port St. Lucie Section Thirty Three, according to the plat thereof as recorded in Plat Book 15, Page 1, 1A-1V, of the Public Records of St. Lucie County, Florida
This is a request to rezone a 0.28-acre parcel from Single-Family Residential (RS-2) to General Commercial (CG).

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.

Agenda Summary

2026-319

Agenda Date: 4/7/2026 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - March 3, 2026

Submitted By: Pat Shutt, Administrative Assistant, Planning & Zoning Department

Executive Summary: March 3, 2026 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board Approve the minutes

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the minutes with changes.
2. Move that the Board not approve the minutes and provide staff direction.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: March 3, 2026 minutes.

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes - Draft

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Jim Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro-Tem
Peter Previte, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, At-Large
Joe Rosen, At-Large
Douglas Harvey, Alternate
Peter Webb, Alternate

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, March 3, 2026 **6:00 PM** **Council Chambers, City Hall**

1. Meeting Called to Order

   A Regular Meeting of the Planning and Zoning Board of the City of Port St. Lucie was called to order by Chair Norton at approximately 6:00 PM on March 3, 2026, at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

   Members Present:
   James Norton, Chair
   Greg Pettibon, Vice Chair
   Eric Reikenis, Chair Pro Tem
   Peter Previte
   Peter Spatara
   Peter Webb, Alternate

   Members Not Present:
   Rose Mocerino
   Doug Harvey, Alternate

3. Determination of a Quorum

   Chair Norton confirmed that there was a quorum.

4. Pledge of Allegiance

Chair Norton led the assembly in the Pledge of Allegiance.

The Deputy City Clerk administered the Oath of Office to Alternate Board Member Peter Webb.

5. Approval of Minutes

5.a Approval of Minutes - January 6, 2026, January 20, 2026 Special Meeting, and February 3, 2026 **2026-220**

There being no corrections, Mr. Spatara moved to approve the Planning and Zoning minutes from January 6, 2026, January 20, 2026, and February 3, 2026. Vice Chair Pettibon seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P25-215 City of Port St. Lucie - Chapter 153: Definitions and Section 158.233. Reasonable Accommodation Procedures - Text Amendments **2026-137**

This application is a city-initiated text amendment to Chapter 153 and 158 of the City's Code of Ordinances.

Marissa Da Breo-Latchman, Planner, presented to the Board and stated this was a request for a text amendment to Chapter 153, Definitions and Section 158.233, Reasonable Accommodation Procedures. (Clerk's Note: A PowerPoint presentation was shown at this time.) She provided the request summary, the reason for the proposed changes, the proposed amendment, and the department's recommendation.

Chair Norton opened the Public Hearing. No one signed up to speak during the Public Hearing portion. Chair Norton closed the Public Hearing.

There being no discussion, Mr. Rosen moved to recommend approval of P25-215, City of Port St. Lucie Chapter 153, Definitions and Section 158.233, Reasonable Accommodation Procedures Text Amendments, to the City Council. Mr. Previte seconded the motion, which passed unanimously by voice vote.

7.b P26-008 Verano South POD G - Future Land Use Amendment. **2026-197**

Location: The property is located at the northwest corner of the intersection of Crosstown Parkway and Verano Parkway.

Legal Description: Parcels 1, 2, 3, and 4, Central Park Commercial Plat, as recorded in Plat Book 135, Pages 39 through 41, inclusive, of the

Public Records of St. Lucie County, Florida, in the City of Port St. Lucie, Florida
This is a request to amend the Future Land Use from Residential Golf Course (RGC) to General Commercial (CG).

Daniel Robinson, Planner, presented to the Board and stated this was a request for Verano South POD G, Future Land Use Amendment. (Clerk's Note: A PowerPoint presentation was shown at this time.) He provided the request summary, existing land use designation of residential golf course, to the proposed land use designation of general commercial. Planner Robinson provided the site location, surrounding future land use and zoning, background information, a comprehensive plan analysis, and a summary of changes and the staff's recommendation.

Mr. Spatara requested to see the aerial of the subject location.

Chair Norton inquired if there was a commercial construction occurring, to which Planner Robinson noted that there was a site plan approval for retail.

Mr. Reikenis asked if a wall existed between the land and the residential community behind it, to which Planner Robinson responded in the affirmative.

Chair Norton questioned if the land use amendment changed, there would no longer be residential entitlements, to which Planner Robinson stated that currently it was not designated for residential but rather for commercial.

Pete Hoffines, Cotleur & Hearing, presented the Board with an overview of their request. (Clerk's Note: A PowerPoint presentation was shown at this time.)

There were no questions for the Applicant.

Chair Norton opened the Public Hearing. No one signed up to speak during the Public Hearing portion. Chair Norton closed the Public Hearing.

There being no further discussion, Mr. Reikenis moved to recommend approval of P26-008, Verano South POD G, Future Land Use Amendment, to the City Council. Vice Chair Pettibon seconded the motion, which passed unanimously by voice vote.

7.c P26-030 - City of PSL Chapter 158 - Zoning Code, Section 158.100 - Open Space Recreational Zoning District (OSR) Text **2026-207**

Amendment

Location: Citywide (OSR Zoning District)

Legal Description: N/A

This is a request to add Enclosed Assembly, without an alcoholic beverage license for on-premises consumption of alcoholic beverages in accordance with Chapter 110, as a Special Exception Use in the OSR Zoning District.

Bethany Grubbs, Planner, presented to the Board and stated this was a request for a text amendment to the City of PSL Text Amendment of Chapter 158, Zoning Code, Section 158.100, Open Space Recreational Zoning District (OSR). (Clerk's Note: A PowerPoint presentation was shown at this time.) She provided the project background, request summary, definition, proposed amendment, analysis, and staff recommendation.

Mr. Reikenis asked for clarification on the change that was being requested, to which Planner Grubbs explained that enclosed assembly use was being added as an entire category. She stated it was adding private use as a special exception use.

Vice Chair Pettibon inquired if Planner Grubbs could provide a broad-level example of what that may be, to which Planner Grubbs explained it could be an indoor pickleball facility, a gymnastic facility, a church, or other religious facility.

Chair Norton questioned if any of those could have alcoholic beverages, to which Planner Grubbs responded in the negative.

Chair Norton opened the Public Hearing.

Robert Brown, 2851 SE Peru Street, stated he was in support of this item.

Chair Norton closed the Public Hearing.

There being no discussion, Mr. Reikenis moved to recommend approval of P26-030, City of PSL Text Amendment of Chapter 158, Zoning Code, Section 158.100, Open Space Recreational Zoning District (OSR), to the City Council. Vice Chair Pettibon seconded the motion, which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8a & 8b and the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

8.a P25-204 Navarro, Yuraima Garcia - Variance **2026-211**

Location: The property is located at 455 SW Kestor Drive.
Legal Description: Port St Lucie, Section 34, Block 2378, Lot 25
This is a request to grant a variance of seven (7) feet, to allow a side yard setback of eight (8) feet for a 331-square-foot existing roofed patio with an outdoor kitchen, and a variance of four (4) feet, to allow a side yard setback of 11 feet for a 118-square-foot existing roofed patio.

The Board Members indicated they did not have any ex-parte communication.

Ivan Betancourt, Planner, presented to the Board and stated this was a request for a variance for property located at 455 SW Kestor Drive. He announced he had been sworn in, provided the official file was submitted to the City Clerk at least five days prior, and asked that the file be entered into the record. (Clerk's Note: A PowerPoint presentation was shown at this time.) Mr. Betancourt provided the request summary, surrounding area information, background information, survey, photographs and the possible actions that can be taken by the Planning and Zoning Board.

Mr. Reikenis asked if there was concrete footer, to which Mr. Betancourt answered in the affirmative and explained that both structures have concrete pads. Mr. Reikenis questioned if the issue was the concrete pad within the setbacks, to which Mr. Betancourt clarified that concrete pads have a separate setback requirement.

Director Savage-Dunham indicated that the variance was for the structures.

Mr. Previte discussed the report provided for the variance.

Mr. Rosen asked if these structures were built over any utility easements, to which Mr. Betancourt denied and explained that the easements were in the rear of the property and the internal side.

Mr. Previte asked whether a permit had been requested for these structures, to which Mr. Betancourt denied.

Mr. Rosen asked whether the Applicant would still be required to obtain permits for the structures if the Board approved the variance, and Mr. Betancourt affirmed.

Chair Norton inquired when the structures were constructed, to which Mr. Betancourt responded that they did not know when they were constructed.

Chair Norton stated they would ask the Applicant.

Mr. Spatara asked whether there was a penalty for not requesting a permit before construction.

Chair Norton inquired if the Applicant was facing fines for the Code Compliance case, to which Edward Groenwoldt, Building Examiner, explained that when a structure is built without a permit, there is a double permit fee to bring it into compliance.

Chair Norton asked if there were currently any fees assessed to the Applicant, to which Mr. Groenwoldt stated he was unaware and could provide more information to the Board later.

Chair Norton inquired if the two structures were not within the permitted spacing, to which Mr. Betancourt affirmed.

Mr. Previte stated that the remedy was simple and that the Applicants just needed to move the structures to be within the necessary setbacks and go through the permitting process, to which Mr. Betancourt confirmed.

Mr. Rosen questioned how challenging it would be to move the structures based on how they were attached to the ground. Mr. Betancourt stated that the question was not within the scope of the variance and answered that he was unsure what would be required to move the structures.

Chair Norton indicated that Mr. Betancourt would not know, as he was not the contractor.

The Applicants, Yuraima Garcia Navarro, and Lewis Gomez Reyes, 455 SW Kestor Drive, were present with Maria Gallo, 749 SW Alcapulco Terrace, as their interpreter.

Chair Norton inquired if the Applicants had a presentation, to which Ms. Gallo denied. He asked if they were present to answer questions, to which Ms. Gallo confirmed.

Vice Chair Pettibon stated he was not likely to support the variance and inquired about the Applicant's thoughts on having to dismantle and relocate the structures.

Ms. Gallo interpreted that the Applicants assumed the structures were illegal because they were purchased in a store and could be self-assembled.

Ms. Gallo interpreted Mr. Gomez's response and explained that the structure was placed at the location so as not to interrupt the neighbors.

Mr. Spatara expressed concern over not permitting the structures.

Ms. Gallo interpreted the Applicant's response and stated they recently moved from Kentucky.

Mr. Rosen inquired how the structure was attached to the ground, to which Mr. Gallo interpreted Mr. Gomez's response and stated that the structures came with concrete anchors.

Mr. Reikenis asked if the structure was anchored to the concrete with bolts and if they would just have to remove the nuts, to which Ms. Gallo indicated that there were 4 bolts for all 6 posts.

Mr. Rosen stated he had a question for Director Savage-Dunham.

Chair Norton asked if the Applicant understood that they built structures that were not compliant with City Code.

He indicated this was something they would not do for anyone else.

Mr. Rosen asked for the City's general history in allowing these types of variances, to which the Deputy City Attorney, Elizabeth Hertz, responded that the Board should only consider the set facts before them for this application. She asked the Board not to consider what occurred to other properties.

Chair Norton opened the public hearing.

Neal Landrieu, 457 SW Kestor Drive, previously sworn, indicated he was supportive of the variance.

Chair Norton added that any public comments previously submitted were made part of the public record and provided to the Board Members.

Chair Norton closed the public hearing.

Mr. Spatara stated he had no problem approving the variance, but felt like there should be some sort of punishment for not obtaining a permit. He shared that not knowing the law was not an excuse.

Mr. Reikenis asked if approved if there would be a double permit fee, to which Mr. Groenwoldt affirmed. He asked what the fee was for this type of permit, to which Mr. Groenwoldt stated he believed the fee would be $100, and with it being doubled, it would be around $200.

Mr. Reikenis inquired about the setback for the structures, to which Mr. Betancourt stated the Applicants were in compliance with the rear setback but were requesting the variance for the adjacent street side.

Chair Norton announced that the Board was now moving forward with deciding based on Ms. Gallo standing and wanting to show the signatures the Applicant's collected.

Deputy City Attorney Hertz recommended that the Board reopen the Public Hearing to allow Ms. Gallo to submit the letters with signatures into the record.

Chair Norton stated that the Board Members had not had an opportunity to review the letters with signatures. He asked if it would be possible to table the item to allow the Board to review the documents being presented, to which Attorney Hertz stated it would be up to the Board.

Chair Norton expressed that if he were to reopen the public hearing portion, he would likely request the tabling of the item. He asked Ms. Gallo to inquire with the Applicants if they wished to table the item to a later date. Attorney Hertz stated she did not know how many letters were being provided, and it would be up to the Board to decide.

Vice Chair Pettibon asked if it was possible to continue the conversation with the Board. Mr. Reikenis stated he would suppose the Applicant would not submit anything in opposition and found tabling the item for a month unproductive.

Chair Norton stated he wished to give everything a fair review of the application before them.

Mr. Webb added he would like to know how the Board would vote before delaying the item for a month.

Mr. Previte noted that it was the Board's duty to make the point to residents for them to find out what is allowed and not allowed before doing any work. He stated that the Board cannot continue to allow the variances for folks who do not go through the proper process. Mr. Previte expressed that he was not in favor of granting this variance and noted that the

Applicant can move the structures within the building setbacks.

Mr. Spatara stated he was not in favor of approving the variance.

Vice Chair Pettibon shared that he was not in favor of approving the variance.

Ms. Rosen added that he would not be supportive of approving the variance.

There being no further discussion, Mr. Spatara moved to deny, P25-204 Yuraima Garcia Navarro, Variance. Mr. Rosen seconded the motion. Chair Norton requested a Roll Call Vote, and Chair Norton, Vice Chair Pettibon, Mr. Spatara, Mr. Rosen, Mr. Previte, and Mr. Webb voted in favor of the denial, with Mr. Reikenis dissenting.

8.b P26-019 Kells, Michael - Rezoning **2026-219**

Location: The properties are located at 1892 SW Biltmore Street & 481 SW Voltair Terrace.
Legal Description: Port St. Lucie Section 13, Block 626, Lots 15 & 16.
This is a request to rezone 0.55 acres from Single-Family Residential (RS-2) Zoning District to the Service Commercial (CS) Zoning District.

The Board Members indicated they did not have any ex-parte communication.

Francis Forman, Planner, presented to the Board and stated this was a request for a rezoning application for properties located at 1892 SW Biltmore Street and 481 SW Voltair Terrace. He announced he had been sworn in, provided the official file was submitted to the City Clerk at least five days prior, and asked that the file be entered into the record. (Clerk's Note: A PowerPoint presentation was shown at this time.) Mr. Forman provided an overview of the request summary, surrounding area information, future land use and zoning of surrounding areas, project background information, land use conversion manual information, justification, and the staff's recommendation to the Board.

Rayanne Morato was present on behalf of the Applicant, Michael Kells. She stated that her presentation showed the abutting properties being shown as commercial properties. Ms. Morato indicated that these were the last two properties that are not currently commercial.

Chair Norton asked the Board if they wished to see what Ms. Morato had, to which the Board denied reviewing, as it was previously provided by staff.

The Board did not have any questions for the staff or the Applicant.

Chair Norton opened the Public Hearing. No one signed up to speak. He closed the Public Hearing.

There being no discussion, Vice Chair Pettibon moved to recommend approval of P26-019, Michael Kells, Rezoning, to the City Council. Mr. Rosen seconded the motion, which passed unanimously by voice vote.

9. New Business

There was nothing heard during this portion of the Agenda.

There \Old Business

There was nothing heard during this portion of the Agenda.

11. Public to be Heard

No one signed up to speak during this portion of the Agenda.

12. Adjourn

There being no further business, the meeting was adjourned at 7:01 p.m.

_____

James Norton, Chair

_____

Daisy Ruiz, Deputy City Clerk

Agenda Summary

2026-294

Agenda Date: 4/7/2026 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P26-020 City of Port St. Lucie - Chapter 153 -Definitions; Section 158.222 - Access Standards, Sidewalks, Bikepaths; and Section 158.217 - Accessory Uses and Structures -Text Amendments

This is a request to update driveway standards; add new definitions; setbacks, and landscape area requirements; and establish typical lot scenario figures.

Submitted By: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Executive Summary: This amendment updates driveway standards by removing the term circular driveway, adding new definitions, setbacks, and landscape area requirements, and establishing typical lot scenario figures.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Recommend approval of the amendment to the City Council.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the amendment.
2. Move that the Board does not recommend approval of the amendment.

Background: This application is a City-initiated text amendment to update and clarify the City's driveway standards for residential lots. The City's Neighborhood Services division is proposing an amendment to Section 72.01 - Parking Prohibitions, of the City Code to clarify that parking of a vehicle is prohibited on any portion of an improved residential building site considered to be the front yard of that building site, except in the area specifically designed and constructed for such use. The changes proposed to Chapters 153 and 158 will be consistent with the changes proposed to Chapter 72 of the City Code and clarify the driveway standards for residential lots.

Issues/Analysis: After reviewing and comparing the City's Codes it became clear that the standards and requirements for residential driveways and parking vehicles on residential lots are not consistent and needed to be clarified. To address these concerns, the Planning and Zoning, Neighborhood Services and Public Works staff reviewed the current driveway definitions and standards and worked together to make sure that the proposed changes to the codes would be consistent.

Special Consideration: N/A

Location of Project: N/A

Attachments:

1. Staff Report
2. Exhibit “A” - Section 153.01
3. Exhibit “B” - Section 158.222
4. Exhibit “C” - Section 158.217
5. Staff Presentation

City of Port St. Lucie Zoning Text Amendment
Chapter 153. Definitions, Section 158.222. Access Standards, Sidewalks, Bikepaths, and Section 158.217. Accessory Uses and Structures Text Amendment
Project No. P26-020

SUMMARY

Applicant's Request:	This is a City-initiated Zoning Text Amendment to Chapter 153 - Definitions, Section 158.222 - Access Standards, Sidewalks, Bikepaths, and Section 158.217 - Accessory Uses and Structures to update driveway standards; add new definitions; setbacks, and landscape area requirements; and establish typical lot scenario figures.
Applicant:	City of Port St. Lucie
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

This application is a City-initiated text amendment to update and clarify the City's driveway standards for residential lots. The City's Neighborhood Services division is proposing an amendment to Section 72.01 – Parking Prohibitions, of the City Code to clarify that parking of a vehicle is prohibited on any portion of an improved residential building site considered to be the front yard of that building site, except in the area specifically designed and constructed for such use. The changes proposed to Chapters 153 and 158 will be consistent with the changes proposed to Chapter 72 of the City Code and clarify the driveway standards for residential lots. The proposed amendment includes the following:

- Establish definitions for "Driveway Connector Segment", "Primary" and "Secondary" driveways, "Driveway Entrance", and "Garage Face".
- Removal of the term "circular" and replacing it with primary and secondary driveways and a connector segment.
- Establish setback requirements for connector segments and turnarounds from the property line and house, to provide for landscaping areas while allowing for adequate circulation.
- Establish minimum separation requirements between primary and secondary driveways.
- Change the maximum width of a secondary driveway from 20 feet to 18 feet.
- Addition of typical lot-scenario figures to illustrate how the standards apply to various driveway configurations.
- Clarify what materials are permitted to be used for the construction of the different driveways.
- Landscape area requirements for separation areas, requiring that all setback areas be fully sodded or maintained in a living vegetative condition, and may not be paved, graveled, surfaced with artificial turf, or converted to non-pervious materials. This ensures the preservation of landscaped areas for improved aesthetics, stormwater drainage, and associated environmental benefits such as reduced runoff.

Analysis

After reviewing and comparing the City's Codes it became clear that the standards and requirements for residential driveways and the parking of vehicles on residential lots is not consistent and needed to be clarified. To address these concerns the Planning and Zoning, Neighborhood Services and Public Works staff reviewed the current driveway definitions and standards and worked together to make sure that the proposed changes to the codes would be consistent.

Section 158.222 – Access Standards, of the City's Code currently specifies that all driveways, commercial or residential, shall be a paved surface or comparable hard surfacing. However, Section 158.217 allows for residential driveways to be constructed of concrete, stone or wood. The proposed text amendments will clarify that commercial driveways shall be a paved surface or paver blocks. Residential driveway entrances, from the street pavement to the property line, shall be a paved surface and the primary and secondary driveways may be constructed with a paved surface or stone. Secondary driveways used solely as accessways to the side or rear of a corner lot may consist of unimproved surfaces, such as sod. The amendment also proposes removing the existing allowance for wooden driveways so that this surface type is no longer permitted in the code.

The broad term "circular driveway" is proposed to be replaced with terminology that more accurately describes each section of a driveway. The proposed amendments remove the term "circular driveway" and instead use the clearer terms primary driveway and secondary driveway.

The proposed changes create minimum separation requirements between primary and secondary driveways on a lot, and setbacks for the connector segment or turnaround from the house and property line to provide areas for landscaping. These updates help ensure that driveways remain functional access points rather than becoming large, paved areas in the front yard of a lot. In addition, the amendment requires all separation and setback areas between driveway segments to be landscaped in accordance with Section 154.03(K) of the City's Landscaping Code. This will help preserve pervious area and maintain neighborhood appearance.

Comprehensive Plan Consistency

The proposed text amendment is consistent with Policy 1.1.8.1, which is to establish a multi-department team to address neighborhood issues.

Proposed Amendment

The proposed changes are shown below and in Exhibit "A" of the associated ordinance with additions shown as underlined and deletion shown as ~~strikethrough.~~

Sec. 153.01 (*Excerpt*)

(C) Defined terms:

DRIVEWAY CONNECTOR SEGMENT (SINGLE-FAMILY RESIDENTIAL). A segment of a driveway configuration that provides the internal connection between the primary driveway and a secondary driveway. The connector segment enables a continuous travel path within the site, including straight, angled, or curved connections.

DRIVEWAY ENTRANCE (SINGLE-FAMILY RESIDENTIAL). A paved access area that provides vehicular ingress or egress between a public or private right-of-way and the abutting property. The driveway entrance begins at the edge of pavement within the roadway and extends inward to the property line

and must be a paved surface constructed in accordance with applicable City's Engineering Standards for Land Development.

DRIVEWAY, PRIMARY (SINGLE-FAMILY RESIDENTIAL). The main access segment of a driveway configuration extending from the public or private right-of-way into the abutting property and leading to a designated parking area or garage face.

DRIVEWAY, SECONDARY (SINGLE-FAMILY RESIDENTIAL). The auxiliary segment to a primary driveway intended to complete a long loop or connection or a secondary ingress/egress.

GARAGE FACE. The garage face is the vertical plane created by the exterior wall of a garage or carport containing the primary vehicular access door(s). This includes the original garage door on enclosed garages or the open-facing structural wall of a carport. The garage face represents the point at which the driveway terminates and serves as the functional end of vehicular accessway to the structure.

PAVED SURFACE. Ground covered with concrete, asphalt, brick pavers, stamped concrete, or paving block and is constructed in accordance with the City's Engineering Standards for Land Development.

Sec. 158.222 (*Excerpt*)

(1) **Driveway Surface.**

a) **Commercial**. All driveways shall be a paved surface with concrete, asphalt, paver blocks, or comparable hard surfacing and shall be in accordance with the City's Engineering Standards for Land Development and Section 153.01.

b) **Single-Family Residential.**

i. Primary and secondary driveway entrance(s), as defined in Section 153.01, shall be constructed with a paved surface.

ii. Primary and secondary driveways, as defined in Section 153.01, may be constructed using pervious or semi-impervious surface materials when designed as a clearly delineated and properly graded natural surface covered with rolled stone or loose gravel. All such materials must be fully contained by edging, borders, or other acceptable methods to prevent erosion and maintain the defined limits of the driveway.

iii. Secondary driveways may consist of unimproved surfaces, such as sod, and may be used solely as accessways to the side or rear of the property. These areas are not permitted for parking, and no self-propelled motor vehicle may stop or park on unimproved grassed areas located within the front yard.

(2) **Driveway Width.** The minimum and maximum driveway widths shall be as follows:

	Driveway Width	
District and Driveway Type	Minimum (feet)	Maximum (feet)
Residential		
Single-family	10	32
Single-family (~~circular~~ primary, main portion to garage face)	10	32
Single-family (~~circular,~~ secondary ~~portion~~)	10	~~20~~ 18
	Standard (feet)	

Minimum separation between primary and secondary driveways (See Figure 2)	18*	
Connector segment or turnaround - setback from property line (See Figures 1 and 3)	5*	
Connector segment or turnaround — setback distance from primary residence (see Figures 1 and 3)	10*	
Multi-family	20	24
Multi-family (one way)	12	16
Commercial		
One way	12	16
Two way	24	36
Industrial		
One way	12	24
Two way	24	40

*The setback areas shall adhere to Section 154.03(K) of the City's Landscaping Code.

(3) **Number of Driveways.** Driveways shall be limited to the minimum necessary to provide access to the land uses. The following standards for the number of driveways are a guideline for the City to utilize in the review of specific development projects. Standards in excess of the guideline are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway. These guidelines may not always apply to conversion areas. Approval from the owner of the roadway is required for driveway connections to roads that are not owned by the City. Access restrictions shall be more severe for projects located on arterial or collector roads, especially for areas of strip commercial development.

Allowable Number of Driveways			
District	Number of Driveways, Type, and Frequency		
	Arterial Road	Collector Road	Local Road
Residential			
Single-family (Lots < 18,500 square feet)	1 ~~two-way~~ primary per lot ~~or~~ and 1 ~~circular~~ secondary per lot	1 ~~two-way~~ primary per lot ~~or~~ and 1 ~~circular~~ secondary per lot	1 ~~two-way~~ primary per lot ~~or~~ and 1 ~~circular~~ secondary per lot
Single-family (Lots > 18,500 square feet)	~~2 two-way~~ 1 primary per lot ~~or~~ and 1 ~~circular~~ secondary per lot	~~2 two-way~~ 1 primary per lot ~~or~~ and 1 ~~circular~~ secondary per lot	~~2 two-way~~ 1 primary per lot ~~or~~ and 1 ~~circular~~ secondary per lot
Multi-family minimum access standards must follow section 158.222(A)(1))	1 two-way or 2 one-way per each 500 feet of road frontage	1 two-way or 2 one-way per each 350 feet of road frontage	1 two-way per each 100 feet of road frontage
Commercial	1 two-way or 2 one-way per each 500 feet of road frontage	1 two-way or 2 one-way per each 350 feet of road frontage	1 two-way or 2 one-way per each 100 feet of road frontage

Industrial	1 two-way or 2 one-way per each 500 feet of road frontage	1 two-way or 2 one-way per each 250 feet of road frontage	1 two-way or 2 one-way per each 100 feet of road frontage

Sec. 158.217 (*Excerpt*)

(2) The following accessory uses are allowed in the RE, RS-1 through RS-3 single-family residential zoning districts. All other accessory uses are prohibited, with the exception of the provisions for amateur radio antennas and amateur radio support structures outlined in Section (C)(3) below.

n. Concrete~~,~~ and stone~~, and wood~~ driveways, patios, decks, and walks may be located in that area extending from the front corners of the principal structure, provided those structures do not extend any closer than six (6) feet to any side lot line or ten (10) feet to any rear lot line.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment as depicted in Exhibit "A", Exhibit "B", and Exhibit "C" to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

Sec. 153.01. Definitions.

(A) For the purpose of the land development regulations, the following terms, phrases, words and their derivations shall have the meaning contained herein, except where the context clearly indicates or requires a different meaning. Supplemental terms and definitions are defined in specific chapters.

(B) Construction of Words and Phrases.

1. Terms not defined in this Chapter shall be construed in accordance their customary usage and meaning.

2. The following general rules of construction shall govern the interpretation of words and phrases.

   a. The words "shall" or "will" are mandatory.

   b. The word "may" is permissive.

   c. The word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

   d. The words "used" and "occupied" include the words "arranged," "designed," "constructed," "altered," "converted," "rented," "leased," and "intended to be used or occupied."

   e. The words "lot" includes "plot," "parcel" and "tract."

   f. The word "structure" includes the word "building" as well as other things or facilities constructed or erected on the ground, underground or requiring construction or erection on the ground or underground.

   g. The word "land" includes "water surface" and "land under water."

(C) Defined terms:

ABANDONED SIGN. A sign is abandoned if a business advertised on that sign is no longer licensed, or is no longer doing business at that location.

ABUT/ADJACENT. Properties which are either contiguous or separated by a road or drainage right-of-way.

ABUTTING PROPERTY. Any property that is immediately adjacent to or contiguous with property that may be subject to any hearing required to be held under these regulations or that is located immediately across any road or public right-of-way from the property subject to any hearing under these regulations.

ACCESS. The means of ingress and egress to a lot from a dedicated public or private street right-of-way.

ACCESSORY DWELLING UNIT (ADU). A secondary housing unit located on the same parcel as a primary dwelling, characterized by its independence from the primary unit. An ADU includes one bathroom and a kitchen along with a separate external entrance that allows for private independent access. Guest Houses are not considered ADUs.

ACCESSORY USE OR STRUCTURE. A use or structure of a nature customarily incidental and subordinate to the principal use or structure and, unless otherwise provided, on the same lot. On the same lot with respect to accessory uses and structures shall be construed as meaning on the same lot or on a contiguous lot in the same ownership.

ADD-ON SIGN. Any additional sign area added to a previously permitted and/or conforming sign.

ADOPTED LEVEL OF SERVICE. The Level of Service (LOS) adopted in the Comprehensive Plan as referenced in the Capital Improvements Element. The adopted Levels of Service are the regulatory standards to be used in evaluating development order requests for the purposes set forth in this Concurrency Management System.

ADVERTISING. Any form of printed message intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity, or entertainment.

A-FRAME SIGN. A moveable sign not secured or attached to the ground. A sign constructed in such a manner as to form an "A" or tent-like shape, hinged or not hinged at the top; each angular face held at an appropriate distance by a supporting member.

AISLE. The traveled way by which cars enter and depart parking spaces.

ALLEY. A public or approved private way which affords only a secondary means of access to abutting properties and which is not intended for general traffic circulation.

ALTER OR ALTERATION OF VEGETATION. To cut, remove, defoliate, or otherwise destroy leaves, limbs, stems, roots, or other plant parts, dead or alive.

ALTER OR ALTERATION OF STORMWATER SYSTEMS. Work done on a storm water management system other than that necessary to maintain the system's original design and function.

ALTERATION. Any change in size, shape, location, occupancy, character, or use of a building or structure.

AMATEUR RADIO SERVICE. A federally licensed radio communication service for the purpose of self-training, intercommunication and technical investigations, carried out by amateurs that are duly authorized persons interested in radio technique solely with a personal aim, and without pecuniary interest particularly with respect to providing emergency communications. (As per Code of Federal Regulations, Title 47, Part 97).

AMATEUR RADIO ANTENNA. A conductive material, typically aluminum or copper, designed and formed in specific configurations, to send and receive electromagnetic waves by a station licensed to operate in the amateur radio services.

AMATEUR RADIO ANTENNA SUPPORT STRUCTURE. Any permanent structure, such as a mast or tower or any combination thereof, whether ground or roof mounted, freestanding or guyed, used exclusively for supporting an amateur radio antenna.

AMATEUR RADIO ANTENNA AND SUPPORT STRUCTURE OVERALL HEIGHT. The total height of the amateur radio antenna support structure and antenna shall be measured from the mean grade to the highest point of the antenna support structure and antenna. A roof-mounted antenna support structure shall be measured from the established grade adjoining the exterior walls of the structure upon which the antenna or support structure is affixed. A ground-mounted amateur radio antenna support structure shall be measured from the established grade adjoining such antenna or support structure.

AMBIENT LIGHT. The immediate surrounding light.

ANIMATED SIGN. A sign with action or motion using electrical energy, electronic or manufactured sources of supply, or wind actuated elements, including rotating, revolving, or flashing sign against which it is placed, excluding the necessary supports or uprights on which such sign is placed.

ANNUAL RESIDUAL CAPACITY TRIPS. Within a designated "Critical Area of Concurrency (CAOC)" up to 100% of the remaining capacity of the potentially deficient road segment's remaining capacity.

ANNUAL INVENTORY REPORT AND DATA BASE. (See "YEARLY INFORMATION REPORT (YIR) and DATA BASE.")

APPLICANT. Any person or his duly authorized representative who submits plans through any city agency, department or division for the purpose of obtaining approval thereof.

APPLICATION FOR DEVELOPMENT APPROVAL. The application form and all accompanying documents submitted to the city requesting the approval of a Development Order.

AQUATIC AREA. Aquatic areas include tidal water and wetlands and nontidal sloughs, streams, lakes, and wetlands. The upper limit of aquatic areas is the mean high tide line in tidal areas and the ordinary high water line in nontidal areas.

AQUATIC PRESERVE. An exceptional area of submerged lands and its associated waters set aside for being maintained essentially in its natural or existing conditions.

ARCHAEOLOGICAL SITE. A property or location which has yielded or may yield information on the city's history or prehistory. Archaeological sites are evidenced by the presence of artifacts and features below the ground surface indicating the past use of a location by people.

ARCHITECTURAL WALL. A wall designed to complement adjacent development consisting of masonry block with stucco, fluted block, a finished designer block, poured concrete, or pre-cast concrete with a treatment on top such as a cornice, tile band, or similar accent. A pre-cast concrete wall shall be comparable in visual quality to a block wall.

ARTERIAL ROAD. A roadway providing service which is identified as an arterial, major or minor, in the city's Comprehensive Plan.

ASSISTED LIVING FACILITY (ALF). Assisted living facility is defined as specified in Chapter 429, Part I, F.S., as may be amended from time to time, and means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. An ALF may include one or more of the following facility types: independent living, assisted living, and skilled nursing care. An ALF providing one or more of such services may also be known as a continuing care facility.

AUTOMATED TELLER MACHINE (ATM) (stand-alone) shall mean an automated device that performs banking or financial functions including at remote locations from the controlling financial institution.

AUTOMATED TELLER MACHINE SIGNS. Automated teller machine (ATM) signs are all signs located on or architecturally associated with the exterior face of the machine and/or covering.

AWNINGS. Any fixed or moveable roof-like structure, cantilevered, or otherwise entirely supported from a building.

BACKLOGGED ROADWAY FACILITIES. Those roadways operating below the adopted level of service standard which do not have prohibitive financial or environmental constraints, but are not scheduled for major capacity improvement in the Florida Department of Transportation's Five-Year Work Program, St. Lucie County's Five-Year Schedule of Capital Improvements, or the City of Port St. Lucie's Seven-Year Schedule of Capital Improvements.

BANNER. Any sign having the characters, letters, illustrations, or ornamentations applied to cloth, paper, or fabric of any kind with only such material for foundation.

BANQUET HALL. A facility or hall available for lease by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations. Such a use may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events that are not open to the general public.

BARBER OR BEAUTY SHOP. An establishment primarily engaged in cutting, trimming, tinting and styling hair.

BARS, LOUNGES, AND NIGHT CLUBS. A commercial establishment open to the general public primarily devoted to the serving of alcoholic beverages for consumption on premises and in which the service of food and/or entertainment is only incidental to the consumption of such beverages.

BATH HOUSE. (Outside shower) An accessory building of structure consisting of a shower or bath and may consist of a dressing area. This accessory use may not include additional rooms for leisure or living space.

BECKER ROAD OVERLAY DISTRICT DESIGN STANDARDS. Site design and architectural design standards for new development and redevelopment within the Becker Road Corridor contained in the "Becker Road Overlay District Design Standards Manual" as set forth in section 158.228(B) of the Code.

BECKER ROAD CORRIDOR. The property described in the "Becker Road Overlay District Design Standards Manual" as set forth in section 158.228(B) of the Code.

BENCH SIGN. A sign located on any part of the surface of a bench or seat.

BILLBOARD. Any off-premises sign or framework thereof installed as authorized by the provisions of Section 155.08.

BINGO HALL. An establishment primarily for the conduct of bingo games pursuant to Chapter 849.0931, F.S. The conduct of bingo games as an accessory or ancillary use to a church or other house of worship, civic, cultural, club or lodge facility shall not be considered a bingo hall provided said games are limited thereat to two days per week.

BLOCK. A group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by street or other physical barriers and having an assigned number, letter or other name through which it may be identified.

BMPs. Best management practices.

BREWPUB. A limited-production brewery establishment that produces and serves no more than 10,000 kegs of beer per year on the premises and may include a taproom for sale of beer for on-premises consumption or in sealed containers for later consumption off the premises, and may include a restaurant. A brewpub may also, in conjunction with the sale of beer for consumption on the premises, sell wine for consumption on the premises.

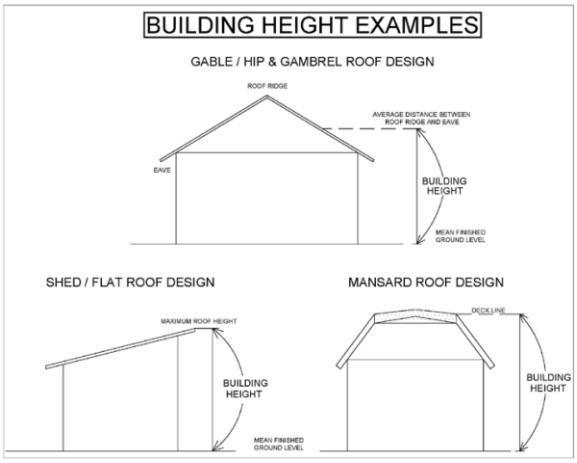
BUFFER. An area which is established in order to protect or insulate one land use from another.

BUILDING. Any structure, temporary or permanent, which has a roof impervious to weather, a fixed base on a fixed connection to the ground and is used or built for the shelter or enclosure of persons, animals or property.

BUILDING COVERAGE. The combined and total ground area of a lot covered or occupied by buildings or roof portions of structures.

BUILDING FACADE. That portion of any exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation, including window area.

BUILDING HEIGHT. The vertical distance measured from the mean finished ground level adjoining the front of a building to the level of the highest point of the roof or top surface on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs. The average slope shall be greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run.



BUILDING IDENTIFICATION SIGN. A sign located on a building with a main entry that depicts only the name of the building.

BUILDING LINE. The rear or inner edge of any required front, side or rear yard or the rear or inner edge of any required setback line. Except as specifically provided by this ordinance, no building or structure may be extended to occupy any portion of a lot streetward from the building line.

BUILDING LINE, ACTUAL. A line parallel to the street rights-of-way formed by the face of the building.

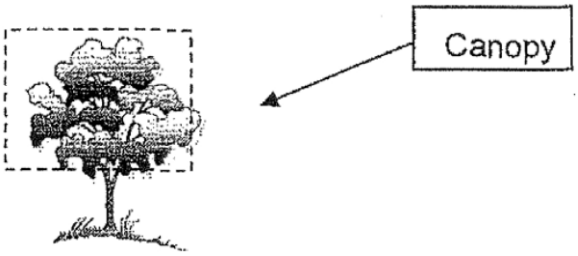
BUSINESS FRONTAGE. The lineal distance of the building space occupied by the particular business measured on a straight line parallel to the street. In the event that a building fronts on two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business does not parallel a street, the front foot shall be measured along the exterior of the building space occupied by the particular business.

CABANA. An accessory building or structure used for leisure and may include a bath house or a dressing area usually in connection with a swimming pool. May be a permanent or temporary structure.

CALIPER. A nursery standard measurement of a tree's trunk diameter as measured at a predetermined point of measurement. Trunk caliper for trees up to four inches shall be measured six inches above the soil line. Trees greater than four inches in caliper shall be measured 12 inches above the soil line. Caliper measurements shall be used when measuring nursery trees.

CANOPY, BUILDING. A roof like cover, including an awning, that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting over above an outdoor service area, such as at a gasoline station or ATM kiosk, serving the purpose of protecting pedestrians from rain and sun, covered with fabric, metal or other material.

CANOPY, TREE. The area consisting of a tree's branches in all directions from its trunk, the outer edge of which is the dripline.



CANOPY SIGN. A wall sign that is located on the roof, fascia, soffit, or ceiling of a building canopy, and that is otherwise permitted by ordinances.

CAPACITY. Maximum and quantifiable ability for a public facility to provide service to its users. The quantity is calculated relative to a Level of Service (LOS) infrastructure standard compared to the measurable use of the public facility.

CAPACITY. ANNUAL RESIDUAL. (See "ANNUAL RESIDUAL CAPACITY")

CAPITAL FACILITIES. The planning of, engineering for, acquisition of land for, or the construction of drainage and water management facilities, recreation buildings and park equipment, potable water facilities, sanitary sewer facilities, solid waste facilities, and any project eligible for inclusion as a transportation facility, or facilities, of the Capital Improvement Element (CIE) or Transportation Element of the Port St. Lucie Comprehensive Plan, the CIE of St. Lucie County, or the Five-Year Florida Department of Transportation Plan.

CAPITAL IMPROVEMENT. Physical assets constructed or purchased to provide, improve, or replace a public facility, and which are large scale and high in cost. The cost of the capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of the Concurrency Management System, physical assets which have been identified as existing or projected needs in the Comprehensive Plan shall be considered capital improvements.

CARPORT, ATTACHED. An attached roof-like structure not entirely supported from a building and open on two (2) or three (3) sides whose purpose is to provide shelter for one or more motor vehicles.

CARPORT DETACHED. A roof-like structure supported by posts or columns open on two (2) or three (3) sides whose purpose is to provide shelter for one or more motor vehicles.

CAR WASH, FULL SERVICE. A structure containing facilities for washing vehicles using a chain conveyor or other method of moving cars along, and automatic application of cleaner, brushes, rinse water, heat for drying, and wax.

CAR WASH, SELF SERVICE. A structure containing facilities for washing vehicles using a semi-automatic application of cleaner, rinse water, and wax.

CAT CAFÉ. A restaurant, excluding drive-through restaurant, which also houses adoptable cats for clientele to interact with, and which incorporates cat adoption services in addition to the restaurant services for the purpose of helping adoptable cats find homes.

CERTIFICATE OF OCCUPANCY (CO). The official certification that a premises conforms to the provisions of this Code and may be used or occupied.

CERTIFICATE OF CONCURRENCY (COC). The official certification that adequate public facilities are or will be available concurrent with the impact of the proposed development on each public facility (i.e., traffic circulation, parks and recreation, sanitary sewer, potable water, solid waste, and stormwater management facilities and services). Issuance of a final local development order, either final residential subdivision plat approval, or final site plan approval shall be considered a certificate of concurrency.

CERTIFIED RECOVERY RESIDENCE. A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. As further defined in Chapter 397.311 Florida Statutes, as amended.

CHANGE OF OCCUPANCY. The discontinuance of an existing use and the substitution therefore of a use of a different kind or class; not including a change of tenants or proprietors unless accompanied by a change in the type of use.

CHANGEABLE COPY SIGN. A sign which has message characters that are not permanently attached to the sign, but which are attached to permit numerous changes of the message.

CHANNEL LETTERS. A sign comprising of individual letters that are independently mounted to a wall or other surface and may be internally illuminated with a cover face. The air space between the letters is not part of the sign structure but rather of the building façade. A logo may also be considered a channel letter provided it is clearly distinguishable from other sign elements.

CHURCH OR OTHER PLACE OF WORSHIP. A building or group of buildings devoted to the holding of religious services and related religious instruction.

CITY BUILDING OFFICIAL. Means the Port St. Lucie Building Official or duly authorized representative (See also "delegation of authority").

CITY ENGINEER. Means the Port St. Lucie City Engineer or duly authorized representative (See also "delegation of authority").

CIVIC OR CULTURAL FACILITY. A facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature.

CLEAR. Removal or destruction of any vegetation protected by the provisions of the Land Development Regulations.

CLEAR TRUNK HEIGHT (CT). The height of a tree measured from the ground to the bottom of the canopy.

CLUB OR LODGE (PRIVATE). A noncommercial and nonprofit establishment restricted to and providing service activities to an organization or group of individuals maintaining membership therein and collectively contributing to the maintenance and upkeep of that establishment through membership fees and periodic dues.

CLUSTER OR CLUSTERING. A cluster or clustering shall refer to a concentration of a particular type of building within 1,200 feet of the same particular type of building within a particular commercial, industrial and/or residential area.

COASTAL HIGH HAZARD AREA. The area subject to, but not limited to, Category I hurricane evacuation.

CODE COMPLIANCE DIVISION. The city agency duly authorized to enforce the laws and ordinances of the city.

COLLECTOR ROAD. A roadway providing service which is identified as a collector, major or minor, in the city's Comprehensive Plan.

COMMERCIAL AREA. Any area zoned commercial or office, including commercial or office areas designated in an approved PUD development plan.

COMMERCIAL/INDUSTRIAL/RESIDENTIAL COMPLEX. A land area under unity of title which is designed to accommodate:

1. An office park;
2. A retail shopping center;
3. An industrial center; or,
4. A multiple family residential project of greater than ten units.

COMMERCIAL LAUNDRY FACILITY AND LINEN SUPPLY. A facility primarily engaged in laundering of items, including uniforms, gowns, and coats of the type used by doctors, nurses, barbers, beauticians, and waitresses; and table linens, bed linens, towels and toweling, and similar items for commercial establishments.

COMMON AREA AND FACILITIES. A parcel of land, together with improvements thereon, the use, enjoyment and maintenance thereof are shared by the owners of a development.

COMMUNITY RESIDENTIAL HOME. Is defined as specified in Section 419.001, F.S., as may be amended from time to time. (See Section 158.224, Zoning Code).

COMPREHENSIVE PLAN. The Future Land Use Plan and elements thereof as adopted by the City of Port St. Lucie in accordance with the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act.

CONCEPT PLAN. A preliminary presentation and attendant documentation of a proposed development of sufficient accuracy to be used for the purpose of discussion and classification. It describes the basic parameters of a major development proposal, rather than giving full engineering details.

CONGESTION MANAGEMENT SYSTEM STRATEGIES. Alternative strategies to alleviate congestion and enhance mobility as related to criteria for adequate public facilities.

CONSTRAINED ROADWAY FACILITIES. Those roadways that exhibit a level of service lower than the adopted level of service standard which are not able to attain the adopted standard because prohibitive costs and physical or environmental limitations prevent the construction of at least two additional through lanes.

CONSTRUCTION. Construction includes the placing of construction materials in a permanent position and fastened in a permanent manner; except that where demolition, excavation, or removal of an existing structure has been substantially begun preparatory for new construction, such excavation, demolition, or removal shall be deemed to be actual construction. Fill and the installation of drainage facilities shall be considered a part of construction.

CONSTRUCTION AND DEMOLITION DEBRIS. This debris is "clean debris" which is virtually inert, not water soluble, not a pollution threat and not hazardous in nature and includes steel, glass, brick, concrete, roofing material, pipe, wall board, lumber, clearing debris and other such materials as defined and pursuant to a permit issued by the Florida Department of Environmental Protection.

CONSTRUCTION PLANS/DETAIL PLANS. Those detailed engineered drawings, specifications and calculations prepared in accordance with city and other applicable regulations, codes and standards, submitted for approval of a site and/or development plan or preliminary plat or final subdivision plat, which set forth the specific improvements to be made in conjunction with development as they affect the existing site, its boundary conditions, topography, drainage, access, and associated road and other right-of-way and easements.

CONSTRUCTION SIGN. A temporary sign erected on the premises on which construction is taking place, during the period of such construction, identifying those engaged in construction on any building site. This includes the builder, contractor, developer, architect, engineer, financing entity, or other persons or artisans involved in said construction.

CONVENIENCE GOODS. Foodstuffs, drugs, cosmetics, and incidental household and/or personal articles which are normally purchased and expended on a day-by-day or week-by-week basis.

CONVENIENCE STORE. An establishment limited to the sale of convenience goods.

CONVERSION AREA. Areas designated in the "City of Port St. Lucie Land Use Conversion Manual" which establishes land assembly requirements for the conversion of single-family residential lots.

COUNTRY CLUB. A club for social life and recreation for members and their personal guests.

CRAFT DISTILLERY. An establishment licensed by the state to manufacture or produce two hundred fifty thousand (250,000) or fewer gallons of distilled spirits per calendar year on its premises. The establishment may also include a tasting room and retail space to sell spirits produced on the premises for take-away or on-premises consumption along with related retail items as allowed by state licensing laws and in accordance with Chapter 110. Food services or a restaurant may be an accessory use in conjunction with the permitted craft distillery primary use.

CREDIT CARD SIGN. A sign signifying that goods or services may be purchased on credit by means of an established credit line (Visa, Master Card, American Express, etc.).

CRITICAL AREA OF CONCURRENCY (CAOC). Based upon accepted transportation planning practices, an area of influence or significant impact established around any deficient or potentially deficient road segment, where development may be expected to place an unreasonable number of new trips on the deficient or potentially deficient road segment.

CUL-DE-SAC. A street with only a single means of ingress and egress and having a turnaround loop at the end, or a "T" type turnaround area.

DAY CARE CENTER. An establishment where five or more persons, other than the members of the family occupying the premises, are cared for during daytime hours only, and expressly excluding overnight care. The term includes a day nursery, kindergarten, adult day care service, day care agency, nursery school, or play school.

DECK LINE. In case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the lower edge of the eave; or in the case of an extended façade or parapet, the uppermost height of said façade or parapet.

DEDICATION. An act transferring ownership of property or interest thereto.

DEGRADED ESTUARINE BEACH. An estuarine beach is degraded when its natural flexible functions are inhibited by pestilent exotic species or shoreline hardening structures.

DEFICIENT ROAD SEGMENT. Any city, county or state road segment on the city's major road network system that is operating below the adopted level of service standard, or is located in a Critical Area of Concurrency (CAOC) and specifically allowed to operate at up to five percent above the service volumes listed in Table 1 or 5 for the adopted Level of Service (LOS), or situations where a proposed development's additional impact on such roads could exceed the facility's adopted Level of Service (LOS) standard.

DELEGATION OF AUTHORITY. Whenever a provision appears requiring the head of a department or some other city officer or employee to do some act or perform some duty, it is to be construed to authorize the head of the department or some other city officer or employee to designate, delegate and authorize professional level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

DENSITY. The number of residential dwelling units permitted per gross acre of land as determined by the City of Port St. Lucie Comprehensive Plan and Code of Ordinances.

DESIGN REVIEW BOARD. An individual or group of individuals created by the overall project developer charged with the responsibility of implementing development and design criteria established by the overall project developer to promote unified design concepts.

DETENTION. The collection and storage of surface water for subsequent gradual discharge.

DETENTION AREA. An area designed to temporarily store and provide controlled release of stormwater runoff.

DEVELOPER. Any person including a governmental agency, undertaking any development.

DEVELOPMENT. The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; or the division of land into two or more parcels.

DEVELOPMENT AGREEMENT. (See "ENFORCEABLE DEVELOPMENT AGREEMENT")

DEVELOPMENT ORDER. Any action granting, denying, or granting with conditions, an application for a development approval or permit, including approval of preliminary or final site plan, preliminary or final subdivision plat, building permit, temporary use permit, temporary construction and development permit, sign permit, well permit, spot survey, electrical permit, plumbing permit, occupational license, boat dock permit, HVAC permit, septic tank permit, right-of-way permit, blasting permit, excavation permit, construction approval for infrastructure (including water, sewer, grading and paving), development of regional impact (DRI), zoning

ordinance amendment, comprehensive plan amendment, flood variance, tree removal permits, rezoning, special exception, PUD amendment, certification, condition use, variance, or any other official action of Port St. Lucie having the effect of permitting development as defined in 380.04, F.S.

DEVELOPMENT PERMIT. Any building permit, zoning permit, preliminary subdivision plan, subdivision or other plat approval, site and development plan approval, rezoning, certification, special exception, variance, environmental permit or any other official action of the City of Port St. Lucie or any other state or local government commission, board, agency, department, division or official having the effect of permitting development of land located with the geographic area subject to the provisions of the Port St. Lucie Land Development Code. Development shall include all activities set forth in Section 380.04, F.S.

DEVELOPMENT SIGN. A temporary sign advertising the sale or rental of structures under construction upon land which is under development.

DIAMETER BREAST HEIGHT (DBH). The diameter of a tree trunk measured at 4.5 feet above grade. In the case of multi-stemmed trees, the DBH shall be measured at 4.5 feet above grade on each stem and added together to count as one tree.

DIPOLE ANTENNA. A wire antenna that is split at its center for connection to a feed line. Its length usually is equivalent to one-half of the wavelength of the frequency for which it has been designed. A typical height for this type of antenna is approximately 35 feet.

DIRECTIONAL SIGN. Any sign permanently or temporarily installed on public property by or with approval of the city or any authorized governmental agency. Such directional signs shall be designated to guide or direct vehicles and/or pedestrians to any public building or transportation facility.

DIRECTORY SIGN. A sign which lists only the names of individuals or businesses within a building, or contiguous buildings on one (1) premises.

DOMESTIC ANIMAL. Dogs, cats, or other animals which are required to obtain a rabies vaccination and are kept primarily for pleasure rather than utility, and that primarily and customarily live within the confines of an owner's home as further defined in Section 92.01 and restricted in number per Section 158.229 Domestic Animal Restrictions.

DOUBLE-FACED SIGN. A sign with two faces which are parallel to each other, and back to back. A double-faced sign shall be considered one (1) sign.

DRAINAGE. The removal of surface water or groundwater from land by drains, grading or other means.

DRIPLINE. An imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.

DRI. Development of Regional Impact. Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

DRIVE-THROUGH SERVICE. A structure in which a customer is permitted or encouraged to, either by design or physical facilities or by service or packaging, to enter into the service area when seated in a motor vehicle.

DRIVEWAY CONNECTOR SEGMENT (SINGLE-FAMILY RESIDENTIAL). A segment of a driveway configuration that provides the internal connection between the primary driveway and a secondary driveway. The connector segment enables a continuous travel path within the site, including straight, angled, or curved connections.

DRIVEWAY ENTRANCE (SINGLE-FAMILY RESIDENTIAL). A paved access area that provides vehicular ingress or egress between a public or private right-of-way and the abutting property. The driveway entrance begins at the edge of pavement within the roadway and extends inward to the property line and must be a paved surface constructed in accordance with applicable City's Engineering Standards for Land Development.

DRIVEWAY, PRIMARY (SINGLE-FAMILY RESIDENTIAL). The main access segment of a driveway configuration extending from the public or private right-of-way into the abutting property and leading to a designated parking area or garage face.

DRIVEWAY, SECONDARY (SINGLE-FAMILY RESIDENTIAL). The auxiliary segment to a primary driveway intended to complete a long loop or connection or a secondary ingress/egress.

DWELLING, SINGLE-FAMILY. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. Any expansions, additions, or conversions of garage space must remain ancillary to the primary residential use, shall not create additional dwelling units. The term shall include modular housing and residential design manufactured housing but shall not be construed as including a mobile home, automobile, travel trailer, housing mounted on a self-propelled or drawn vehicle, tent, or other form of temporary or portable housing.

DWELLING, SINGLE-FAMILY (ZERO LOT LINE OR CLUSTER). A single-family dwelling designed and located as part of an approved planned complex where all dwellings are placed at or near a lot line or are otherwise arranged in clustered groups so as to create compensating open space for the use and enjoyment of residents.

DWELLING, MULTIPLE-FAMILY. A building containing two or more dwelling units.

DWELLING, TOWNHOUSE. 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.

DWELLING UNIT. A single unit providing complete, independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

EASEMENT. An interest in land owned by another person, consisting in the right to use or control the land, or an area above or below it, for a specific limited purpose.

ELECTRONIC MESSAGE BOARD SIGN. A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means.

ENCLOSED ASSEMBLY AREA. Any enclosed area, building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit or not-for-profit entity, and includes, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private membership clubs and organizations, fraternal lodges, exhibition halls, convention centers, and places of worship, or other areas, buildings or structures that are used for religious purposes or assembly by persons. Day care centers, private party halls, and banquet halls will be considered an enclosed assembly area.

ENFORCEABLE DEVELOPMENT AGREEMENT. Any agreement entered into by a local government with any person having a legal or equitable interest in real property located within its jurisdiction as provided for by Sections 163.3220—163.3243, F.S.

ENVIRONMENTAL CONSTRAINTS. Features, natural resources or land characteristics that are sensitive to improvements and may require conservation measures or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

EROSION. The detachment and movement of soil or rock fragments, or the weaving away of the land surface by water, wind, ice and gravity.

ESSENTIAL SERVICES. Public utility facilities either underground or overhead and related to the transmission or distribution systems of water, sanitary or storm sewerage (including treatment plants), telephone cable, gas, electricity, television cable, and public safety, including poles, wires, mains, hydrants, drains, sewer lift stations,

pipes, conduits, police or fire call boxes, warning sirens, traffic signals, and other similar equipment necessary for the furnishing of adequate service.

ESTUARINE BEACH. The zone of unconsolidated material that extends landward from the mean low water line of an estuary to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. Estuarine beaches are sometimes partially vegetated by native saltmarsh vegetation.

ESTUARY. A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. Estuaries include bays, embayments, lagoons, sounds, and tidal streams.

EVERGREEN. Non-deciduous foliage that remains green or living throughout the year.

FACADE SIGN. (See "WALL SIGN").

FACILITY-BASED DAY TREATMENT PROGRAM. A facility for youth who are placed on probation in a non-residential commitment program and youths participating in post commitment probation services consisting of group counseling, and academic programs.

FAMILY. One or more persons related by blood, adoption, or marriage or no more than two unrelated persons occupying the whole of a dwelling unit as a single housekeeping unit.

FAMILY DAY CARE HOME. An occupied residence in which child care is regularly provided for children from at least two unrelated families and which received a payment fee or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be licensed or registered as required by the State of Florida. A family day care home shall be allowed to provide care for one of the following groups of children which shall include household children under 13 years of age:

1. A maximum of four children from birth to 12 months of age.
2. A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children.
3. A maximum of six preschool children if all are older than 12 months of age.
4. A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age.

FDEP. Florida Department of Environmental Protection.

FEATHER FLAG. A vertical flag affixed to a single pole.

FENCE. A freestanding structure, designed and intended to serve as a barrier or as a means of enclosing a structure, yard, or other area, or to serve as a boundary feature separating two or more properties.

FINAL APPROVAL. The official action of the City Council taken on a preliminary approved subdivision, after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed or guarantees properly posted for their completion or approval conditioned upon the posting of such guarantee.

FINAL DEVELOPMENT ORDER. A "final local development order" or a "final Development of Regional Impact (DRI) development order."

FINAL DRI DEVELOPMENT ORDER. A development order, as amended from time to time, adopted by the City Council and approved by the State pursuant to Section 380.06, F.S., notice of which is recorded pursuant to Section 380.06(15)(f), F.S.

FINAL LOCAL DEVELOPMENT ORDER. Any valid, unexpired approval by the city of a final subdivision plan (including construction plans and plat), final site plan (including construction plans) or building permit.

FINAL PLAT. The final map of all or a portion of a subdivision which is presented for approval, showing all building lots, easements, rights-of-way and other information necessary for providing the detailed description of the subdivision of a parcel of land.

FINAL SITE PLAN. (See "PLAN, FINAL SITE").

FINAL SUBDIVISION PLAN. (See "PLAN, FINAL SUBDIVISION").

FINE ARTS STUDIO. A studio for teaching or displaying any form of fine arts or performing arts. Fine arts will include both visual and performing art forms, such as painting, sculpture, installation, dance, and theatre.

FLAG. A piece of fabric with a color or pattern that represents some country, state, county, city, party, organization, or business activity.

FLASHING SIGN. Any sign with a light or lights which flash, blink, operating on and off intermittently, change in intensity, or otherwise create the illusion of flashing or movement.

FLAT SIGN. (See "WALL SIGN").

FLORIDA-FRIENDLY LANDSCAPING OR XERISCAPE. A landscaping method that uses environmentally sustainable practices, maximizes the conservation of water, utilizes native and suitable non-native trees, shrubs and groundcovers that require minimal maintenance when planted and an efficient watering system.

FLUCCS. Florida Land Use, Cover, and Forms Classified system, published by the Florida Department of Transportation, as amended from time to time.

FOOD PROCESSING FACILITY. A commercial establishment in which food is processed or otherwise prepared for human consumption but not consumed or sold at retail on the premises.

FOSTER CARE HOME. A facility certified by the State of Florida, whether operated for profit or not, providing housing and collective care and sustenance for no more than five adults or children on a 24-hour basis who are unrelated by blood, adoption, or marriage.

FREESTANDING EMERGENCY DEPARTMENT. A freestanding emergency department (FSED) is a facility that receives individuals for emergency care and is structurally separate and distinct from a hospital. Physicians and other medical staff are primarily engaged in providing medical and emergency care services on an outpatient basis. These establishments accept patients by ambulance in the same manner as a hospital emergency room and, typically, have specialized facilities and specialized equipment including a heliport.

FREE STANDING SIGN. A sign, including ground signs, pole signs and monument signs, which is supported by one (1) or more columns, uprights or braces anchored into the ground independent of support from any building.

FRONTAGE, BUILDING. The face of a building most nearly parallel with the public right-of-way line.

FUEL PUMP VALANCE SIGN. Any permanent sign attached to the top of a fuel pump.

GARAGE FACE. The garage face is the vertical plane created by the exterior wall of a garage or carport containing the primary vehicular access door(s). This includes the original garage door on enclosed garages or the open-facing structural wall of a carport. The garage face represents the point at which the driveway terminates and serves as the functional end of vehicular accessway to the structure.

GAS SERVICE FACILITY. Any structure used for the retail dispensing or sale of vehicular fuels.

GAZEBO. A non-habitable roofed detached accessory structure. The structure must be free standing, non-enclosed, and shall be designed for recreational or leisure uses and not for storage uses.

GEOGRIDS or GEOTEXTILES. Flat, interlocking shore protection structures which follow the natural slope of the shore.

GOLF COURSE. A golf facility capable of being classified as a regulation, executive, or par 3 course, comprised of one or more increments of nine holes, and occupying a minimum of 20 acres per nine-hole increment.

GOLF COURSE, MINIATURE. A putt-putt or pitch'n putt golf recreation facility or any like facility not meeting the requirements of a golf course as herein defined.

GOLF DRIVING RANGE. A tract of land or water improved with tees for practicing golf.

GROSS ACREAGE. Total land area of a parcel including streets, roads, drainage, undevelopable areas, and water bodies.

GROSS FLOOR AREA. The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

GROUND AREA. That portion of a lot covered by buildings.

GROUND COVER. Low growing plants planted in such a manner as to form a continuous cover over the ground.

GROUND SIGN. A sign suspended or supported by one or more uprights or braces anchored in the ground.

GROUND-MOUNTED AMATEUR RADIO ANTENNA SUPPORT STRUCTURE: An amateur radio antenna support structure that is not affixed to any building or accessory structure.

GUEST HOUSE. A dwelling unit in a building separate from and in addition to the main residential building on a lot, intended for intermittent or temporary occupancy by a nonpaying guest. However, those quarters shall not be rented or otherwise used as a separate dwelling.

HABITAT CORRIDORS. A naturally-vegetated transportation route for plants and animals that connects larger natural areas.

HOME OCCUPATION. An occupation for gain or support conducted entirely within a dwelling unit, as herein defined, by the occupant residing therein, which occupation is clearly subordinate and incidental to the use of the dwelling as a place of residence, and which complies with all provisions of Section 158.217(F).

HOSPITAL. A building or group of buildings having facilities for overnight care of one or more human patients, providing services to in-patients and medical care to the sick and injured, and which may include as related facilities laboratories, out-patient services, training facilities, central service facilities, and staff facilities. However, any said related facility or service shall be clearly incidental and subordinate to the principal hospital use and operation.

HOTEL or MOTEL. A building or group of buildings, with or without kitchenettes, in which sleeping accommodations are offered to the public and intended primarily for rental to transients with daily charge, as distinguished from multiple-family dwellings and rooming or boarding houses, where rentals are for periods of a week or longer and occupancy is generally by residence rather than transience.

ILLUMINATED SIGN. A sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs.

IMPACT. Significant and quantifiable effect of use of a public facility. The quantity of use calculated or measured relative to user volume in the facility, compared to calculated capacities of the public facility.

IMPERVIOUS SURFACE. All surface area of a lot or parcel, including portions occupied by buildings or structures, where surface drainage waters are unable to freely percolate downward through the natural soils.

IMPROVEMENT. Any man-made, immovable item which becomes part of, placed upon, or is affixed to, real estate, such as street pavement, curb and gutter, sidewalk, alley pavement, walkway pavement, water main, sanitary sewer, storm sewer or drain, street name, sign, landscaping, permanent reference monument (PRM), permanent control point (PCP) or any other improvement required by the Site Plan Review Committee.

INOPERABLE EQUIPMENT. Equipment which is in a state of disrepair or not in working condition.

INOPERABLE MOTOR VEHICLE. A vehicle which cannot be legally driven upon the public streets for any reason including, but not limited to, being unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

INSTALL. To erect, replace, hang, paint, display, apply, or otherwise put in place in any manner whatsoever.

INSTRUCTIONAL SIGN. A sign conveying instructions with respect to the premises on which it is maintained, such as, but not limited to, "exit," "entrance," "parking," "carry out," or similar instruction.

INTENSITY. The square footage of nonresidential floor area permitted per gross acre of land as determined by the Port St. Lucie Comprehensive Plan and Code of Ordinances.

JUNKYARD, SALVAGE YARD, or RECYCLING CENTER. A place, structure, or lot where junk, waste, discarded, salvaged or similar materials such as automobiles, appliances, old metal, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like are brought, bought, sold, exchanged, baled, packed, disassembled, stored, or handled, including used lumber and building material yards, house wrecking yards, heavy equipment, wrecking yards, and yards or places for the storage, sale, or handling of salvaged house wrecking or structural steel materials.

KENNEL. An establishment where six or more domesticated animals more than six months, old are housed, bred, or trained.

KITCHEN. An area with a sink and permanent provisions for food preparation and cooking.

LAND DEVELOPMENT CODE OR LAND DEVELOPMENT REGULATIONS. The ordinances enacted by City of Port St. Lucie pursuant to Section 163.3161 et. seq., F.S., for the regulation of the development of land within the incorporated area of the city.

LAND SURVEYOR. A professional land surveyor and mapper registered under Chapter 472, F.S. who is in good standing with the Florida State Board of Professional Regulation.

LAND USE. The development activity or use that has occurred on the land or the development that is proposed by a developer of land that will generate demands for services offered by public facilities.

LAND CLEARING PLAN. A graphic diagram or aerial showing the areas of land disturbance, areas to be cleared and sediment and erosion control measures.

LANDSCAPE ISLAND. A curbed area located at the end of a parking bay and designated for landscaping.

LANDSCAPE STRIP. A strip of land designated for landscaping.

LANDSCAPE BUFFER STRIP. A strip of land designated to provide a visual buffer between abutting properties that consists of landscaping and an architectural wall.

LANDSCAPING. Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or palms; and nonliving durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls, or fences, but excluding paving.

LEVEL OF SERVICE (LOS). An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facility. LOS indicates the capacity per unit of demand of each public facility.

LICENSING ENTITY OR LICENSING ENTITIES. The Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, the Department of Children and Families, the Agency for Health Care Administration, or any other state agency with state authorization to license a community residential home to serve residents.

LISTED SPECIES. Those species of plants and animals listed as endangered, threatened, rare, or species of special concern by an official state or federal plant or wildlife agency, or the Florida Natural Areas Inventory (FNAI), includes species ranked as S1, S2, or S3). These species are targeted for protection for a number of reasons, e.g. they are in imminent danger of extinction, are rapidly declining in number or habitat, or have an inherent vulnerability to habitat modification, environmental alteration, or human disturbance which puts them at risk of extinction.

LISTED SPECIES, LIKELY TO OCCUR. Species listed in "Appendix B," Conservation Element, Port St. Lucie Comprehensive Plan.

LIVING AREA. The enclosed area of a dwelling unit which may be heated or air-conditioned, and excluding garages, carports, porches, and breezeways. A living area shall be measured from the exterior faces of the exterior walls excluding any exterior attachment.

LONG-WIRE ANTENNA. A wire antenna consisting of a single conductor of a random length, which typically is conducted to a transceiver at one end. It most often is parallel to the ground at a typical height of approximately 35 ft.

LOT. A designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

LOT AREA. The size of a lot measured within the lot lines and expressed in terms of acres or square feet.

LOT DEPTH. The distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

LOT FRONTAGE. The lineal distance of a lot measured along abutting public or private rights-of-way.

LOT OF RECORD. Land designated as a separate and distinct parcel on a legally recorded subdivision plat.

LOT, NONCONFORMING. A land parcel, however constituted, which does not meet all minimum zoning requirements.

LOT WIDTH. The distance between side lot lines measured on the front building line.

LOW-THC CANNABIS. Any plant(s) or part of a plant(s) of the genus Cannabis, the dried flowers of which contain 0.8 percent or less of tetrahydrocannabinol and more than 10 percent of cannabidiol weight for weight; the seeds thereof; the resin extracted from any part of such plant; or any compound, manufacture, salt, derivative, mixture, or preparation of such plant or its seeds or resin that is dispensed only from a dispensing organization as specified in Section 381.986(1), F.S., as may be amended from time to time.

LUMINANCE. A measurement of the brightness of a sign's face.

MAINTENANCE GUARANTEE. Any security which may be required and accepted by a governmental agency to ensure that necessary improvements will function as required for a specific period of time.

MAJOR ROAD NETWORK SYSTEM. All city, county and state arterial and collector roads within the total incorporated area depicted in the Traffic Circulation Element of the Comprehensive Plan.

MAJOR SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into three (3) or more lots, tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease. (Also see SUBDIVISION.)

MANGROVES. Any specimen of the species Avicenna germinans (black mangrove), Laguncularia racemosa (white mangrove), Rhizaphora mangle (red mangrove), and Conocarpus erectus (buttonwood mangrove).

MANUFACTURED HOUSE. A single-family dwelling which is factory constructed in its entirety in units or components, and then placed or assembled on a building site, and which has been determined to be constructed in compliance with the Federal Manufactured Home Construction and Safety Standards Act. Manufactured houses are further described as being of either residential design or standard design.

1. Residential design manufactured housing has the following characteristics:

    a. Minimum width of main body. Minimum width of the main body of the residential design manufactured housing as located on the site shall not be less than 20 feet, as measured across the narrowest portion. This is not intended to prohibit the offsetting of portions of the house.

    b. Minimum roof pitch, minimum roof overhang and roofing materials. Minimum pitch of the main roof shall be not less than one foot to rise for each four feet of horizontal run and the minimum roof overhang shall be one foot. In cases where site built housing generally has been constructed in adjacent or nearby locations with roof pitches less than 1:4 and/or roof overhang of less than one foot, then the residential design manufactured house may have less roof pitch and overhang, similar to the site built houses. In general, any roofing material other than built up composition roof, may be used which is generally used for site built houses in adjacent or nearby locations.

    c. Exterior finish and light reflection. Any material may be used for exterior finish which is generally acceptable for site built housing which has been constructed in adjacent or nearby locations, provided, however, that reflection for such exterior shall not be greater than from siding coated with clean white gloss exterior enamel.

    d. Approved foundations required in residential districts. Where approval of homes or model plans does not include approval of type of foundation, no residential design manufactured house shall be placed or occupied for residential use on a site in a residential district until such foundation plans have been submitted and approved by the Building Official as to the appearance and durability of the proposed foundation and whether it is acceptably similar or compatible in appearance to foundations of residences built on adjacent or nearby sites.

    e. Site orientation. Residential design manufactured houses shall be placed on lots in such a manner as to be compatible with and reasonably similar in orientation to the site built housing which has been constructed in adjacent or nearby locations.

2. Standard design manufactured houses are manufactured houses certified as meeting the HUD Code, but not meeting the residential design standards contained herein.

MARINA. An establishment with a waterfront location providing for the refueling and/or in-water storage of watercraft used for recreational and noncommercial purposes, and including minor repair services for such craft not involving removal of watercraft from the water or removal of inboard or outboard engine from the watercraft.

MASS GRADING PLAN. A plan showing the areas to be cleared, stockpile areas, locations of lakes, locations of roads, and anticipated haul routes. These plans are associated with clearing land, road grading, and excavation of lakes within approved DRIs or PUDs prior to review or approvals of site development plans.

MASTER PLAN. A comprehensive long-range plan intended to guide the growth and development of a community or region. Includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

MASTER SIGN PROGRAM. A comprehensive sign program for projects which promote unified design concepts harmonious with the overall project and adjacent properties.

MEAN HIGH WATER LINE. Water line which is the average height of the high waters over a 10-year period. For shorter periods of observation, mean high water means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent known variations and to reduce the result to the equivalent of mean 19-year value.

MEDICAL CANNABIS. All parts of any plant of the genus Cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, sale, derivative, mixture, or preparation of the plant or its seeds or resin that is dispensed only from a dispensing organization for medical use by an eligible patient as defined in Section 499.0295, F.S. as specified in Section 381.986(1), F.S., as may be amended from time to time.

MEDICAL MARIJUANA. Medical Cannabis and/or Low-THC Cannabis lawfully prescribed to a qualifying patient pursuant to Florida law and the Department of Health's regulations.

MEDICAL MARIJUANA CULTIVATION FACILITY. Any area designated to be used for the cultivation of low-THC cannabis and/or medical cannabis.

MEDICAL MARIJUANA DISPENSING FACILITY OR DISPENSING FACILITY. A facility where Low-THC and/or Medical Cannabis is dispensed at retail.

MEDICAL MARIJUANA DISPENSING ORGANIZATION OR DISPENSING ORGANIZATION. An organization approved by the Florida Department of Health to cultivate, process, transport, and dispense low-THC cannabis or medical cannabis to qualified patients and legal representatives pursuant to this section as specified in Section 381.986(1), F.S., as may be amended from time to time.

MEDICAL MARIJUANA PROCESSING FACILITY. Any area to be used for the processing of low-THC cannabis and/or medical cannabis.

MEDICAL MARIJUANA TREATMENT CENTER(MMTC). An entity that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their caregivers and is registered by the Florida Department of Health.

MEDICAL USE. The acquisition, possession, use, delivery, transfer, or administration of the prescribed amount of low-THC cannabis or medical cannabis not in conflict with Department of Health's applicable rules, or of related supplies by a qualifying patient or caregiver for use by the caregiver's designated qualifying patient for the treatment of a debilitating medical condition as specified in Article X, Section 29 of the Florida Constitution as may be amended from time to time.

MENU BOARD. A wall or permanently mounted sign displaying the bill of fare for a drive-through restaurant.

MENU OR SANDWICH SIGNS. A-frame sign on sidewalks in front of the business it applies to. A portable sign displaying the type and price of services in connection with the business.

MICROBREWERY, A facility where beer and malt beverages are made on the premises and may include an area for sale of beer for on-premises consumption or in sealed containers for later consumption off the premises. A microbrewery may also, in conjunction with the sale of beer for consumption on the premise, have an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110. Food services or a restaurant may be an accessory use in conjunction with the permitted microbrewery primary use.

MINING or EXCAVATION. The removal of mineral resources or any earth material in excess of one hundred (100) cubic yards from its natural position upon a lot to another site, other than incidental excavation directly related to foundation preparation for an approved building, structure, or surface drainage.

MINOR SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into two (2) tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease. (Also see "SUBDIVISION").

MOBILE FOOD DISPENSING VEHICLE. Mobile Food Dispensing Vehicle ("MFDV") is defined as set forth in Section 509.102, Florida Statutes, as amended.

MOBILE HOME.

1. A detached unit with all the following characteristics:
    a. Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems;
    b. Designed for transportation after fabrication on streets and highways on its own wheels or on a flatbed or other trailer;
    c. Arriving at the site where it is to be occupied as a dwelling complete, including major appliances, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connection to utilities, and the like; and
    d. Built prior to the enactment of the Manufactured Home Construction and Safety Standards Act.
2. A recreational vehicle is not to be considered as a mobile home.

MOBILE HOME PARK. A lot or parcel developed in accordance with Chapter 158 and maintained under single ownership, where designated sites are offered for rent or lease for the placement and/or occupancy of mobile homes as dwelling units.

MOBILE VENDING SALES. Mobile Vending Sales means the sale of prepared food and/or flowers from a vehicle, cart or other mobile, non-fixed structure that is not a Mobile Food Dispensing Vehicle or a Temporary Commercial Kitchen.

MODULAR HOUSE. A single-family dwelling which is factory-constructed in its entirety, in units or components, and then placed or assembled on a building site, and which has been approved by the Department of Community Affairs of the State of Florida, or its successor agency.

MONUMENT SIGN. A freestanding sign where the base of the sign structure is flush with and anchored into the ground independent of support from any building. The width of the top of the sign structure can be no more than 120 percent of the width of the base.

MOTOR HOTEL, MOTOR LODGE. (See "HOTEL OR MOTEL").

MULCH. Nonliving, small, aggregate material such as gravel, rock, pebbles, bark, or pine needles spread over exposed soil.

MULTIPLE-FACED SIGN. A sign with more than two (2) faces.

MULTI-FAMILY RESIDENTIAL/INSTITUTIONAL AREAS. Any area zoned multi-family residential or institutional, including areas designated for multifamily/institutional uses in an approved PUD development plan.

MULTI-STORY STRUCTURE. A building or structure or portion thereof with two (2) or more stories measured from the surface of any floor and the surface of the floor directly above it not including basements or underground parking garages.

MUSIC RECORDING STUDIOS. A facility for sound recording and mixing.

NATIVE HABITAT. The natural abode of a plant or animal that contains the arrangement of food, water, cover and space required to meet the biological needs of a given species which occur indigenously on the land, in the soil, or in the water.

NATIVE SHORELINE WETLAND VEGETATION. Indigenous shoreline vegetation typically adapted for life in saturated soil conditions and characterized by wetland species listed in Chapter 17-3, F.A.C., as amended from time to time.

NATIVE UPLAND HABITAT. Indigenous vegetation typically adapted for life in non-wetland areas.

NATIVE WETLAND VEGETATION. An area that is inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

NEIGHBORHOOD SIGNAGE. Signs designating separate and distinct neighborhoods which may be part of a larger subdivision or have distinct characteristics which are unlike those in adjoining areas.

NIT. Candela per square meter or cd/m^2 (1 nit = $1cd/m^2$)

NOI. Notice of Intent. Form sent to FDEP notifying FDEP that clearing or construction activities will occur on the project. The NOI is an application to work under the Generic Permit for Stormwater Discharge from Large and Small Construction Activity.

NONCONFORMING SIGN. Any sign which does not comply with the regulations of this Sign Code, or subsequent amendments.

NONCONFORMING STRUCTURE, USE OF LAND, USE OF LAND AND STRUCTURE, AND THE LIKE. See Section 158.275 through 158.286.

NONRESIDENTIAL SUBDIVISION. A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations.

NPDES. National Pollutant Discharge Elimination System. This is a federal permitting program to regulate stormwater discharges.

NURSING OR CONVALESCENT HOME. An extended or intermediate care facility which provides continuous personal care or nursing for three or more persons not related by blood or marriage to the operator who by reason of illness, physical or mental infirmity, or advanced age are unable to care for themselves.

OCCUPANCY. The residing of an individual or individuals overnight in a dwelling unit, or the installation, storage or use of equipment, merchandise, or machinery in any public, commercial, or industrial building.

OFF-PREMISES SIGN. A sign identifying, advertising or directing the public to a business, merchandise, service institution, residential area, entertainment, or activity which is located, sold, rented, based, produced, manufactured, furnished or taking place at a location other than on the property on which the sign is located.

OFFICE, BUSINESS. An office for such activities as real estate agencies, advertising agencies (but not sign shops), insurance agencies, travel agencies and ticket sales, chamber of commerce, credit bureaus, finance companies, abstract and title agencies or insurance companies, stockbrokers, and the like (but not including

banking institutions). It is characteristic of a BUSINESS OFFICE that retail or wholesale good are not shown to or delivered from the premises to a customer.

OFFICE, PROFESSIONAL. An office for the use of persons generally classified as professionals, such as architects, engineers, attorneys, accountants, doctors, dentists, veterinarians (but not including boarding of animals on the premises), psychiatrists, psychologists, and the like.

OFF-STREET PARKING. A site or a portion of a site, devoted to the off-street parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas.

ON-PREMISES SIGN. Any structure, device, display board, screen, surface or wall, characters, letters, or illustrations placed thereto, thereon, or there under by any method or means whatsoever where the matter displayed is used for advertising on the premises, a product or service, actually or actively offered for sale or rent thereon or therein.

OPEN LOT STORAGE AREA. An area outside the confines of an enclosed building which is enclosed by an opaque fence or wall and where inoperative vehicles, scrap metal, scrap lumber, building materials, machinery, machinery parts, or other similar items are customarily sold or stored.

OPEN/OUTSIDE STORAGE. Non-transitory containment, holding, leaving, or placement of goods or material for longer than 24 hours outside of a fully-enclosed building. It does not include the interim accumulation of a limited amount during processing, maintenance or repair.

OPEN SPACE. Land devoid of any structure or buildings except for minor pavilions, landscape structures or terraces and designed and maintained for recreation or leisure-time enjoyment, buffer areas, drainage or conservation.

OTHER VEHICULAR USE AREAS. All land upon which vehicles traverse the property as a function of the primary uses.

OVERALL PROJECT DEVELOPER. The individual, company or corporation who obtained preliminary approval of a multi-phased project under a single unity of title or an individual, company or corporation who purchased a multi-phased project in its entirety.

OVERLAY ZONING DESIGN STANDARDS. Site design and architectural standards for new development and redevelopment in designated areas contained in the "City of Port St. Lucie Citywide Design Standards Manual" as set forth in section 158.288(A) of the Code.

PAIN MANAGEMENT CLINIC. Is defined as specified in Section 458.3265(1)(a), F.S., as may be amended from time to time, and includes a privately owned pain-management clinic, facility, or office, which advertises in any medium for any type of pain management services, or employs a physician who is primarily engaged in the treatment of pain by prescribing or dispensing controlled substance medications; a physician is primarily engaged in the treatment of pain by prescribing or dispensing controlled substance medications for the treatment of chronic nonmalignant pain. Chronic nonmalignant pain is pain unrelated to cancer which persists beyond the usual course of the disease or the injury that is the cause of the pain for more than ninety (90) days after surgery.

The definition shall not include any of the following:

1. A clinic licensed as a facility pursuant to Chapter 395, F.S.;
2. The majority of the physicians who provide services in the clinic primarily provide surgical services;
3. The clinic is owned by a publicly held corporation whose shares are traded on a national exchange or on the over-the-counter market and whose total assets at the end of the corporation's most recent fiscal quarter exceeded $50 million;
4. The clinic is affiliated with an accredited medical school at which training is provided for medical students, residents, or fellows;

5. The clinic does not prescribe or dispense controlled substances for the treatment of pain; or

6. The clinic is owned by a corporate entity exempt from federal taxation under 26 U.S.C. § 510(c)(3).

PAINTED SIGN. Any sign painted on any surface, including the roof of any building.

PARAPET. That portion of the facade which extends above the roof.

PARCEL OF LAND. Any quantity of land capable of being described with such definiteness that its location and boundaries may be established.

PARKING BAY. A single alignment of 12 or fewer parking spaces that is terminated at each end with a landscape island.

PARKING LOT. An off-street, ground level area, usually surfaced and improved, used or intended to be used for the parking of motor vehicles.

PAVED SURFACE. Ground covered with concrete, asphalt, brick pavers, stamped concrete, or paving block and is constructed in accordance with the City's Engineering Standards for Land Development.

PERFORMANCE GUARANTEE. Any security that may be accepted by a municipality as a guarantee that the improvements required as part of an application for development are satisfactorily completed.

PERMANENT REFERENCE MONUMENT. A monument according to Section 177.031, F.S.

PERMANENT SIGN. Any sign permanently affixed to a structure or the ground which cannot be removed without special handling.

PERSON. An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a point or common interest, or any other entity, and its designated agents, successors or assigns.

PERSONAL SERVICE USE. A use intended primarily to provide direct and personal service to its customers, including such uses as barber shops, beauty shops, tailors, shoe repair shops, laundry pick-up stations, watch repair shops, and the like.

PERVIOUS SURFACE. A surface that permits absorption of storm water.

PESTILENT EXOTIC VEGETATION/SPECIES. Non-native vegetation that is considered a nuisance, invasive, or a pest. Exotic vegetation includes, but is not limited to, Brazilian pepper (Schinos terebinthisfolios), Australian Pine (Casuarina equisetifolia), and Melaleuca (Melaleuca quinquenervia).

PHARMACY. Means the same as the definition in Section 465.003(11)(a), F.S., as may be amended from time to time, and includes community pharmacy, internet pharmacy, and special pharmacy, but does not include institutional pharmacy or nuclear pharmacy, as each of those terms are used in that section.

PLAN, FINAL SUBDIVISION. Includes the plat to be recorded; final engineering and construction drawings, specifications and calculations; certification of improvements, as-built drawings, or performance guarantee; and other required certifications, bonds, agreements, approvals, and materials for a development phase or the entirety of a parcel of land, meeting the requirements of the Code of Ordinances.

PLAN, PRELIMINARY SUBDIVISION. Includes the site plan and preliminary plat; tree location map or aerial photographic overlay; preliminary engineering drawings, specifications and calculations; and other necessary materials for a development phase or the entirety, meeting the requirements of the Code of Ordinances.

PLAN, SITE AND/OR DEVELOPMENT. Includes the site plan, statements of use and unified control, preliminary and/or final engineering drawings, specifications and calculations; and other required certifications, as-built drawings, performance guarantees, bonds, agreements, approvals and materials for a development phase or the entirety meeting the requirements of the land development regulations.

PLANNED RESIDENTIAL COMMUNITY. A City-approved, planned unit development that is under unified control, is planned and developed as a whole, has a minimum gross lot area of 8 acres, and has amenities that are designed to serve residents with developmental disabilities as defined in Florida Statutes Section 393.063 but that shall also provide housing options to other individuals.

PLANNING AND ZONING DEPARTMENT. The city agency duly authorized to review applications and plans for compliance with the land development regulations.

PLANTING AREA. Any area designated for landscape planting having a minimum area of ten square feet and having a minimum dimension of 3 feet; except that wherever a tree shall be planted, a minimum area of 25 square feet, with a minimum dimension of at least five feet.

PLAT. A map or delineated representation of the subdivision of lands, being complete, exact representation of the subdivision and other information in compliance with the requirement of all applicable statutes and of local ordinances, and may include the terms "replat," "amended plat" or "revised plat."

PLATTED LOT OF RECORD. A lot which is part of a subdivision which has been recorded in the office of the Clerk of the Circuit Court of St. Lucie County prior to the effective date of these regulations.

POLE SIGN. A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure.

POTENTIALLY DEFICIENT ROAD SEGMENT. A city, county or state road segment on the Major Road Network System that is presently operating at [80—90%] of its adopted Level of Service (LOS)S standard.

PORTABLE SIGN. Any sign that is designed to be transported, including, but not limited to, signs: with wheels removed; with chassis or support constructed without wheels; designed to be transported by trailer or wheels; menu and sandwich signs, searchlight stands; and tethered inflatable signs.

PREMISES. A distinct unit, site, parcel of land, or property, with or without buildings, but including the buildings, which is the subject of a development action.

PRE-APPLICATION CONFERENCE. An initial meeting between developers and municipal representatives which affords developers the opportunity to present their proposals informally.

PRELIMINARY APPROVAL. The conferral of certain rights prior to final approval after specific elements of a development plan have been agreed upon by the Site Plan Review Committee and the applicant.

PRELIMINARY SUBDIVISION PLAT. A map indicating the proposed layout of a development and related information that is submitted for preliminary approval.

PRINCIPLE. A broad and basic rule but not measurable. Accompanied by the words "shall" or "will."

PRINCIPAL USE. The primary use of any lot or land parcel, with other use or uses thereon being clearly of a secondary or accessory nature.

PRIVATE PARTY HALL. An event venue rented exclusively for invited guests, not open to or advertised to the general public. This definition excludes alcohol industry promotional events and any gatherings with a commercial purpose. Events that are broadly advertised, promoted on public platforms (such as social media or public forums), or where attendance is not limited to specifically-invited individuals, shall not be considered private.

PROJECTING BLADE SIGN. Any blade sign hung or projecting perpendicular to promote a pedestrian environment.

PROJECTING SIGN. A sign projecting at an angle from the outside wall or walls of any building which is supported by only one (1) rigid support, irrespective of the number of guy wires used in connection therewith.

PROTECTED TREE. Any tree having a DBH of 12 inches or greater or any native palm with a minimum clear trunk of ten (10) feet or greater. The term "protected tree" shall also apply to any replacement tree and any tree

that is represented in a landscape plan, street tree planting plan or other planning document for the purposes of securing an approved building permit, clearing permit, or certificate of occupancy. This excludes the following:

1. Non-native fruit trees cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to: mangos, avocados, or species of citrus.
2. Non-native invasive or undesirable plants listed under Section 154.03(L).
3. All non-native trees in the palm family.

PSLUSD. Port St. Lucie Utility Systems Department.

PUBLIC FACILITIES. Major capital improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, parks and recreational facilities and services.

PUBLIC FACILITY OR USE. Any building or open area publicly owned and operated for the purpose of providing public services.

PUBLIC SIGN. A sign placed under the authority of duly authorized government officials, including traffic signs, legal notices, public safety signs, or signs placed by such authorized official for the public health, safety, welfare, or convenience.

PUBLIC UTILITY FACILITY. A facility which provides initial generation or major treatment, storage, or distribution with respect to a public utility such as water supply, sewer, gas, telephone, and electricity, but not including wireless communication antennas and towers.

PUD - PLANNED UNIT DEVELOPMENT. A land area under unified control which is planned and programmed in a single development operation or in a series of prescheduled phases according to an officially approved final development plan.

RATE. Volume per unit of time

RECOVERY RESIDENCE. An alcohol and drug-free residential dwelling, for individuals deemed disabled/handicapped by the Fair Housing Act and/or the Americans With Disabilities Act as a result of alcohol and/or drug addictions, that is in compliance with the standards set forth by the National Association of Recovery Residences and the Florida Association of Recovery Residences as much as is practicable.

RECLAMATION PLAN. A plan which describes how reclamation, including the restructuring, reshaping, and vegetation of disturbed lands to a form in which the lands may be beneficially used and includes the process of restoration, will take place.

RECREATIONAL FACILITY. A place designed and equipped for the conduct of sports, leisure time, fitness and recreational activities, including sports instruction schools.

RECREATIONAL VEHICLE PARK. A lot or parcel designed and developed in accordance with the requirements of this chapter and maintained under single ownership, where designated sites are offered for rent, lease or sale for the temporary placement of recreational vehicles to be utilized for sleeping or eating in conjunction with recreation and/or vacation purposes. RV parks are restricted to temporary occupancy of any individual unit of no more than six months.

RECREATION VEHICLES. Any vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own mode of power or is mounted on or propelled by another vehicle including: camper, travel trailer, truck camper, and motor homes.

REPLACEMENT TREE. Shall mean any tree planted or preserved as a condition of approval of a tree removal permit.

RESIDENT. A resident of a community residential home is any of the following: a frail elder as defined by Florida Statutes Section 429.65, a person who is handicapped as defined in Florida Statutes Section 760.22(7)(a), a

person who has a developmental disability as defined by Florida Statutes Section 393.063, a nondangerous person who has a mental illness as defined in Florida Statutes Section 394.455, or a child who is found to be dependent as defined in Florida Statutes Section 39.01 or 984.03, or a child in need of services as defined by Florida Statutes Section 984.03 or 985.03.

RESIDENTIAL COMPLEX. (See "COMMERCIAL/INDUSTRIAL/RESIDENTIAL COMPLEX").

RESTAURANT. An establishment where food and beverage are prepared and served for pay primarily for consumption on the premises.

RESTAURANT, DRIVE-THROUGH. An establishment whose is serving food to the public for consumption on the premises by order from and service to vehicular passengers outside the structure.

RESTAURANT, FULL SERVICE. A commercial establishment that offers a menu of food and beverages for immediate consumption, primarily on-premises. This type of restaurant provides table, counter, and/or booth service, with wait staff responsible for taking orders and serving meals. Full-service restaurants may also offer takeout service.

RESUBDIVISION. A change in a map of an approved or recorded subdivision if such change affects any street layout on such map or area reserved thereon for public use, or any lot line or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions. (Also see "SUBDIVISION").

RETAIL BUSINESS. An establishment where goods are displayed and offered for purchase directly by the intended consumer or user of those goods.

REVOLVING SIGN. ("See ANIMATED SIGN").

RIGHT-OF-WAY. A strip of land dedicated, deeded, occupied or intended to be occupied by a street, walkway, boulevard, road, avenue, alley or other means of ingress or egress, railroad, electric transmission line, gas pipeline, water main, sanitary main, storm water main, swale, drainage canal, ditch or other drainage facility or structure, shade trees or for another special use.

RIP RAP. A loose assemblage of unconsolidated boulders, rocks, or clean concrete rubble arranged along the natural slope of the shoreline, often over a porous filter cloth, intended to stabilize the shoreline and reduce erosion. Concrete rubble shall be free to exposed reinforcing rods or similar protrusions, tar, asphalt, and paint.

ROOF-MOUNTED AMATEUR RADIO ANTENNA SUPPORT STRUCTURE. An amateur radio antenna support structure that is affixed to any building or accessory structure.

ROOF LINE. The highest continuous horizontal line of a roof on a sloping roof, the roof line is the principal ridge line or the highest line common to one (1) or more principal slopes of the roof. On a flat roof, the roof line is the highest continuous line of the roof or parapet, whichever is higher.

ROOF SIGN. Any sign, installed, constructed or maintained above the deck line or eave of any building.

ROOT PROTECTION ZONE. The pervious area beneath a tree centered on the trunk. For preserved trees, this means the area beneath the drip line of the tree. Root protection zones that include existing impervious area(s) not adversely affecting the viability of the tree, may be acceptable.

ROTATING SIGN. (See "ANIMATED SIGN").

RUNOFF. A term generally used to describe stormwater that is unable to soak into the ground and which flows over land.

RUNOFF COEFFICIENT. Ratio of the amount of rain which runs off a surface to that which falls on it; a factor from which runoff can be calculated.

SANDWICH SIGN. (See "A-FRAME SIGN").

SEDIMENTATION OR SILTATION. The process by which mineral or organic matter is removed from its site or origin, transported and subsequently deposited by air, water or mechanical activities.

SELF-SERVICE STORAGE FACILITY. An enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for dead storage of their household goods and/or personal property.

SEMI-PUBLIC FACILITY OR USE. Any building or open area privately owned and operated for the purpose of providing public services, but not including wireless communication antennas and towers.

SERVICE AND REPAIR FACILITY. An establishment whose primary function is to provide service and/or repairs upon personal, household, or small commercial equipment, but excluding automotive or vehicle repair.

SERVICE STATION. An establishment utilized principally for the business of fueling and lubricating motor vehicles and for performances of incidental service to motor vehicles such as hand washing, cleaning, polishing, tire changing and repair, battery recharging and replacement, minor repairs and tune-ups, and including the sale of tires, batteries, incidental parts, and accessories. Service permissible in a service station shall not include major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, operation of a commercial parking lot or a commercial garage as an accessory use, or other characteristics to an extent greater than normally found in such stations; any establishment performing those services shall be deemed to be an auto repair shop or garage.

SERVICE VOLUME (ROADS). (See "CAPACITY (ROADS)").

SETBACK LINE, BUILDING. An imaginary line running parallel to a front, side, or rear property line and establishing the rear edge of a yard or open area in which no building, structure, or use may be placed or established, unless otherwise permitted herein. For irregular shaped lots, the Zoning Administrator may interpret from where the setback line is to be measured.

SFWMD. South Florida Water Management District.

SHORELINE. The immediate interface of land and water; the mean high tide line in non-vegetated areas, and the landward extent of wetland species of vegetation as listed in Chapter 17-4, FAC. where such "Marine Species" constitute the dominant plant community.

SHORE PROTECTION STRUCTURES. Shore hardening structures, such as seawalls, bulkheads, revetments, groins, and aggregates of materials other than natural sediments, used to prevent erosion and protect other structures from waves and other hydrodynamic forces.

SHRUBS. Any low, self-supporting, multi-stemmed evergreen.

SIGHT DISTANCE TRIANGLE. An area adjacent to an intersection or driveway that must be clear of visual obstructions, such as landscaping, to allow drivers to see intersecting traffic. See Section 158.204 of the Zoning Code for visibility at intersections in Zoning Districts.

SIGN. Any writing (including letter, word, or numerical), pictorial presentation (including illustration or decoration), emblem (including device, symbol, or logo), flag (including banner or pennant), or any other figure of similar character, that; (1) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; (2) is used to announce, direct attention to, or advertise; and (3) is visible from outside a building. A sign includes writing, representation, or other figures of similar character, within a building not attached to a window and can be viewed through a glassed wall of a building.

SIGN HEIGHT. The vertical distance to the highest point of a sign. Freestanding signs shall be measured from the crown of the nearest abutting street.

SINGLE-FAMILY RESIDENTIAL AREA. Any portion of the city divided into lots intended to contain a single dwelling unit designed for occupancy by one family.

SITE PLAN REVIEW COMMITTEE. A committee established by Chapter 158 of the city's Code of Ordinances. The Committee reviews, comments and makes recommendations with respect to development applications.

SNIPE SIGN. Any off-premises sign of any size, made of any material, including, but not limited to, paper, cardboard, wood, and metal, when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.

SOLAR ENERGY SYSTEM. Any device or combination of devices or elements which rely upon direct sunlight as an energy source, including, but not limited to, any substance or device which collects sunlight for use in the heating or cooling of a structure or building, the heating or pumping of water, or the generation of electricity. A solar energy system may be used for purposes in addition to the collection of solar energy. These uses include, but are not limited to, serving as a structural member or part of the roof of a building or structure and serving as a window or wall. A solar energy system may be mounted on the building or on the ground and is not the principal use of the property.

SOLAR GENERATION STATION. An energy generation facility comprised of one or more freestanding, ground mounted devices that capture solar energy and convert it to electrical energy for use in locations other than where it is generated. Solar generation stations typically utilize photovoltaic solar cells, but can also be combinations of light reflectors, concentrators, and heat exchangers. A solar generation station is also known as a solar plant, solar generation plant, solar farm, solar power plant, or solar thermal power plant.

SPECIAL EXCEPTION USE. Any use so designated within Section 158.260, which use shall be subject to review and approval in accordance with the requirements of this chapter for the particular lot or parcel involved

SPECIMEN TREE. A tree which is of high value because of its type, size, age or other relevant criteria.

SPONSORING AGENCY. An agency or unit of government, a profit or not for profit agency, or any other person or organization which intends to establish or operate a community residential home.

SPREAD. Means the crown diameter measured by taking the average of the widest branch spread and the branch spread perpendicular to it.

STORMWATER. The flow of water which results from, and that occurs immediately following, a rainfall.

STORMWATER MANAGEMENT SYSTEM. The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater on, through, and/or from a site.

STREET. A public or approved private thoroughfare which affords the principal means of access to abutting property. Street includes a lane, way, place, drive, boulevard, road, avenue, alley or other means of ingress or egress, regardless of the descriptive term used.

STREET, APPROVED PRIVATE. A private thoroughfare which affords the principal means of access to abutting property and which has been specifically approved for said access by official action of the City Council, but the maintenance and upkeep of which remains the responsibility of the owner or owners of record.

STREET, ARTERIAL. Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Arterial streets and highways are intended to serve moderate to large traffic volumes traveling relatively long distances. Requirements for speed and level of service are usually quite high. Access to arterials should be well-controlled and, in general, limited to collector streets or highways.

STREET, COLLECTOR. Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Collectors are intended to serve as the connecting link for local streets and highways and to provide intra-neighborhood transportation. The traffic characteristics generally consist of relatively short trip lengths and moderate speeds and volumes. Access to collectors should be restricted to local streets and highways and major traffic generators.

STREET, LOCAL. Any street not designated as a collector or arterial street. The primary function of a local street or highway is to serve the adjacent property by providing the initial access to the highway network. These facilities are characterized by short trip lengths, low speeds and small traffic volumes. The design of the network should be directed towards eliminating through traffic from these facilities.

STRUCTURAL ALTERATION. Any change, alteration, or addition to a building or structure which involves bearing walls or supporting members.

STRUCTURE. Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.

SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into two (2) or more lots, tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease, or, if the establishment of a new street is involved, any division of such lot, tract or parcel. The term includes a resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

SUBSTANTIAL CONSTRUCTION WORK. The commencement and continuous prosecution of construction of required improvements toward completion.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Any extension, repair, reconstruction, or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value either before the improvement is started or, if the property has been damaged and is being restored, before the damage occurred.

SURFACE WATER. Water above the surface of the ground whether or not flowing through definite channels.

SWINGING SIGN. Any sign that swings freely from or on supports regardless of the guy wires used in connection therewith.

SWPPP. Stormwater Pollution Prevention Plan. Plan showing the BMPs to reduce storm water runoff from cleared areas or construction sites. Can also be referred to as an Erosion Control Plan.

TELECOMMUNICATION SWITCHING FACILITIES. Telecommunication switching facilities will have the following characteristics: Consist of less than four hundred twenty-five (425) square feet of total floor space; not be occupied; have only two (2) parking spaces; and be used for telecommunication switching equipment only.

TEMPORARY COMMERCIAL KITCHEN. Temporary Commercial Kitchen ("TCK") is defined as set forth in Section 509.102, Florida Statutes, as amended.

TEMPORARY INSTALLATIONS. Those installations of amateur radio antennas and amateur radio support structures that remain in place for a period less than ninety (90) consecutive days and whose manufacturer's specifications do not recommend or require concrete footings

TEMPORARY SIGN. Any sign that is not a permanent sign and is intended to be used for less than 12 months.

TEMPORARY USE. A use, other than an accessory use, that does not involve the construction or alteration of any permanent structure and that is established for a fixed period of time with the intent to discontinue such use upon the expiration of the established time period.

TIME AND TEMPERATURE SIGN. A display containing illuminated numerals flashing alternately to show the time and/or temperature.

TOWNHOUSE. A single-family dwelling unit constructed in a series or group of two or more attached units with property lines separating such units in which each unit extends from the foundation to roof and with a yard on not less than two sides.

TREE. Any self-supporting, woody plant having at least one well-defined stem that will gain a minimum height of 20 feet when mature.

TREE PROTECTION BARRIER. A suitable structure as installed as close as possible to the perimeter of the tree protection area prior to construction, land clearing, or demolition.

TRAILER SIGN. Any sign installed on a frame or structure with wheels other than a motor vehicle. Also see "Portable Sign."

UNDER CANOPY SIGN. Any sign hung under a canopy perpendicular to the building to promote a pedestrian environment.

UPLAND. All land areas not defined as wetlands per Section 157.08.

USACE. United States Army Corps of Engineers.

USE. The purpose for which land or water or a structure thereon is designated, arranged, or intended to be occupied or utilized or for which it is occupied or maintained. The use of land or water in the various zoning districts is governed by this chapter.

USE OF LAND OR WATER. Includes use of land, water surface, and land under water to the extent covered by zoning districts, and over which the city has jurisdiction.

UTILITIES. Any publicly or privately operated utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, telephone and television cable systems.

VSHAPED SIGN. Any sign which has two (2) faces which are not parallel.

VARIABLE MESSAGE BOARD. Portable electronic devices which may be used for providing information to motorists about construction schedules, alternate routes, expected delays, detours, and any other public message for the health, safety or welfare of the traveling public and residents. Use limited to government agencies.

VARIANCE. A relaxation of the terms of this zoning code where a variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the petitioner or applicant, a literal enforcement of the requirements of this chapter would result in unnecessary and undue hardship on the land.

VEHICLE SIGN. A sign affixed to or painted on a transportation vehicle or trailer for the purpose of identification or advertisement. Vehicle signs shall not include political signs, bumper stickers, or signs required by law, ordinance, or regulations.

VERTICAL ANTENNA. A vertically polarized conductor of radio waves that is perpendicular to the ground and that has an omni-directional pattern.

VETERINARY HOSPITAL OR CLINIC. Any structure or premises used primarily and essentially for the medical and surgical care of ill, disabled, or injured animals.

VINES. Any of a group of woody or herbaceous plants which may climb by twining, by means of aerial rootlets or tendrils, or which may simply sprawl over the ground.

VIRTUAL AUTO SALES. A business that primarily sells new or used vehicles online, enabling customers to browse inventory, secure financing and complete their purchase remotely. The operation may include a physical office and display as required by the Florida Administrative Code (FAC) 15C-7.003.

WALL SIGN (FACADE SIGN). Any sign fastened to, painted on, or incorporated into the structure or architecture of the outside facade of a building. Such signs, located on the exterior of a building are considered wall signs and are calculated as part of the total façade signage permitted.

WATER REFUSE PLAN. A plan which describes how water used in the mining process will be conserved through a reuse program.

WETLANDS. Hydrologically sensitive areas which are identified as being inundated or saturated by surface or ground water with a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

WHOLESALE TRADE. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for such individuals or companies.

WILDLIFE CORRIDORS. Areas of open space, preferably well vegetated, which connect conservation areas and allow wildlife traffic between different vegetative communities.

WINDOW SIGN. Any sign which is attached or painted, either permanently or temporarily, on the interior or exterior of a window, glass door, glass wall, or which is placed within 12 inches of the window, glass door, or glass wall.

WIRELESS COMMUNICATION ANTENNAS. An antenna designed to transmit or receive communications as authorized by the Federal Communications Commission.

WIRELESS COMMUNICATION TOWERS.

1. A structure or ground-mounted tower which:
    a. Is greater than 35 feet in height, as measured from the base of the structure as provided in Section 158.213(M)(2);
    b. Does not exceed 300 feet in height (including antenna); and
    c. Is principally intended to support communication (transmission or receiving) equipment for radio, TV, microwave, cellular, and similar communication purposes.
2. The term COMMUNICATION TOWER shall not include amateur radio operators' equipment licensed by the Federal Communications Commission (FCC). Communication towers are generally described as either monopole (free-standing), guyed (anchored with guy wires), or self-supporting (square, triangular, or pyramidal in plan view and constructed of steel lattice, tubular steel, reinforced concrete, or wood.).

YAGI ANTENNA. Often referred to as a beam antenna, the yagi is directional and typically results in a gain in signal strength. It is very similar in appearance to a traditional outdoor television antenna in that its elements or radiators are parallel to the ground.

YARD.

1. A required open space which is unobstructed from the ground upward except as otherwise allowed in this chapter, and except for fences, poles, posts, permitted signs, children's play equipment, other customary yard accessories, driveways, ornaments, statuary, and furniture which will not violate height limitations and requirements limiting obstruction of visibility.
2. The depth of any yard shall be measured at right angles to the appropriate lot line so that the yard established is a strip the minimum depth required by district regulations.

YARD, FRONT. A yard extending between side lot lines across the front of a lot adjoining a street; except that on lots fronting on more than one street, the front yard will be determined by the Zoning Administrator based on the location of any abutting arterial or collector streets, the prevailing patterns and the lot depth requirements of the zone.

YARD, REAR. A yard extending across the rear of the lot between side yards. The rear yard shall be at the opposite end of the lot from the front yard, unless otherwise specified by the Zoning Administrator.

YARD, SIDE. A yard extending from the interior (rear) line of the front yard to the rear lot line along any side lot line.

YARD, SPECIAL. A yard so placed or oriented that neither the term side yard nor the term rear yard clearly applies. In those cases, the Zoning Administrator shall require a yard with minimum dimensions as generally required for a side yard or rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon.

YEARLY INFORMATION REPORT (YIR) AND DATA BASE. An annual report prepared by the Director of Planning and Zoning which determines the existing condition of public facilities, determines and summarizes the available capacity of the public facilities based on their Level of Service (LOS), and forecasts the capacity of existing and planned public facilities identified in the Five-Year Capital Improvement Schedule.

ZONING ADMINISTRATOR. (See Section 158.350 of the Zoning Code).

ZONING DISTRICT. Any of the designated districts established within Section 158.020, for which delineation may be shown on the zoning map and for which specific regulations and requirements are included herein.

ZONING REGULATIONS. City of Port St. Lucie Code, as may be amended, which controls and regulates zoning for the incorporated portion of the city.

ZONING MAP. The official map described within Section 158.022(A), upon which the delineation of the several zoning districts are shown for locations within the city.

(Ord. No. 15-84, § 1, 12-7-15; Ord. No. 17-16, § 1, 3-13-17; Ord. No. 17-48, § 2, 8-14-17; Ord. No. 17-79, § 2, 11-27-17; Ord. No. 18-26, § 2, 5-29-18; Ord. No. 18-44, § 2, 9-10-18; Ord. No. 23-17, § 2, 2-27-23; Ord. No. 23-83, § 2, 1-8-24; Ord. No. 24-82, § 3, 1-13-25; Ord. No. 25-06, § 2(Exh. A), 1-27-25; Ord. No. 25-24, § 2(Exh. A), 5-12-25)

Sec. 158.222. Access Standards, Sidewalks, and Bikepaths.

(A) **General Requirements.**

(1) All new development or redevelopment will be provided with the appropriate access and traffic facilities to serve the transportation needs of the development in a safe and efficient manner while simultaneously preserving the flow of traffic on the surrounding public road system. The minimum number of residential development access points shall be determined per the National Fire Protection Association 1141 Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas, 2017 Edition (NFPA 1141); or as determined by a traffic study or the Fire Marshal, whichever is more stringent.

a) The secondary access point shall be located on a different public roadway than the primary access and on different sides of the development where feasible. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum; and which shall be constructed in conformance with the City's Engineering Standards for Land Development.

b) When an access point is provided as an emergency use only, per the NFPA 1141, the access point must utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshal.

(2) It is intended that access be restricted on arterial and collector streets in order to limit traffic conflicts and to preserve the capacity of these roads.

(3) All new development shall be required to dedicate to the public, or a private maintenance entity, the necessary rights-of-way for all new streets and roads within the development. Additional rights-of-way shall be dedicated on existing roads to bring that road to the necessary right-of-way indicated in the functional classification system contained in the transportation element of the Comprehensive Plan. All new development shall be required to construct or contribute towards off-site road improvements necessary to serve the development, unless otherwise addressed by the City Council. Necessary road improvements may include road construction, road widening, left and right turn lanes, traffic signals, regulatory signs and pavement markings. A traffic study may be required by the Zoning Administrator in order to properly identify the traffic impacts of the new development and measures needed to mitigate the impact of the new development.

(4) Every building, structure, or use hereafter erected, moved, or established shall be on a lot adjacent to a public street by means of an approved private street, and all buildings, structures, and uses shall be so located on lots so as to provide safe and convenient access for servicing, fire protection, and required off-street parking and loading. No building, structure, or use shall be erected on, moved onto, or established upon a lot which does not abut on at least one (1) public street or approved private street for a distance of at least twenty (20) feet.

(5) No lot which is residentially zoned shall be used for driveway, walkway, or access purposes to any lot which is zoned nonresidential or used for any purpose not permitted within the applicable residential zoning district except for ingress and egress to and from an existing use which does not abut a street.

(6) All new development shall be required to provide a traffic analysis appropriate to the magnitude of the new development including impacts to affected roadway facilities and construct or contribute towards off-site road improvements necessary to serve the development, unless otherwise addressed by the City Council. Necessary road improvements may include, but are not limited to, road construction, road widening, left and right turn lanes, traffic signals, regulatory signs and pavement markings.

(7) Internal circulation systems, interconnected parking lots, and/or frontage roads shall be utilized wherever possible.

(8) Temporary driveway permits may be issued as an interim measure until interconnected parking lots or frontage roads can be feasibly developed.

(B) **Design Requirements.** General design standards for the drive width, allowable number of driveways, and driveway spacing are provided below. Traffic generators with volumes of one thousand (1,000) plus trips per day, shall have driveways designed as a street intersection. Refer to the City's Engineering Standards for Land Development for additional information on requirements for pavement design, driveway profile, driveway radius, throat lengths, medians, median openings, and turn lanes.

(1) **Driveway Surface.**

a) **Commercial**. All driveways shall be a paved surface with concrete, asphalt, paver blocks, or comparable hard surfacing and shall be in accordance with the City's Engineering Standards for Land Development and Section 153.01.

b) **Single-Family Residential.**

i. Primary and secondary driveway entrance(s), as defined in Section 153.01, shall be constructed with a paved surface.

ii. Primary and secondary driveways, as defined in Section 153.01, may be constructed using pervious or semi-impervious surface materials when designed as a clearly delineated and properly graded natural surface covered with rolled stone or loose gravel. All such materials must be fully contained by edging, borders, or other acceptable methods to prevent erosion and maintain the defined limits of the driveway.

iii. Secondary driveways on corner lots may consist of unimproved surfaces, such as sod (see Figure 4).

(2) **Driveway Width.** The minimum and maximum driveway widths shall be as follows:

District and Driveway Type	Driveway Width	
	Minimum (feet)	Maximum (feet)
Residential		
Single-family	10	32
Single-family (~~circular~~ primary, main portion to garage face)	10	32
Single-family (~~circular,~~ secondary ~~portion~~)	10	~~20~~ 18
	Standard (feet)	
Minimum separation between primary and secondary driveways	18*	
Connector segment or turnaround - setback from the property line (See Figures 1 and 3)	5*	
Connector segment or turnaround — setback distance from primary residence (see Figures 1 and 3)	10*	
Multi-family	20	24
Multi-family (one way)	12	16
Commercial		
One way	12	16
Two way	24	36
Industrial		
One way	12	24

Two way	24	40

*The setback areas shall adhere to Section 154.03(K) of the City's Landscaping Code.

Figure 1. "T" Turnaround (Typical Lot)

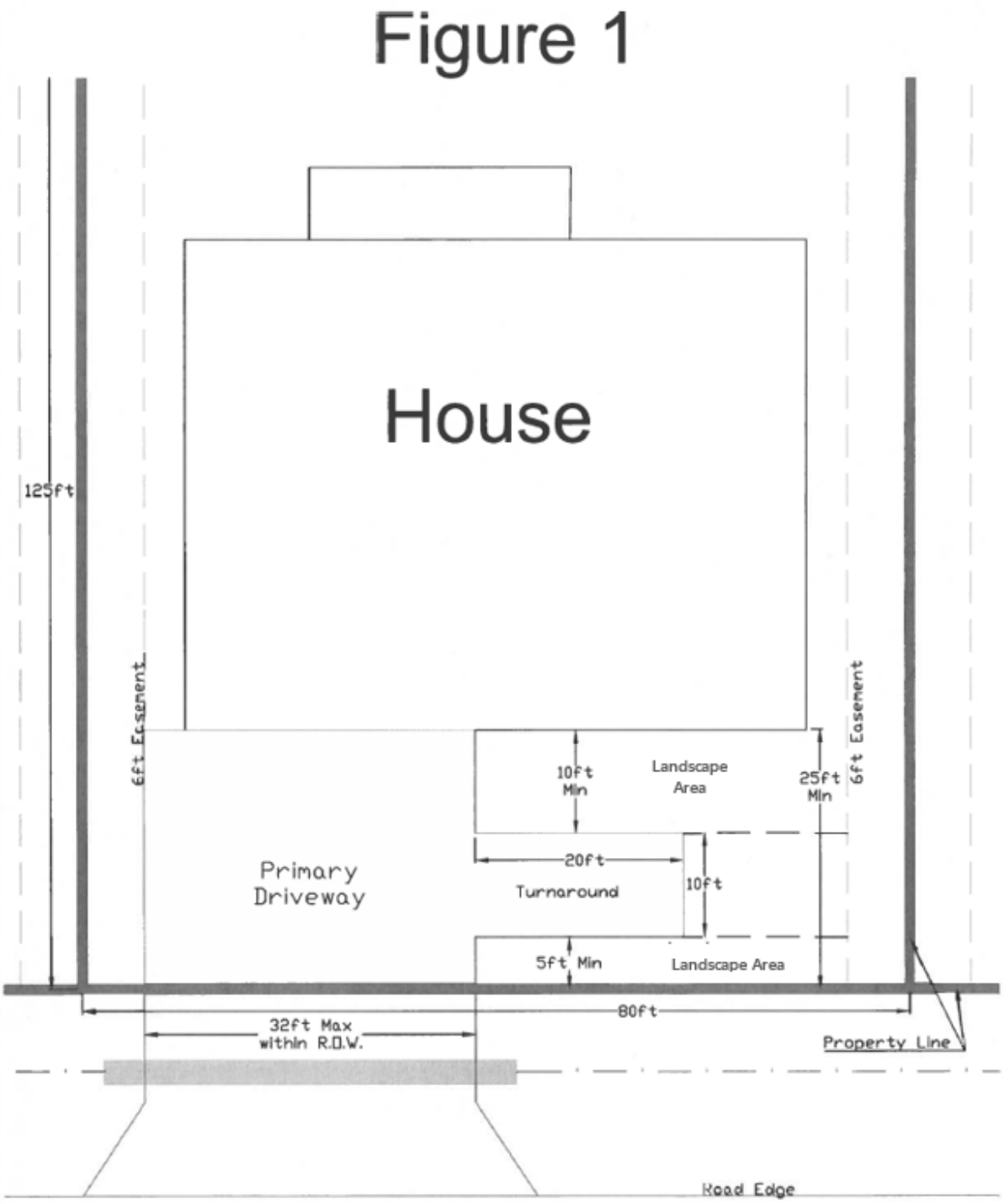


Figure 2. Secondary Driveway (Typical Lot).

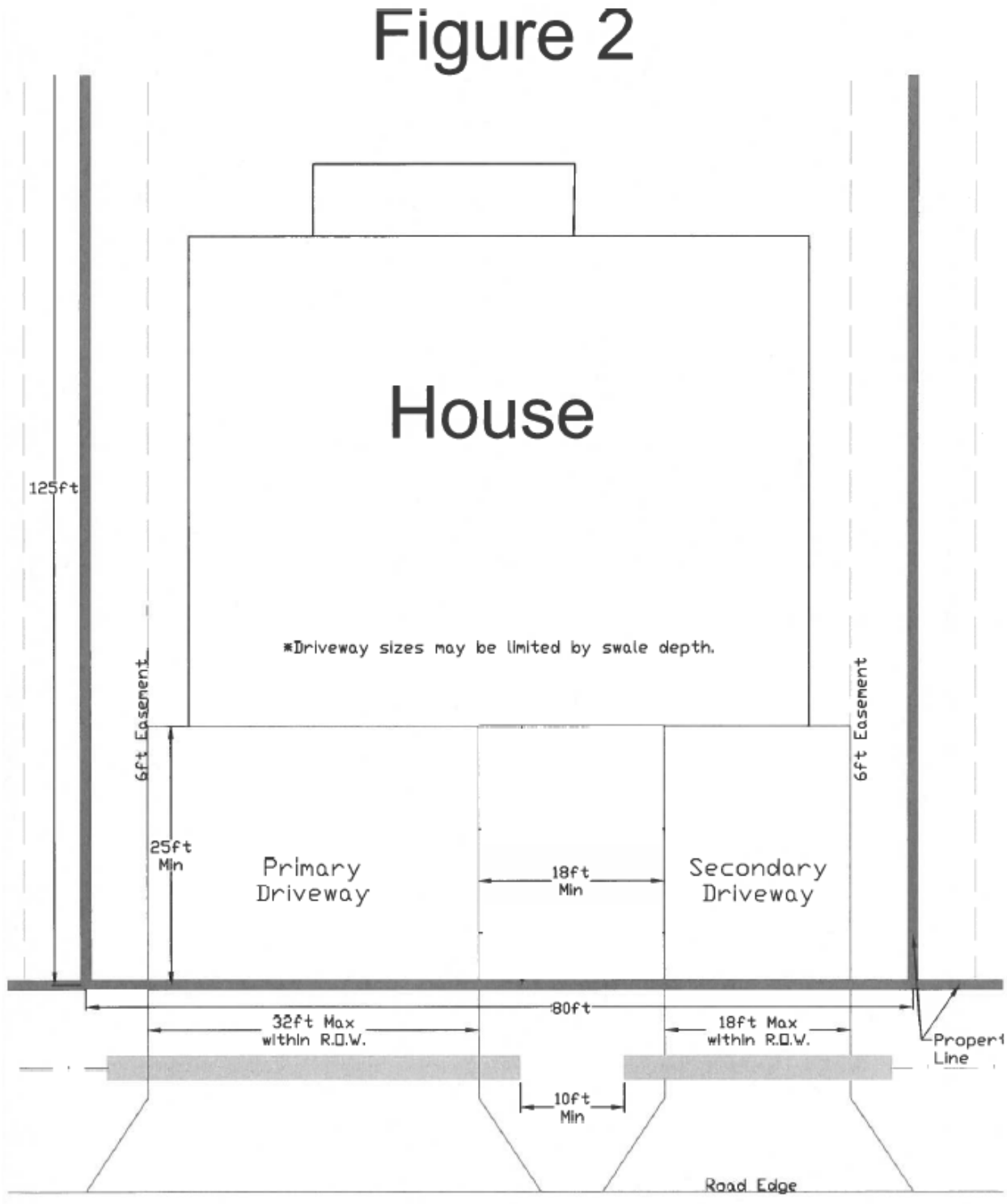


Figure 3. Secondary Driveway with Connector

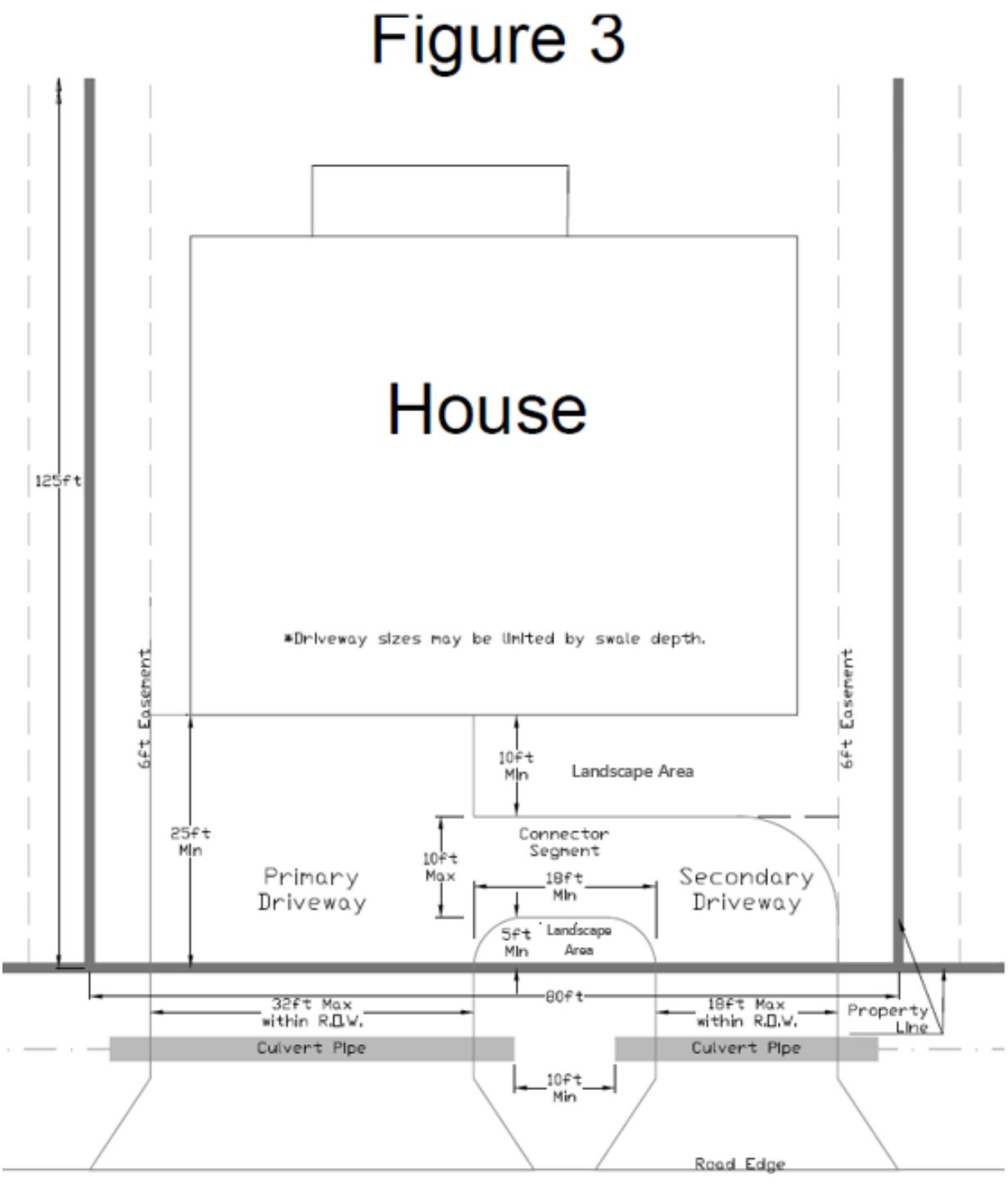
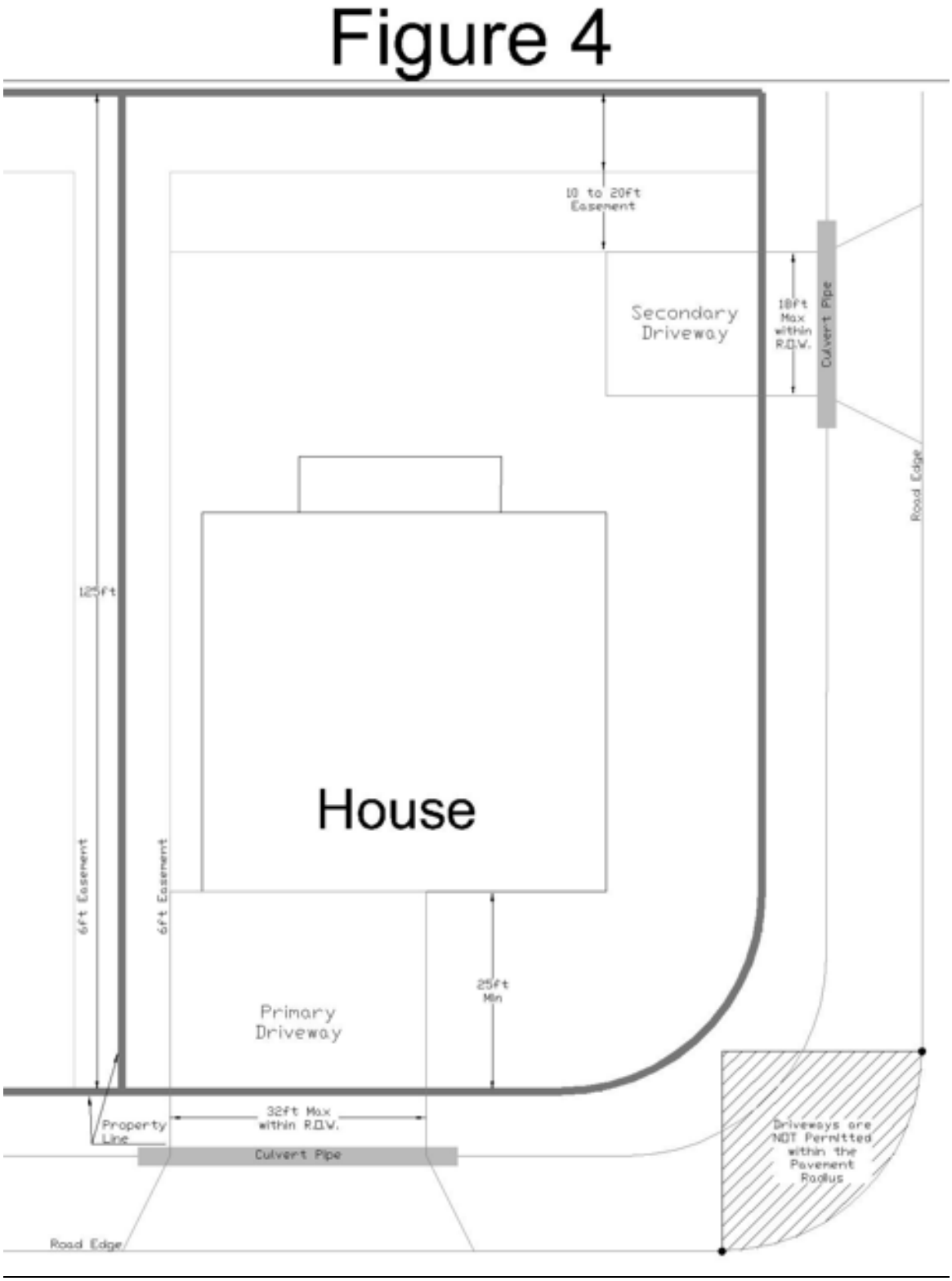


Figure 4. Corner Lot with Secondary Driveway.



3) **Number of Driveways.** Driveways shall be limited to the minimum necessary to provide access to the land uses. The following standards for the number of driveways are a guideline for the City to utilize in the review of specific development projects. Standards in excess of the guideline are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway. These guidelines may not always apply to conversion areas. Approval from the owner of the roadway is required for driveway connections to roads that are not owned by the City. Access restrictions shall be more severe for projects located on arterial or collector roads, especially for areas of strip commercial development.

Allowable Number of Driveways			
District	Number of Driveways, Type, and Frequency		
	Arterial Road	Collector Road	Local Road
Residential			
Single-family (Lots < 18,500 square feet)	1 two-way per lot or ~~circular~~ secondary per lot	1 two-way per lot or 1 ~~circular~~ secondary per lot	1 two-way per lot or ~~circular~~ secondary per lot
Single-family (Lots > 18,500 square feet)	2 two-way per lot or 1 ~~circular~~ secondary per lot	2 two-way per lot or 1 ~~circular~~ secondary per lot	2 two-way per lot or 1 ~~circular~~ secondary per lot
Multi-family minimum access standards must follow section 158.222(A)(1))	1 two-way or 2 one-way per each 500 feet of road frontage	1 two-way or 2 one-way per each 350 feet of road frontage	1 two-way per each 100 feet of road frontage
Commercial	1 two-way or 2 one-way per each 500 feet of road frontage	1 two-way or 2 one-way per each 350 feet of road frontage	1 two-way or 2 one-way per each 100 feet of road frontage
Industrial	1 two-way or 2 one-way per each 500 feet of road frontage	1 two-way or 2 one-way per each 250 feet of road frontage	1 two-way or 2 one-way per each 100 feet of road frontage

(4) **Driveway Spacing from Intersections.** Driveway spacing from intersections shall be measured from the right-of-way line of the intersecting street to the midpoint of the driveway. Spacing between driveways shall be measured from the midpoint of each driveway. Standards in excess of these requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway. The spacing requirements are shown in the following table:

Driveway Spacing from Intersections			
District	Driveway Location		
	Arterial Road	Collector Road	Local Road
Residential			
Single-family	50'	50'	25'
Multi-family	250'	250'	50'
Commercial	250'	250'	50'
Industrial	250'	200'	50'

(5) **Driveway Spacing Between Driveways.** The spacing requirements are shown in the following table where the spacing between driveways shall be measured from the midpoint of each driveway.

Driveway Spacing Between Driveways	
District	Driveway Location

	Arterial Road	Collector Road	Local Road
Residential			
Single-family	20'	20'	20'
Multi-family	150'	100'	50'
Commercial	250'	200'	50'
Industrial	n/a	150'	50'

(C) **Exceptions.** The Site Plan Review Committee may exempt utilities, cellular towers, billboards, and other similar uses from the aforementioned requirements for access standards provided sufficient access to the facility is provided and the facility is not accessible for the benefit of the general public.

(D) **Drive-Throughs.** No drive-through windows located between the right-of-way of a primary collector/arterial roadway and a building are permitted. If there is no viable location, the entire drive-through lane must be completely screened from adjacent view using a continuous planting of vegetation at a height of six (6) feet at time of planting. Vegetation shall be maintained at a height of at least six (6) feet.

(E) **Sidewalks and Bikepaths. Minimum design and construction standards**

(1) New development located along existing streets. New development located along an existing street right-of-way that is 60 feet in width or greater shall provide a sidewalk that is at least 5 feet in width, typically along the property line and within the street right-of-way. However, in such case where the Engineering Department determines that a sidewalk located within a right-of-way is not appropriate or will be in conflict with other public works, the Engineering Department may require that the sidewalk be located on the subject property to be developed, typically along the property line. Location and design shall be subject to review by the Site Plan Review Committee. In areas where the City plans to install and finance the construction of a sidewalk, the developer shall not be required to install the sidewalk. However, the developer shall be required to pay the current bid price for the installation of the proposed sidewalk for the length of the subject property unless previous agreement or ordinance indicates otherwise. In areas where a design plan for sidewalks and/or bikepaths has been adopted or established, the design plan shall take precedence as to the location, size, and other features of the sidewalk and/or bikepath. Sidewalks shall not encroach into landscape strips.

(2) Existing development located along existing streets. Existing development located along an existing street right-of-way that is 60 feet in width or greater seeking major revisions of a site plan pursuant to Section 158.237(D) of the Zoning Code, shall provide a sidewalk that is at least 5 feet in width, typically along the property line and within the street right-of-way. However, in such case where the Engineering Department determines that a sidewalk located within a right-of-way is not appropriate or will be in conflict with other public works, the Engineering Department may require that the sidewalk be located on the subject property to be developed, typically along the property line. Location and design shall be subject to review by the Site Plan Review Committee. In areas where the City plans to install and finance the construction of a sidewalk, the developer shall be required to pay the current bid price for the installation of the proposed sidewalk for the length of the subject property unless previous agreement or ordinance indicates otherwise. In areas where a design plan for sidewalks and/or bikepaths has been adopted or established, the design plan shall take precedence as to the location, size, and other features of the sidewalk and/or bikepath. Sidewalks shall not encroach into landscape strips. Existing development seeking minor revisions of a site plan pursuant to Section 158.237(C) shall not be subject to the sidewalk requirement.

(F) **Public and Private Streets or Driveways.** A sidewalk that is at least 5 feet in width shall be located along the side or sides of the following proposed street rights-of-way or main access routes:

(1) A public or private street right-of-way located adjacent to a non-residential use. A sidewalk shall be located along the side of the street located adjacent to the non-residential use.

(2) A public or private street right-of-way or driveway that serves as a main access route to a residential development having 400 units or more. Sidewalks shall be located on both sides.

(3) All collector or arterial roads. Sidewalks shall be located on both sides.

(G) Whenever possible, a sidewalk shall be located along the edge of the street right-of-way, leaving a green space located between the street pavement and the sidewalk. See Subdivision Regulations, Chapter 156, for additional requirements concerning sidewalks for subdivisions. Where there is conflict, the more stringent code requirement shall take precedence.

(H) All sidewalks shall comply with the Americans with Disabilities Act, the Florida Accessibility Code for Construction and the Engineering Department's Standards Book.

(I) In order to avoid installing a sidewalk that will lead nowhere nor have a functional purpose, where developed properties located along both sides of the subject property do not have sidewalks and it is unlikely that in the near future that sidewalks will be installed, the installation of a sidewalk shall not be required.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 11-69, § 1, 9-12-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 22-11, § 3, 2-28-22; Ord. No. 23-53, § 4, 11-27-23; Ord. No. 25-06, § 2(Exh. D), 1-27-25)

Editor's note(s)—Ord. No. 15-85, § 1, adopted December 7, 2015, amended § 158.222, to read as set out herein. Previously § 158.222 was titled "Access Standards."

Sec. 158.217. Accessory Uses and Structures.

(A) **General Provisions.** Accessory structures and uses are permitted in any zoning district in connection with any principal lawfully existing permitted use within that district, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage, and other requirements of the zoning district, and all other requirements of this section. 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 C as follows. Accessory uses are not considered a part of building coverage standards. Detached garages and storage buildings are also subject to size and standards as listed in subsection (C)(2)h. and (C)(2)i. Any proposed accessory use that exceeds the size limitations must be approved through application of a variance unless as stipulated within a Planned Unit Development zoning ordinance. Accessory structures on sites other than single-family lots must meet requirements of Section 158.237. Accessory nonresidential structures under 300 square feet in size are exempt from the Citywide Design Standards.

(B) **Private Boathouse and Docks.** Private boathouses and docks are permitted on canal or waterway lots, but not to protrude more than five (5) feet into the canal or waterway. Private hoist facilities may extend into the canal or waterway by no more than ten (10) feet beyond the dock if the canal or waterway is sixty (60) feet or more in width. However, if the canal or waterway is one hundred (100) feet or more in width, a dock with or without private hoist facilities may protrude to a distance which is the minimum needed to provide a water depth of minus four (4) feet (mean high water) for the dock with the maximum length not to exceed one hundred (100) feet beyond the mean high water line or not more than forty (40) feet or twenty (20%) percent of the canal or waterway, whichever is the more restrictive, into the canal or waterway. The canal width shall be measured from mean high water line to mean high water line. No permit shall be issued for the construction of a structure into a canal or waterway until it has been approved by any State or Federal regulatory agency having jurisdiction. In no event, shall more than six hundred (600) square feet of a boathouse be placed in a required rear yard, and no persons shall be permitted to use a boat or a boathouse as a residence.

(C) **Accessory Uses in Single-Family Residential Districts.**

(1) Accessory uses or structures shall not be located in that area extending from the front corners of the principal structure to the front property line, unless otherwise specifically provided. Accessory uses or structures shall be located a minimum often (10) feet from the rear property line. The minimum setback from side property lines shall be those set forth in the applicable zoning district.

Temporary structures and fences are allowed as an accessory use on the same lot or on a contiguous lot in the same ownership. Any contiguous lot under the same ownership with a permanent structure requiring a building permit, other than a fence, is required to join the lots through a unity of title.

(2) The following accessory uses are allowed in the RE, RS-1 through RS-3 single-family residential zoning districts. All other accessory uses are prohibited, with the exception of the provisions for amateur radio antennas and amateur radio support structures outlined in Section (C)(3) below.

a. Customary yard structures such as clothes lines, communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.

b. Swimming pools and related decks, patios, detached roofed patios, and screen enclosures. Maximum size = based on allowable setbacks.

c. Tennis and pickle ball courts with fence enclosures and similar installations including basketball, volleyball, badminton, and shuffleboard courts. A basketball backboard and goal may be located in that area extending from the front corners of the principal structure and on driveways or in swale areas 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. The City reserves the right to move them for maintenance purposes.

d. Skateboard ramps.

e. Garden structures, including gazebos, pergolas, and well houses may be located in that area extending from the front building line.

f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.

g. Fences or screening walls; shall meet the requirements of section 158.216.

h. Unattached accessory building for storage, home workshops, children's playhouses. Maximum size = 500 square feet cumulative. These uses shall conform in appearance and design of the principal structure (house) if over 300 square feet in size.

i. 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 roof line or 22 feet in height, whichever is more restrictive for lots less than 18,500 square feet. Lots 18,500 square feet or greater shall be allowed a maximum of 1,600 square feet of total garage area (detached or attached) and limited in height so that it is not higher than the principal building's roof line or 22 feet in height, whichever is more restrictive.

A detached garage over 300 square feet shall conform in appearance and design to the principal structure (house). The garage door must be designed to be an integral part of the building's architecture with trim, detailing and fenestrations. All residential garage doors for garages shall consist of articulated panels and all garages shall incorporate at least two of the following features: decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative shutters, dormers, horizontal or vertical articulation, decorative vent covers on gable just above garage and/or sconce lighting.

j. Solar energy systems, windmills, and other energy devices based on renewable resources. Solar ground and pole mounted energy systems may be located no closer than six (6) feet to any side lot line and ten feet to any rear lot line.

k. Outdoor fireplaces, outdoor kitchen (not enclosed), and barbecue pits.

l. Doghouse with a size not to exceed four (4) feet in height by four (4) feet in depth by six (6) feet wide.

m. Noncommercial greenhouses.

n. Concrete~~,~~ and stone~~, and wood~~ driveways, patios, decks, and walks may be located in that area extending from the front corners of the principal structure, provided those structures do not extend any closer than six (6) feet to any side lot line or ten (10) feet to any rear lot line.

o. Dish antennas provided they meet the above and following requirements:

1. Only one (1) dish antenna per residence shall be permitted; and

2. Dish antennas shall not exceed twelve (12) feet in diameter, nor shall the dish in any position exceed a height of fifteen (15) feet.

p. Carports - Maximum size = 200 square feet and limited in height so that it is not higher than the principal building's roof line or 22 feet in height, whichever is more restrictive for lots less than 18,500 square feet. Lots 18,500 square feet or greater shall be allowed a maximum of 400 square

feet of total carport area and limited in height so that it is not higher than the principal building's roof line or 22 feet in height whichever is more restrictive.

(3) Amateur radio service.

a. Intent and purpose. This section is intended (1) to provide reasonable accommodation for amateur radio antennas and amateur radio antenna support structures in residential zoning districts within the City of Port St. Lucie and (2) to constitute minimum practicable regulation to accomplish the City's legitimate purposes consistent with state and federal laws including Federal Communication Commission regulations pertaining to amateur radio services, as noted in PRB-1 (1985), as amended and reconsidered. Legitimate purposes include, but are not limited to, preserving residential areas as livable neighborhoods and preserving public health, safety, and welfare.

b. General Requirements:

1. a. Amateur radio antennas and amateur radio antenna support structures having an overall height of forty-three and one-half (43½) feet or less are permitted in all zoning districts for amateur radio operators who hold a current amateur radio license issued by the Federal Communications Commission. An amateur radio operator who installs an amateur radio antenna or amateur radio antenna support structure shall, upon request by an employee of the City's building department or code compliance division, show his/her current FCC-issued amateur radio license to that employee.

b. Amateur radio antennas and amateur radio antenna support structures having an overall height of forty-three and one-half (43½) feet, but less than seventy (70) feet are permitted in all zoning districts for amateur radio operators who hold a current amateur radio license issued by the Federal Communications Commission subject to the permitting requirements of the Florida Building Code and payment of applicable permit fees. An amateur radio operator who installs an amateur radio antenna or amateur radio antenna support structure shall, upon request by an employee of the City's building department or code compliance division, show his/her current FCC-issued amateur radio license to that employee.

2. In residential zoning districts, amateur radio antenna support structures shall not be used for co-location of commercial antennas. In non-residential districts, co-location of commercial antennas must comply with Zoning Ordinance requirements applicable to wireless communication towers. Otherwise, lawful amateur radio antennas may be installed on commercial antenna structures by agreement with the owner of such commercial antenna structures.

c. Maximum height of amateur radio antennas and antenna support structures. An amateur radio antenna and its support structure located in residential zoning districts may not exceed a combined height of seventy (70) feet above ground level.

d. Other Provisions.

1. Ground-mounted amateur radio antennas and amateur radio antenna support structures shall be so located and installed as to be safe and to create minimum impact to the surrounding properties. Antennas and their antenna support structures shall not be located within the side and rear property setback areas or within 25 feet from the front property line. Guy wires may be permitted in the side and rear setback areas provided no part of the anchors and/or their foundations shall encroach within one (1) foot of any side or rear lot line.

2. Climbable ground-mounted antenna support structures shall have appropriate anti-climb devices or wire mesh fabric attached up to a height of five (5) feet or more.

3. All retractable and non-retractable ground-mounted amateur radio antenna support structures shall be structurally sound and so designed and installed as to meet the manufacturer's specifications on assembly, construction and erection, in order to conform to § 102.2 of the Florida Building Code.

4. Amateur radio antennas and amateur radio support structures shall be erected within six months of the issuance of their installation permit. In the event of the failure on the part of the applicant to complete the installation within six months. A renewal of the permit shall be required.

5. The building department shall maintain a separate database of relevant information as to all approvals of installation permits issued under this provision.

6. Section (C) of this ordinance, which concerns the amateur radio service and amateur radio antennas and amateur radio antenna support structures in residential zoning districts, shall not apply to temporary installations, as defined above.

7. Amateur radio antennas and amateur radio antenna structures existing on the effective date of this ordinance shall be grandfathered and not subject hereto, provided, however any modifications thereto shall be subject to the provisions of this Section.

(D) **Storage of a Commercial Vehicle or Equipment in a Residential District.** Storage of a commercial vehicle or equipment in a residential district is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure in accordance with the provisions of section 72.03.

(E) **Major Recreation Equipment.** Major recreation equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwellings, houseboats and the like. No major recreation equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residentially zoned lot, or in any other location not approved for that use. Major recreation equipment may be parked or stored within a residential area only in accordance with the provisions of subsection 73.04(B).

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

(1) The holder of the home occupation may have employees engaged in the business provided that not more than two (2) employees or independent contractors, may work at the home-based business but not reside there. Employees who work remotely are permitted.

(2) 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.

(3) 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.

(4) Any individual who promotes or solicits a home occupation by displaying, advertising, or using in any fashion his home address or telephone; who provides or conducts a home occupation as defined herein; or who proffers home occupation services as defined herein shall be required to obtain a

business tax receipt, therefore. The offering of articles for sale in isolated situations shall not be considered as a home occupation or require permit and tax receipt.

(5) Application for a home business tax receipt shall be made to the city, setting forth the address of the subject premises, [and] the type of home occupation desired. The City may inspect the subject premises to verify full compliance of the proposed home occupation usage with the provisions of the ordinance. Upon approval of the application, the City shall issue a tax receipt for the home occupation.

(6) Real estate brokers licensed pursuant to Chapter 475, Florida Statutes, may conduct their business as a home occupation and place their broker's license at their place of residence. In addition to a single employee, a real estate broker is permitted to have two (2) real estate sales associates licensed pursuant to Chapter 475, Florida Statutes. The associates may place their license with a real estate broker conducting business as a home occupation provided the real estate broker home occupation shall be conducted in accordance with and conform to all of the above conditions and restrictions as otherwise established for home occupations.

(7) Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence.

(G) **Mobile Vending Sales.** Mobile Vending Sales shall be allowed under the following standards:

(1) Permitted locations. May only operate in general commercial (CG), or planned unit development (PUD) zoning districts where Mobile Vending Sales is listed as a permitted use.

(2) Prohibited locations. Except as otherwise provided for in this subsection, Mobile Vending Sales are prohibited in all the following:

a. Within any street, right-of-way, drainage right-of-way, or City easement.

b. Within any required preserve or landscape buffer.

c. On unimproved property.

d. Within driveway aisles, no parking zones, loading areas, parking lanes, nor impede the on-site circulation of motor vehicles while operating on any permitted location.

(3) General operation requirements and regulations.

a. Mobile Vending Sales shall:

i. Be associated with an existing business and obtain the written and notarized permission of the property owner prior to operation;

ii. Be located on a sidewalk in front of the business which has granted permission, provided adequate passage is maintained;

iii. Be located on and over an impervious surface;

iv. Be the only Mobile Vending Sales on the lot;

v. Be self-contained and portable so as to be removed from the site each night and not exceed two (200) square feet in size; and

vi. Limit signage to ten (10) square feet. Freestanding signs, banners, pennants, balloons or flags shall be prohibited.

(H) Stand-Alone ATMs are a permitted use in P, CN, CG, CS, LMD, and PUD zoning districts. A stand-alone ATM shall be allowed in compliance with the following standards:

(1) Two stand-alone ATM are allowed per site plan.

(2) Walk up ATMs shall not be located adjacent to a required drive aisle.

(3) For walk up ATMs, two parking spaces (one handicap space and one standard parking space) shall be provided and be located adjacent to the ATM. When parking is also provided for other uses on the site, the ATM parking space shall be signed as short-term ATM parking.

(4) For drive-through ATMs, stacking lanes shall accommodate stacking for at least two (2) vehicles.

(5) Drive-through lanes or aisles shall be situated so as to not block any other drive aisle or parking.

(6) Impacts to adjacent residential property from sound, lighting and idling vehicles and visibility of the ATM shall be mitigated by the developer with landscaping and/or other methods subject to the approval of the Zoning Administrator or Site Plan Review Committee.

(7) ATMs are exempt from the Citywide Design Standards.

(l) **Mobile Food Dispensing Vehicles and Temporary Commercial Kitchens.** Mobile Food Dispensing Vehicles ("MFDVs") and Temporary Commercial Kitchens ("TCKs") shall be allowed on any lot within the neighborhood commercial (CN), commercial general (CG), service commercial (CS), warehouse industrial (WI), and industrial zoning district (IN), subject to the standards set forth in Chapter 121 of the City's Code of Ordinances.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 02-10, § 1, 2-11-02; Ord. No. 07-142, § 1, 10-8-07; Ord. No. 08-41, § 1, 5-27-08; Ord. No. 10-01. § 1, 1-25-10; Ord. No. 11-14, § 1, 3-14-11; Ord. No. 11-39, § 1, 6-27-11; Ord. No. 12-51, § 2, 9-24-12; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 21-114, § 2, 12-6-21; Ord. No. 24-82, § 2, 1-13-25; Ord. No. 25-06, § 2(Exh. B), 1-27-25)

City of Port St. Lucie

Zoning Text Amendment

Project No. P26-020

Planning and Zoning Board Meeting
April 7, 2026

Presented by: Bethany Grubbs, Senior Planner

Project Summary

- City-initiated text amendment to update driveway standards; add new definitions; setbacks, and landscape area requirements; and establish typical lot scenario figures.

- Establishes minimum separation between primary and secondary driveways, connector segment and turnaround setbacks, landscape/pervious area requirements, and updated definitions aligned with the proposed standards.

- Adds typical lot scenario figures to provide visual guidance on how the standards apply to different residential lot layouts.

Analysis

- Review of City Codes showed inconsistent standards for residential driveways and vehicle parking, requiring clarification.

- Planning & Zoning, Neighborhood Services, and Public Works collaborated to align driveway definitions and standards.

- Current Code (Sec. 158.222) requires all driveways to be paved, while Sec. 158.217 allows residential driveways of concrete, stone, or wood—creating inconsistencies.

Analysis

- Staff review shows the need to replace the term circular driveway with primary and secondary driveway terminology and add clear setback expectations.
    - The term “circular driveway” will be replaced with clearer terms: primary driveway and secondary driveway.

- 2021 requirements for circular or “T” turnarounds increased paved and graveled areas on certain residential lots.

- Amendments establish separation requirements between driveway segments and setbacks from homes/property lines to preserve landscape areas.

Proposed Amendment

Sec. 153.01

(C) Defined terms:

DRIVEWAY CONNECTOR SEGMENT (SINGLE-FAMILY RESIDENTIAL). A segment of a driveway configuration that provides the internal connection between the primary driveway and a secondary driveway. The connector segment enables a continuous travel path within the site, including straight, angled, or curved connections.

DRIVEWAY ENTRANCE (SINGLE-FAMILY RESIDENTIAL). A paved access area that provides vehicular ingress or egress between a public or private right-of-way and the abutting property. The driveway entrance begins at the edge of pavement within the roadway and extends inward to the property line and must be a paved surface constructed in accordance with applicable City's Engineering Standards for Land Development.

Proposed Amendment *continued*

Sec. 153.01

(C) Defined terms:

DRIVEWAY, PRIMARY (SINGLE-FAMILY RESIDENTIAL). The main access segment of a driveway configuration extending from the public or private right-of-way into the abutting property and leading to a designated parking area or garage face.

DRIVEWAY, SECONDARY (SINGLE-FAMILY RESIDENTIAL). The auxiliary segment to a primary driveway intended to complete a long loop or connection or a secondary ingress/egress.

GARAGE FACE. The garage face is the vertical plane created by the exterior wall of a garage or carport containing the primary vehicular access door(s). This includes the original garage door on enclosed garages or the open-facing structural wall of a carport. The garage face represents the point at which the driveway terminates and serves as the functional end of vehicular accessway to the structure.

Proposed Amendment *continued*

Sec. 153.01

(C) Defined terms:

PAVED SURFACE. Ground covered with concrete, asphalt, brick pavers, stamped concrete, or paving block and is constructed in accordance with the City's Engineering Standards for Land Development.

Proposed Amendment *continued*

Sec. 158.222

(1) **Driveway Surface.**

a) **Commercial**. All driveways shall be a paved surface with concrete, asphalt, paver blocks, or comparable hard surfacing and shall be in accordance with the City's Engineering Standards for Land Development and Section 153.01.

b) **Single-Family Residential.** Primary and secondary driveway entrance(s), as defined in Section 153.01, shall be constructed with a paved surface.

i. Primary and secondary driveway entrance(s), as defined in Section 153.01, shall be constructed with a paved surface.

Proposed Amendment *continued*

ii. Primary and secondary driveways, as defined in Section 153.01, may be constructed using pervious or semi-impervious surface materials when designed as a clearly delineated and properly graded natural surface covered with rolled stone or loose gravel. All such materials must be fully contained by edging, borders, or other acceptable methods to prevent erosion and maintain the defined limits of the driveway.

iii. Secondary driveways may consist of unimproved surfaces, such as sod, and may be used solely as accessways to the side or rear of the property. These areas are not permitted for parking, and no self-propelled motor vehicle may stop or park on unimproved grassed areas located within the front yard.

(2) **Driveway Width.** The minimum and maximum driveway widths shall be as follows:

	Driveway Width	
District and Driveway Type	Minimum (feet)	Maximum (feet)
Residential		
Single-family	10	32
Single-family (~~circular~~ primary, main portion to garage face)	10	32
Single-family (circular, secondary portion)	10	~~20~~ 18
	Standard (feet)	
Minimum separation between primary and secondary driveways (See Figure 2)	18*	
Connector segment or turnaround - setback from property line (See Figures 1 and 3)	5*	
Connector segment or turnaround — setback distance from primary residence (see Figures 1 and 3)	10*	
Multi-family	20	24
Multi-family (one way)	12	16
Commercial		
One way	12	16
Two way	24	36
Industrial		
One way	12	24
Two way	24	40

*The setback areas shall adhere to Section 154.03(K) of the City's Landscaping Code.

Proposed Amendment *continued*

Sec. 158.217

(2) The following accessory uses are allowed in the RE, RS-1 through RS-3 single-family residential zoning districts. All other accessory uses are prohibited, with the exception of the provisions for amateur radio antennas and amateur radio support structures outlined in Section (C)(3) below.

n. Concrete~~,~~ and stone~~, and wood~~ driveways, patios, decks, and walks may be located in that area extending from the front corners of the principal structure, provided those structures do not extend any closer than six (6) feet to any side lot line or ten (10) feet to any rear lot line.

Staff Recommendation

The Planning and Zoning Department staff finds that the petition is consistent with the intent and direction of the City's comprehensive plan and therefore recommends approval.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council.
- Make a motion to recommend denial
- Make a motion to table

Agenda Summary

2026-301

Agenda Date: 4/7/2026 **Agenda Item No.:** 7.b

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P26-028 Verano South POD H - Small-Scale Comprehensive Plan Amendment

Location: The properties are generally located southeast of Glades Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.

Legal Description: Site 1: Lots 1-5 of Verano-Commercial Plat No.1, as recorded in Plat Book 138, Page 38, of the Public Records of St. Lucie County, Florida

Site 2: A portion of Section 6, Township 37 South, Range 39 East and a portion of Section 31, Township 36 South, Range 39 East.

This is a request for a future land use designation change from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development.

Submitted By: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Executive Summary: The applicant requests a future land use designation change from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development, located along the Crosstown Parkway corridor.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the Future Land Use Amendment to the City Council.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board recommend denial to the City Council and provide staff direction.

Background: DRI entitlements authorize up to 848,500 square feet of retail/service uses and 100,000 square feet of office uses. The proposal does not include any change to development entitlements or increase in density or intensity.

The RGC Future Land Use designation is a mixed-use category requiring inclusion of at least one 18-hole golf course, allowing a maximum residential density of 5 dwelling units per gross acre, and permitting up to ten percent of the land area to be developed with non-residential uses. Permitted non-residential uses may include hotel, conference center, recreational, specific institutional, retail, and office uses. Retail and office uses within the RGC designation are intended to serve the internal development and function as low-intensity commercial uses

Issues/Analysis: The property consists of parcels in two different locations as follows:

Site 1: Approximately 9.7 acres, comprising five parcels, located at the corner of Crosstown Parkway and Sundance Vista Boulevard.

Site 2: Approximately 10.0 acres located at the corner of Crosstown Parkway and Range Line Road.

The purpose of this request is to allow more intensive commercial uses consistent with the CG designation. Because CG zoning permits uses of greater intensity than those planned under the RGC designation, CG zoning is not compatible with the existing RGC Future Land Use classification.

The Planned Unit Development application (P21-070), approved by City Council on January 22, 2024, established the Verano POD H PUD. A concurrent PUD amendment has been submitted to update the list of permitted and special exception uses to reflect uses of greater intensity consistent with Section 158.124 - General Commercial (CG) of the Zoning Code.

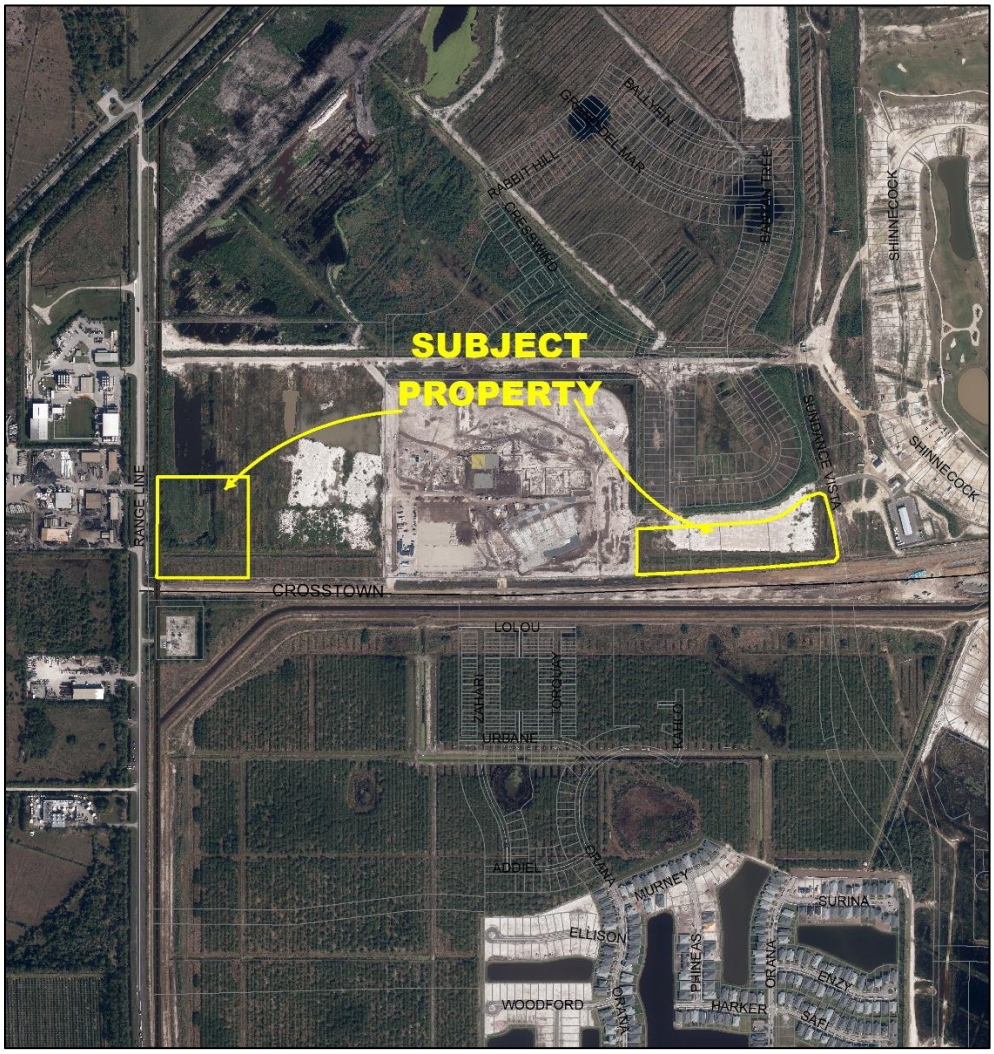
Special Consideration: N/A

Location of Project: The properties are generally located southeast of Glades Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.

Attachments:

1. Staff Report
2. Cover Letter Deed
3. Application
4. Special Warranty Deed
5. Agent Authorization Letter
6. Staff Presentation

Verano South POD H
Small- Scale Comprehensive Plan Amendment
P26-028



Project Location

SUMMARY

Applicant's Request:	A small-scale future land use map amendment to change the future land use designation from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development.
Applicant:	Cotleur & Hearing, Inc.
Property Owner:	PSL Land Investments, LLC
Location:	The properties are located southeast of Glades Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The subject properties were recently replatted from a single parcel, divided into two separate commercial areas, into six individual parcels. The applicant is requesting a future land use map amendment from Residential Golf Course (RGC) to Commercial General (CG) for approximately 19.7 acres within the Verano POD H development, located along the Crosstown Parkway corridor.

These 19.7 acres consist of six parcels as follows:

- Site 1: Approximately 9.7 acres, comprising five parcels, located at the corner of Crosstown Parkway and Sundance Vista Boulevard.
- Site 2: Approximately 10.0 acres located at the corner of Crosstown Parkway and Range Line Road.

The purpose of this request is to allow more intensive commercial uses consistent with the CG designation. Because CG zoning permits uses of greater intensity than those planned under the RGC designation, CG zoning is not compatible with the existing RGC Future Land Use classification.

DRI entitlements authorize up to 848,500 square feet of retail/service uses and 100,000 square feet of office uses. The proposal does not include any change to development entitlements or increase in density or intensity.

The RGC Future Land Use designation is a mixed-use category requiring inclusion of at least one 18-hole golf course, allowing a maximum residential density of 5 dwelling units per gross acre, and permitting up to ten percent of the land area to be developed with non-residential uses. Permitted non-residential uses may include hotel, conference center, recreational, specific institutional, retail, and office uses. Retail and office uses within the RGC designation are intended to serve the internal development and function as low-intensity commercial uses

The Planned Unit Development application (P21-070), approved by City Council on January 22, 2024, established the Verano POD H PUD. A concurrent PUD amendment has been submitted to update the list of permitted and special exception uses to reflect uses of greater intensity consistent with Section 158.124 - General Commercial (CG) of the Zoning Code.

Background

The PGA Village (Verano) Development of Regional Impact (DRI), originally approved by City Council on October 27, 2003 under Resolution 03-R68, established the Verano DRI and designated areas for RGC land use along with a section of CG land use. The DRI has since been amended multiple times, with Resolution 21-R01 serving as the current regulating document.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the April 7, 2026, Planning & Zoning Board meeting.

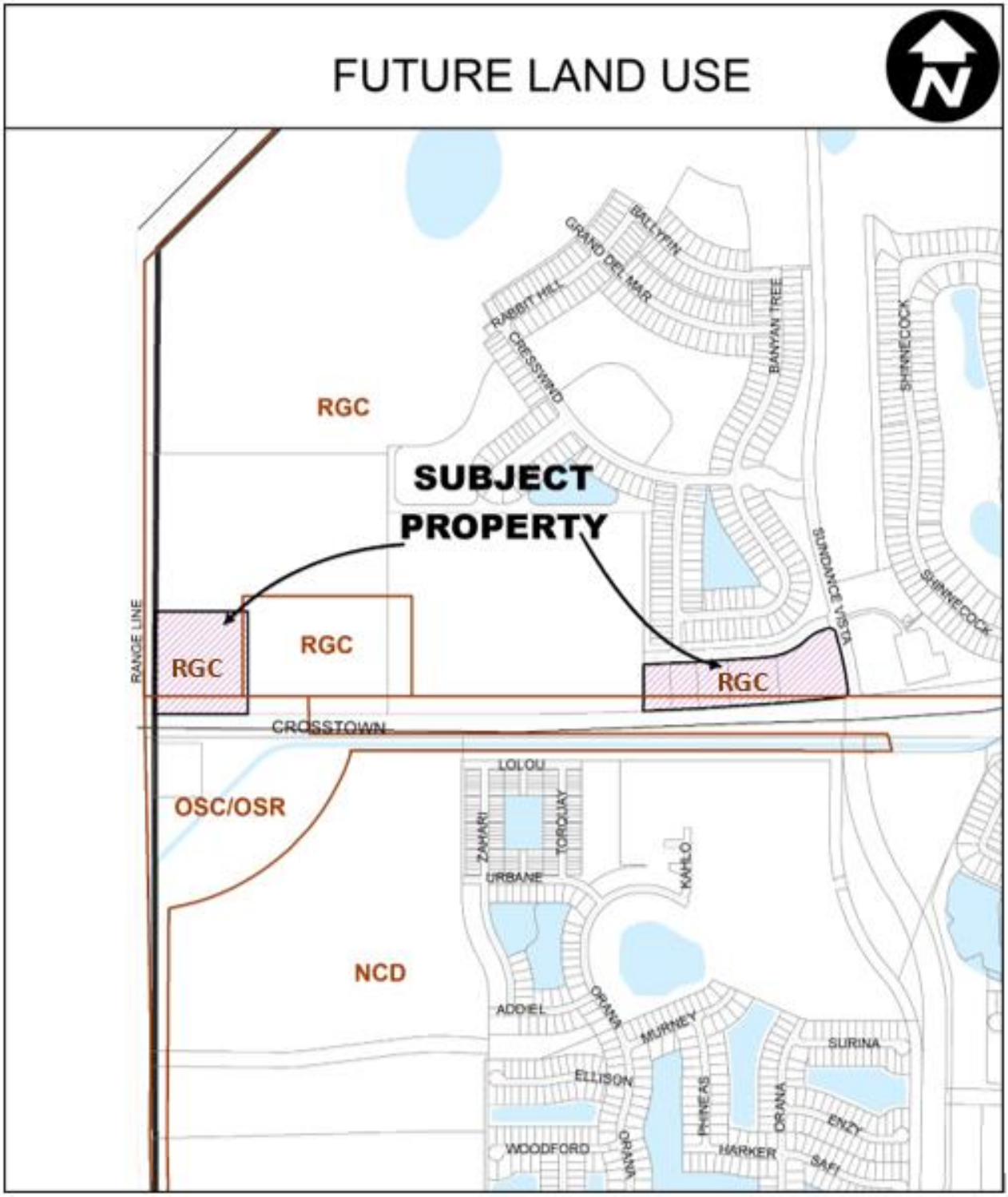
Location and Site Information

Parcel Number:	3331-131-0001-000-6; 4306-501-0005-000-4; 4306-501-0004-000-7; 4306-501-0003-000-0; 4306-501-0002-000-3; 4306-501-0001-000-6
Property Size:	19.7-acres *(overall)*
Legal Description:	Site 1: Lots 1-5 of Verano-Commercial Plat No.1 Site 2: A portion of Section 6, Township 37 South, Range 39 East and a portion of Section 31, Township 36 South, Range 39 East.
Current Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant (undeveloped land)
Requested Future Land Use:	CG (Commercial General)
Requested Zoning:	N/A
Proposed Use:	General Commercial Development

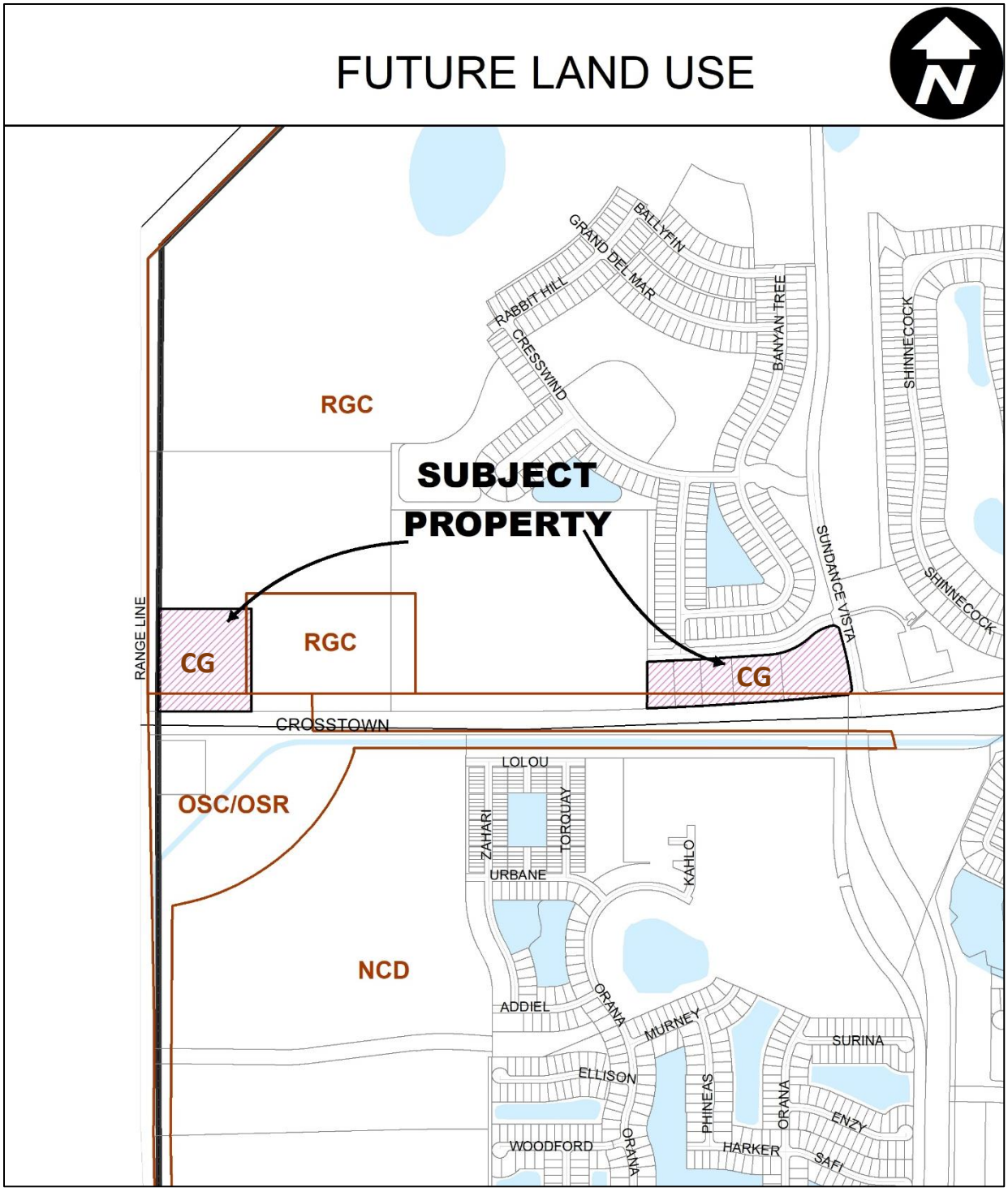
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Residential Subdivision
South	NCD	MPUD	Residential Development
East	RGC	PUD	POA Common Aera Tracts
West	IND	IH	Public School

RGC – Residential Golf Course, PUD – Planned Unite Development, NCD – New Community Development, MPUD – Master Planned Unit Development, IND - Industrial, IH – Industrial Heavy



Existing Land Use Map



Proposed Future Land Use Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification: The small-scale future land use amendment is proposed to provide commercial development that serves not only the Verano DRI but also surrounding communities.

Staff Analysis: The proposed future land use map amendment to CG supports the intended commercial development and is consistent with the character of nearby land uses.

Land Use Consistency (GOAL 1.1): GOAL 1.1 of the Future Land Use Element states that the City shall provide an appropriate mix of land uses which meet the needs of current and future residents of the city in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.

Policy 1.1.7.1: Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the compatibility with abutting and nearby uses , the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

Policy 1.1.7.3: Encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	*Y*
Accommodate projected population or economic growth	*Y*
Diversify the housing choices	*N*
Enhance or impede provision of services at adopted LOS Standards	*N*
Compatibility with abutting and nearby land uses	*Y*
Enhance or degrade environmental resources	*N*
Job creation within the targeted industry list	*N*

Adequate Public Facilities Review (Objective 1.1.3):
The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in Future Land Use designation from RGC to CG, there is expected to be a decrease in potable water or wastewater demand, measured in gallons per day (gpd).

This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as shown below:

Existing Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
RGC	19.7	429,066 SF (50%)	125 gpd (per 1000 sq ft)	53,633	45,588
Total Existing FLU					

Proposed Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CG	19.7	343,253 SF (40%)	125 gpd (per 1000 sq ft)	42,907	36,471
			Net Change in gpd (decrease)	**(-) 10,726**	**(-) 9,117**

Transportation: The amendment is not expected to adversely impact traffic since the proposed land use results in reduced Average Daily Trips (ADT) and PM Peak Hour traffic. Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Trip Generation (Maximum Development per Land Use)

Existing Future Land Use	Acreage	Maximum Lot Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RGC	19.7	Shopping Center (>150k) 429,066 SF (50%)	820	19,995	1,888
Proposed Future Land Use	**Acreage**	**Maximum Coverage & Use**	**Trip Generation Average Rate (ITE Code)**	**Average Daily Trips**	**PM Peak Hour**
CG	19.7	Shopping Center (>150k) 343,253 SF (40%)	820	15,995	1,510
			Total Trips Net Change (decrease)	**(-) 4,000**	**(-) 378**

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not expected to have any impact on the level of service for parks since the application is for non-residential land use.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: No impact; the application is for non-residential land use.

Environmental: Section 6B of Resolution 12-R102 (approved October 22, 2012) documents that Verano has exceeded the 25% upland preservation requirement. The Verano Conservation Area Management Plan and conservation easement include 11.4 acres of surplus upland habitat. Additionally, 22.86 acres were deeded for conservation purposes, with upland portions counting toward the DRI preservation requirement.

Flood Zone: The flood map for the selected area is number 12111C0275J and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District Station 17 (10240 Village Parkway) will provide service. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to change the increasing impact to response time that the PGA Verano Development is creating. To address these impacts of the development an agreement between the City and Verano for the conveyance of land within Verano Development has been approved. The land will be designated for a police mini substation to be located within Verano South PODs G or H. This will address the increased demand and improve the response times.

RELATED PROJECTS

P20-189 - Verano (PGA Village) DRI Application
P21-070 – Verano South POD H PUD Rezoning
P24-144 – Verano Commercial Parcel P&F Plat No. 1
P25-096 – Verano South PUD POD H Amendment #1
P26-027 – Verano South PUD POD H Amendment #2

STAFF RECOMMENDATION

This request is a legislative action. The proposed Small-Scale Comprehensive Plan Amendment has been reviewed for consistency with the intent and direction of the City of Port St. Lucie Comprehensive Plan.

Planning and Zoning Board - Action Options

- Motion to recommend **approval** to the City Council
- Motion to recommend **denial** to the City Council
- Motion to **table** the item

Please note:
If the Board requires additional clarification or information from the applicant or staff, it may choose to **table** or **continue** the hearing or review to a future meeting.

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

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 advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: Phofheinz@cotleur-hearing.com

PROPERTY OWNER

Name: PSL Land Investments LLC
Address: 105 NE 1st Street, Delray Beach, Florida 33444
Delray Beach, Florida 33444
Telephone No.: 772-370-2468

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: Darren Weimer
Address: 105 NE 1st Street, Delray Beach, Florida 33444
Delray Beach, Florida 33444
Telephone No.: 772-370-2468

AGENT OF OWNER (if any)

Name: Cotleur & Hearing: Pete Hofheinz
Address: 1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
Telephone No.: 561-406-1012

PROPERTY INFORMATION

Boundary Description (attach map) _____
Property Tax I.D. Number 3331-131-0001-000-6
Current Land Use Residential Golf Course (RGC))
Proposed Land Use RGC and CG
Current Zoning Planned Unit Development (PUD)
Acreage of Property 19.7 acres

Reason for Comprehensive Plan Amendment: Please refer to the attached Narrative

Pete Hofheinz
*Signature of Owner

Pete Hofheinz
Hand Print Name

2/4/2026
Date

*****If signature is not that of 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.

COMPREHENSIVE PLAN AMENDMENT CHECKLIST

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

✓ 1. Completed application and fee.

N/A 2. Completed rezoning application and fee (optional).

✓ 3. Written description of area subject to application.

✓ 4. Copy of deed(s).

✓ 5. Justification for land use amendment.

✓ 6. List and map of adjacent future land use map classifications located to the north, south, east, and west.

✓ 7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).

✓ 8. List of adjacent existing zoning categories located to the north, south, east, and west.

✓ 9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.

✓ 10. Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.)

N/A 11. Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.)

✓ 12. Traffic analysis.

✓ 13. Market study (for commercial categories only).

✓ 14. Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education.

✓ 15. Location map with major streets clearly identified.

✓ 16. Existing future land use map.

✓ 17. Proposed future land use map.

✓ 18. Chart comparing the areas of existing and proposed future land uses.

Pete Hofheinz
Applicant's Signature

12/30/2025
Date

COMPREHENSIVE PLAN
FUTURE LAND USE MAP AMENDMENT

Supplemental Information

1. Land Use Plan. A land use map shall be submitted which designates the proposed future land use and existing future land use designations for the area requested, and for the area surrounding the property. The land use plan shall include a map together with other appropriate media addressing the following:

    a. Residential Development Characteristics. The land use map shall indicate the magnitude and distribution of existing and proposed residential acres.

    b. Non-Residential Activities. The land use map plan shall indicate the general type, location, magnitude, intensity, and distribution of non-residential activities including the maximum proposed square footage of commercial, office, and industrial uses. This information shall be prepared and based on the existing Future Land Use classification and proposed Future Land Use classification. The proposed number of acres allocated to private institutional uses such as places of worship as well as civic, cultural, or educational facilities shall be included.

2. Natural Features of the Environment. Significant natural features of the proposed development shall be mapped and described in the Land Use Plan Map or narrative. Potential methods of managing any major environmental impacts which are likely to be generated by the proposed development shall be identified. Natural features shall include, but not be limited to:

    a. vegetation
    b. soils
    c. wetlands
    d. shorelines
    e. estuarine and/or riverine systems
    f. other significant resources

    A more detailed environmental assessment shall be required if environmentally sensitive areas are identified.

3. Public Improvements. The general location and extent of existing and planned public improvements shall be incorporated in the land use plan map or narrative as applicable. Public improvements shall include, but not be limited to, traffic circulation; water and wastewater services; surface water management; parks, recreation facilities, and major open spaces; protective services, including fire, police, and emergency services; electrical utilities, including substations; schools; and other public facilities.

    The following information on the status and availability of public facilities shall be provided:

    a. Traffic

        i) A location map showing arterial and collector roads within a one mile radius of site.

        ii) Average Daily Trips (ADT) and Generation rates for existing land use, development based on the existing Future Land Use, and proposed Future Land Use.

iii) A traffic analysis may be required pursuant to Section 55-4(A) of the Port St. Lucie Comprehensive Plan if the ADT's exceed 10% or 1,000 trips, whichever is greater.

b. Utilities - Water and Sewer

i) Is location presently served by central water and/or sewer?

ii) Is location planned for water and/or sewer service?

iii) Nearest water/sewer main location.

iv) Available, or planned plant capacity

c. Emergency Services - Police, Fire, EMS

i) Nearest existing fire station

ii) Nearest planned fire station

iii) Existing fire insurance rating/response time

d. Schools/Recreation

i) Existing parks and schools within five miles

ii) Planned park and school sites within five miles

iii) Port St. Lucie Park Dedication requirements calculated per Section 4-4(D) of the Port St. Lucie Comprehensive Plan.

iv) Projected population and school age population, calculated for existing Future Land Use and proposed Future Land Use.

e. Market Study - Commercial Only

Does market study indicate a current need for commercial development within next five years or within next ten years.

03/02/20

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LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

February 4, 2026

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Verano South Pod H
Future Land Use Map Amendment

Introduction

Project Overview

The proposed Future Land Use Map Amendment applies to two planned commercial sites within Verano South Pod H, both located along the Crosstown Parkway corridor:

- **Site 1:** Approximately 9.7 acres located at the corner of Crosstown Parkway and Sundance Boulevard
- **Site 2:** Approximately 10.0 acres located at the corner of Crosstown Parkway and Range Line Road

The amendment proposes to change the Future Land Use designation of both sites from Residential Golf Course (RGC) to Commercial General.

This amendment is intended to align the City's Future Land Use Map with the development program previously approved and analyzed through the Verano Development of Regional Impact (DRI) and the Pod H Planned Unit Development (PUD). The proposal does not introduce new development entitlements, increase density or intensity, or generate impacts beyond those already reviewed and mitigated.

Purpose and Need

The Verano South DRI and associated PUD approvals contemplated limited commercial development at key locations along Crosstown Parkway to serve the Verano community and surrounding area. Commercial development within Pod H was assumed and evaluated as part of the DRI approval using ITE Land Use Code 820 (Shopping Center), which inherently includes a mix of retail, service, restaurant, and outparcel-type uses.

While these uses were fully contemplated and mitigated through the DRI process, the existing RGC Future Land Use designation is more narrowly defined and does not clearly reflect the range of commercial activity already assumed in the approved development program. This has resulted in a technical inconsistency between the DRI entitlements, the PUD framework, and the Future Land Use Map.

The proposed amendment resolves this inconsistency by redesignating the Pod H commercial nodes to Commercial General, thereby providing clarity and alignment across the City's Comprehensive Plan, the Future Land Use Map, the DRI Development Order, and the Pod H PUD.

Consistency with the Comprehensive Plan
The Commercial General Future Land Use designation is consistent with the City's long-range planning objectives, which encourage the concentration of commercial uses along major transportation corridors such as Crosstown Parkway. The subject site's location, access characteristics, and surrounding development pattern make it appropriate for commercial use.

Compatibility with surrounding residential areas is addressed through the existing PUD framework, which establishes development standards, buffering, access management, and site plan review requirements. The amendment does not alter these standards and does not change the overall character of the Verano South development.

RGC Framework and Strengthening of Intent
The RGC Future Land Use category is intended to accommodate primarily residential development supported by open space and golf-related uses, with a limited allowance for non-residential activity. By redesignating this specific commercial node to Commercial General, the amendment removes the acreage from the RGC accounting altogether, thereby reinforcing the residential and golf-oriented intent of the remaining RGC lands.

Rather than expanding non-residential activity within RGC, the amendment clearly delineates where commercial development is intended to occur and eliminates reliance on the RGC non-residential allowance for uses that are more appropriately classified as commercial.

DRI Consistency and Development Impacts
The proposed amendment is fully consistent with the Verano South DRI Development Order. Commercial development within Pod H was previously approved, analyzed, and mitigated through the DRI process, including transportation and infrastructure planning.

From a transportation standpoint, commercial traffic associated with this node was already assumed as part of the DRI approval, and the amendment does not create additional traffic impacts or require changes to adopted levels of service. The amendment represents a clarification and alignment of land use designations rather than an expansion of development intensity or trip generation.

Public facilities and services, including water, wastewater, stormwater, solid waste, and emergency services, have likewise been planned for and coordinated through the DRI and PUD approvals.

Environmental Conditions

Wetlands and Upland Preservation
(Application Requirement #10)
All environmental resource protection requirements associated with the Verano South development, including wetlands and upland habitat preservation, were comprehensively evaluated and addressed as part of the original Verano Development of Regional Impact (DRI) approval and have been implemented through recorded conservation easements and approved management plans.

As acknowledged by the City in Section 6B of Resolution No. 12-R102 (approved October 22, 2012), Verano has exceeded the City's 25 percent upland preservation requirement, including a surplus 11.4 acres of protected upland habitat beyond that required under the original Development Order. In addition, Verano

deeded 22.86 acres of land for open space conservation purposes, with all upland habitat portions credited toward the DRI's required preservation.
The subject Pod H sites are located within an area where all required environmental mitigation and preservation obligations were previously satisfied at the DRI level, and the site has already been cleared, filled, and graded in accordance with the approved DRI and PUD entitlements. No jurisdictional wetlands are located on the site, and no new wetland impacts are proposed as part of this Future Land Use Map Amendment.

Existing Vegetation
(Application Requirement #11)
The two Pod H commercial sites are located within areas where all required environmental mitigation and preservation obligations were previously evaluated, approved, and satisfied at the Development of Regional Impact (DRI) level through recorded conservation easements and approved management plans. The commercial site located at the corner of Crosstown Parkway and Range Line Road has not yet been cleared or filled. However, all wetland and upland mitigation requirements associated with development of this area were previously addressed and satisfied through the Verano DRI approvals.

Prior to any future clearing, filling, or site development activities on this parcel, the Applicant will obtain all required environmental authorizations, verifications, permits, and approvals, and will comply with all applicable City, South Florida Water Management District, state, and federal procedural requirements in effect at the time of development.

No new or additional wetland impacts are proposed as part of this Future Land Use Map Amendment. The amendment does not authorize site disturbance and does not alter or modify any existing environmental protection commitments established under the DRI.

Relationship to the Pod H PUD
The Future Land Use Map Amendment is accompanied by a concurrent amendment to the Pod H PUD to coordinate permitted uses with the Commercial General designation and to clarify how certain operational characteristics, such as drive-through service, are reviewed and regulated. All development will continue to be subject to site plan review, City Code standards, and the Citywide Design Guidelines.

Small-Scale Future Land Use Amendment Findings

1. **Consistency with the Comprehensive Plan**
   The proposed Commercial General designation is consistent with the goals, objectives, and policies of the Comprehensive Plan.
2. **Compatibility with Surrounding Development**
   The site's location within an approved PUD and along Crosstown Parkway makes it appropriate for commercial use, with compatibility ensured through existing PUD standards.
3. **Public Facilities and Services**
   Adequate public facilities and services are available and were previously evaluated through the Verano South DRI.
4. **Transportation Impacts**
   Traffic associated with the site was previously assumed and mitigated through the DRI approval. No additional impacts are created.
5. **Scale and Scope**
   The amendment affects approximately 19.7 acres (two sites) and qualifies as a small-scale Future Land Use Map Amendment.

6. **Public Interest**
   The amendment promotes orderly growth, regulatory clarity, and internal consistency among adopted planning documents.

Conclusion
The proposed small-scale Future Land Use Map Amendment for Verano South Pod H is appropriate, consistent with the Comprehensive Plan, and supported by the existing DRI and PUD framework. Approval of the amendment will improve clarity and consistency without increasing development intensity or impacts and is in the public interest.

Summary
In summary, the proposed Pod H Future Land Use Map Amendment is intended to clarify and align the governing land use and development framework with the approved Verano DRI and the City's Commercial General zoning structure, without increasing development intensity or introducing new impacts. The amendment updates the permitted use framework in a targeted manner, recognizes the substantial overlap between PUD approval and Special Exception Use review, and preserves the City's ability to address site-specific operational considerations through established site plan review and applicable Code requirements. Taken together, these changes provide a clearer, more predictable regulatory structure for commercial development within Pod H while remaining fully consistent with the Comprehensive Plan, the Land Development Code, and prior approvals.

Should you have any questions or need clarification about this project, please do not hesitate to contact me at phofheinz@cotleur-hearing.com or 561-406-1012.

Sincerely,

Peter Hofheinz

Peter Hofheinz, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4821123 OR BOOK 4558 PAGE 1957, Recorded 02/18/2021 04:49:27 PM Doc Tax: $0.70

This instrument prepared by, and after recording, return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500
West Palm Beach, FL 33401

Tax Parcel No: 4306-100-0000-000-8
3331-111-0000-000-7 (Portion)
3328-322-0001-000-2 (Portion)

(Space Reserved for Clerk of Court)

NOTE TO CLERK: THIS CONVEYANCE IS EXEMPT FROM STATE DOCUMENTARY STAMP TAX BASED ON THE CASE OF CRESCENT MIAMI CENTER, LLC v. FLORIDA DEPARTMENT OF REVENUE, 903 So.2d 913 (FLA 2005).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given as of the 15TH day of February, 2021, by **VERANO DEVELOPMENT LLC**, a Delaware limited liability company, having an address of 105 NE 1st Street, Delray Beach, Florida 33444 (the "Grantor"), to and in favor of **PSL LAND INVESTMENTS LLC**, a Florida limited liability company, having an address of 105 NE 1st Street, Delray Beach, Florida 33444 (the "Grantee").

[Whenever used herein the terms "Grantor" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: taxes and assessments for the year 2021 and subsequent years not yet due or payable; all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to reimpose any of the same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has signed these presents the day and year first above written.

WITNESSES

Witness signature

JOHN CSAPO

Print Name

Witness signature

Denise Yanes

Print Name

GRANTOR

VERANO DEVELOPMENT LLC, a Delaware limited liability company

By: The Kolter Group LLC, a Florida limited liability company, its Manager

By: _____

Name: William Johnson

Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 15th day of February, 2021, by William Johnson, as Manager of The Kolter Group LLC, a Florida limited liability company, which is Manager of VERANO DEVELOPMENT LLC, a Delaware limited liability company, on behalf of said company, and who ☑ is personally known to me, or ☐ has produced _____ as identification.

(Seal)

DENISE K. YANES
COMMISSION
NUMBER
GG 324827
EXPIRES
April 17, 2023
BONDED THRU AARON NOTARY
Notary Public, State of Florida

Notary Public - State of Florida

Print Name: Denise Yanes

EXHIBIT "A"

(See Attached)

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACT AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACT CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.40 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2206.67 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2038.00 FEET AND A RADIAL BEARING OF S.46°54'14"W., AT SAID INTERSECTION, ALSO BEING THE **POINT OF BEGINNING;** THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'58", A DISTANCE OF 1462.50 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2

VERANO WESTERN PARCEL
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 1 of 4 Sheets

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE

This certifies that this sketch and description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn:SWM	Date: 1/27/21	Data File: ~~~~~	
Check:GAR	P.C.:~~~	Field Book: ~~~~~~	
Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E		Job #:S&D_CDD5	

DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D_CDD BOUNDARIES\S&D_VERANO WESTERN PARCEL.DWG PLOTTED BY: STEVE MCMAHON ON: 2/8/2021 11:10 AM LAST SAVED BY: STEVEM ON: 2/8/2021 11:09 AM

CONTINUED FROM SHEET 1

THENCE S.01°58'48"E., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1998.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 2268.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF TANGENCY; THENCE S.15°14'40"E., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1895.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'50", A DISTANCE OF 324.59 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°37'22"W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'36", A DISTANCE OF 2257.35 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., A DISTANCE OF 2278.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, DATED 11/5/64 AND REVISED ON JANUARY 1965; THENCE N.00°00'58"W., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 2755.94 FEET; THENCE N.00°30'03"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609A DISTANCE OF 157.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5195.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 21,180,095 SQUARE FEET OR 486.228 ACRES MORE OR LESS.

LEGEND

P.O.B. -- Point of Beginning
O.S.T. -- Open Space Tract
O.R.B. -- Official Records Book
PG(s). -- Page(s)
R/W -- Right-of-Way
R -- Radius
L -- Arc Length
D -- Delta-Central Angle
FPL -- Florida Power & Light
Sec.-Twp.-Rge. -- Section-Township-Range
S.F.W.M.D. -- South Florida Water Management District
30 29 31 32 -- Section Corner

VERANO WESTERN PARCEL
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn:SWM	Date: 1/27/21	Data File: ~~~~~
Check:GAR	P.C.:~~~	Field Book: ~~~~~
Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E		Job #:S&D_CDD5

Sheet No. 2 of 4 Sheets

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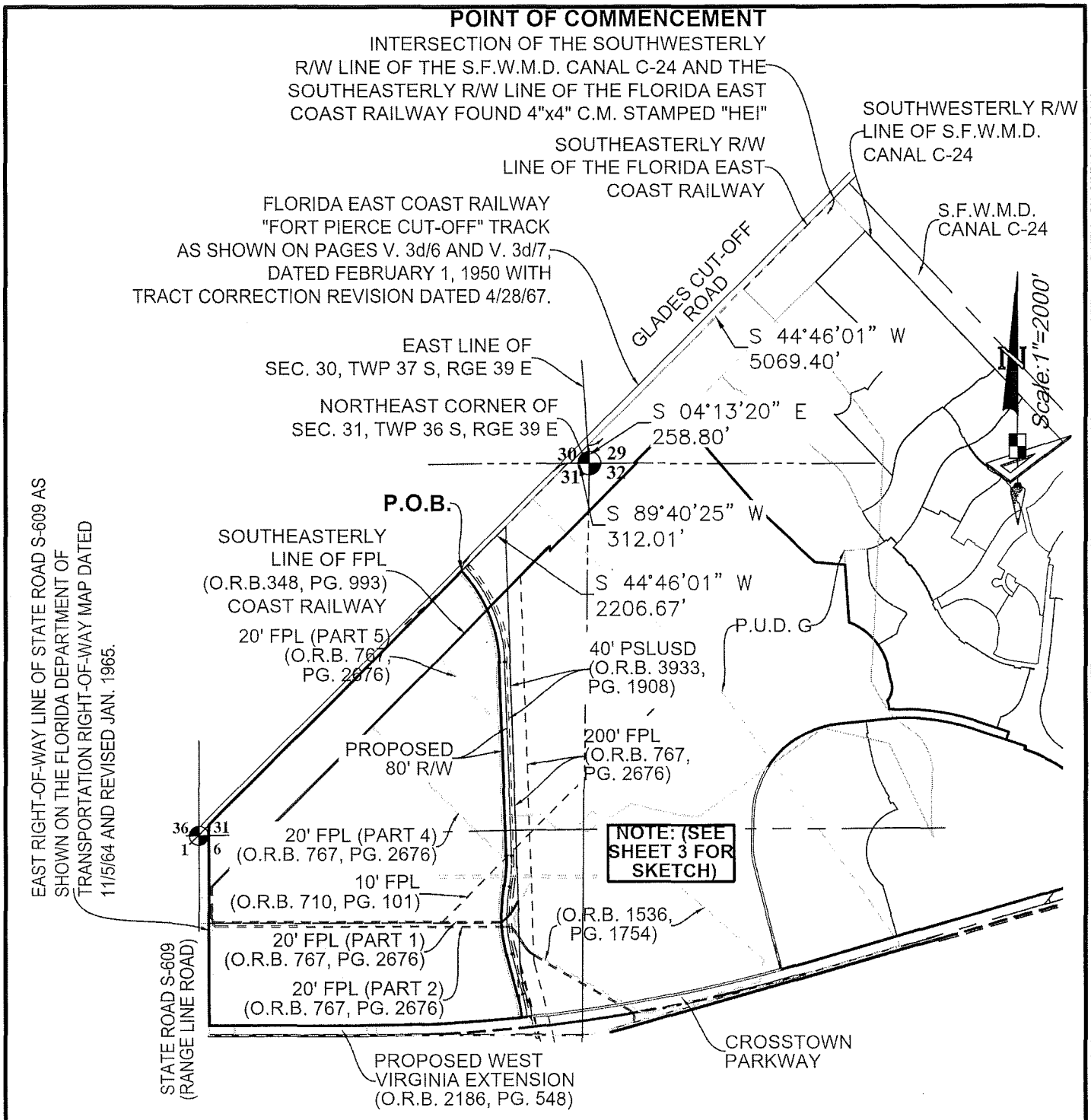
DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D_CDD BOUNDARIES\S&D_VERANO WESTERN PARCEL.DWG PLOTTED BY: STEVE MCMAHON ON: 2/8/2021 11:10 AM LAST SAVED BY: STEVEM ON: 2/8/2021 11:09 AM



VERANO WESTERN PARCEL
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

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Check:GAR	P.C.:~~~	Field Book: ~~~~~
Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E		Job #:S&D_CDD5

Sheet No. 3 of 4 Sheets

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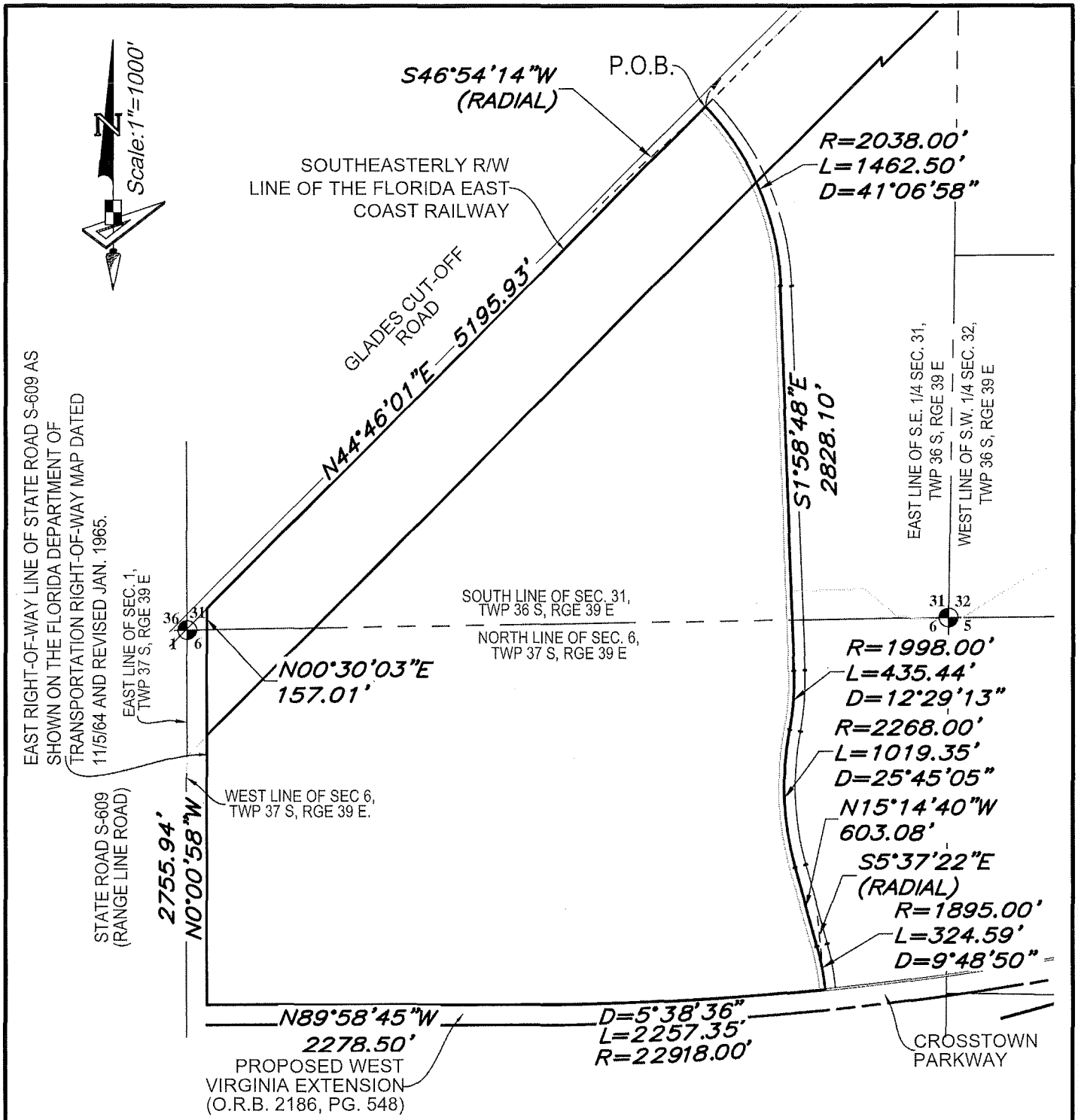

VERANO WESTERN PARCEL
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 4 of 4 Sheets

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
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Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

December 31, 2025

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

RE: Letter of Authorization

To Whom it may Concern:

Please be advised that PSL Land Investments LLC is the owner of the parcel (3331-131-0001-000-6) located within Verano South Pod H in Port St. Lucie, Florida. The undersigned Authorized Person hereby gives consent to Cotleur & Hearing to act as agent for the purpose of obtaining approvals and permits from the local and state government agencies regarding application comprehensive plan amendment, planned unit development (PUD) amendment, and other related applications with the Planning and Zoning Department of the City of Port St. Lucie, Florida.

For:

Darren Weimer
Authorized Person

1/5/26
Date

DARREN WEIMER
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 5th day of January, 2026, by Darren Weimer. He or she is personally known to me or has provided _____ as identification.

Ounica Moore
Notary Public Signature

Ounica Moore
Printed Name

State of Florida at-large

NOTARY PUBLIC STATE OF FLORIDA

OUNICA MOORE
Commission # HH 197331
Expires March 6, 2026
Bonded Thru Budget Notary Services

Verano South POD H

Small-Scale Comprehensive Plan Amendment

Project No. P26-028

Planning and Zoning Board Meeting of April 7, 2026

Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

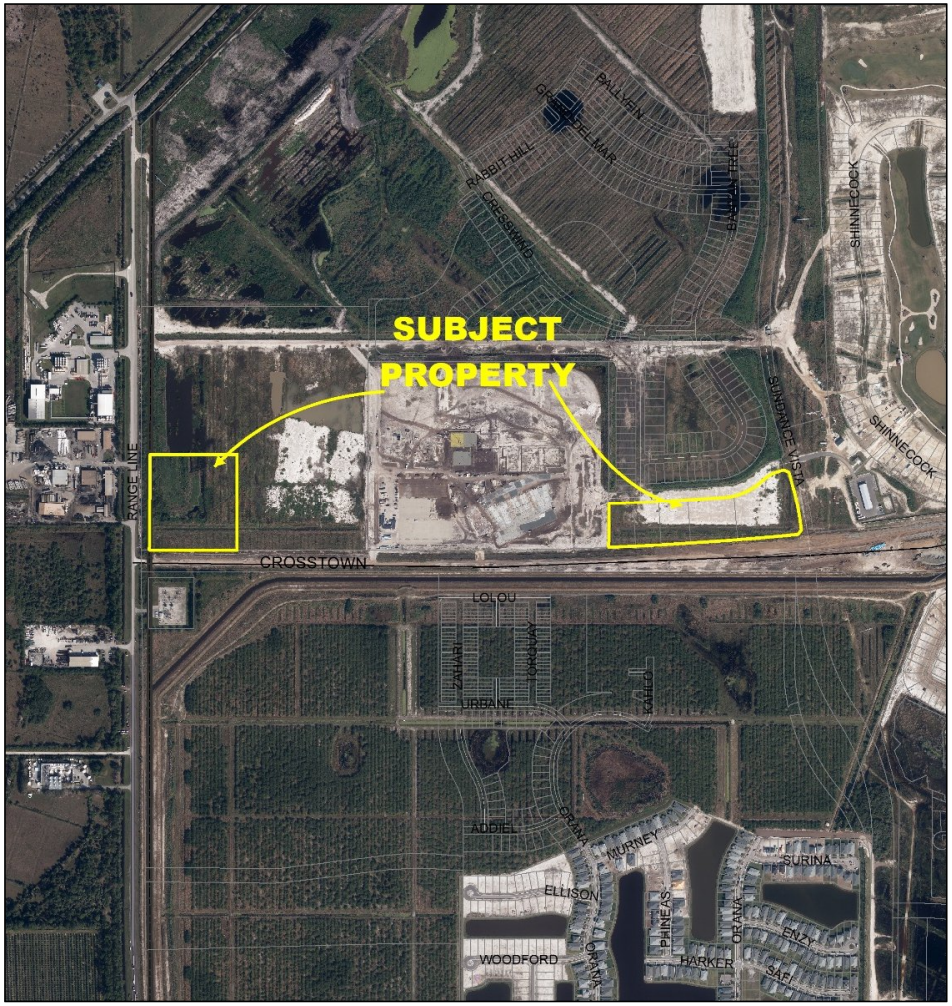
Request Summary

Applicant's Request:	This is a request for a small-scale future land use map amendment to change the future land use designation from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development.
Applicant:	Cotleur & Hearing, Inc.
Property Owner:	PSL Land Investments, LLC
Location:	The properties are generally located southeast of Glades Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.

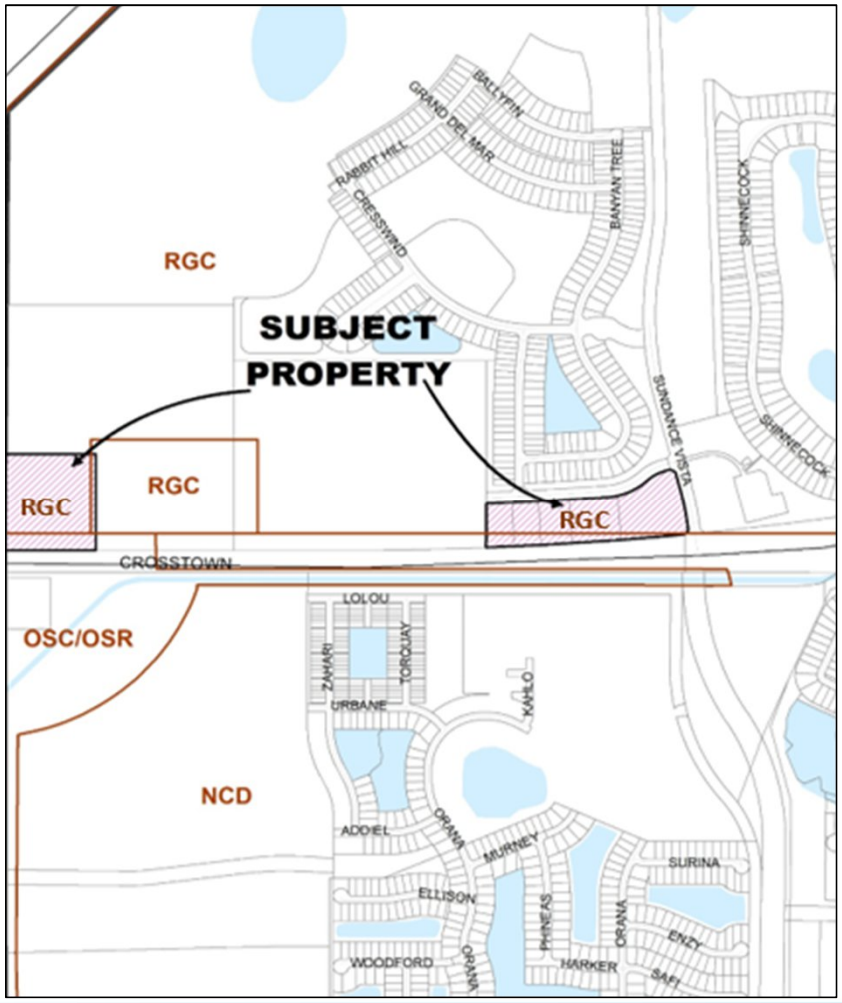
This request is a legislative action and can be approved or denied on determination of what is in the best interests of the city.

Surrounding Uses

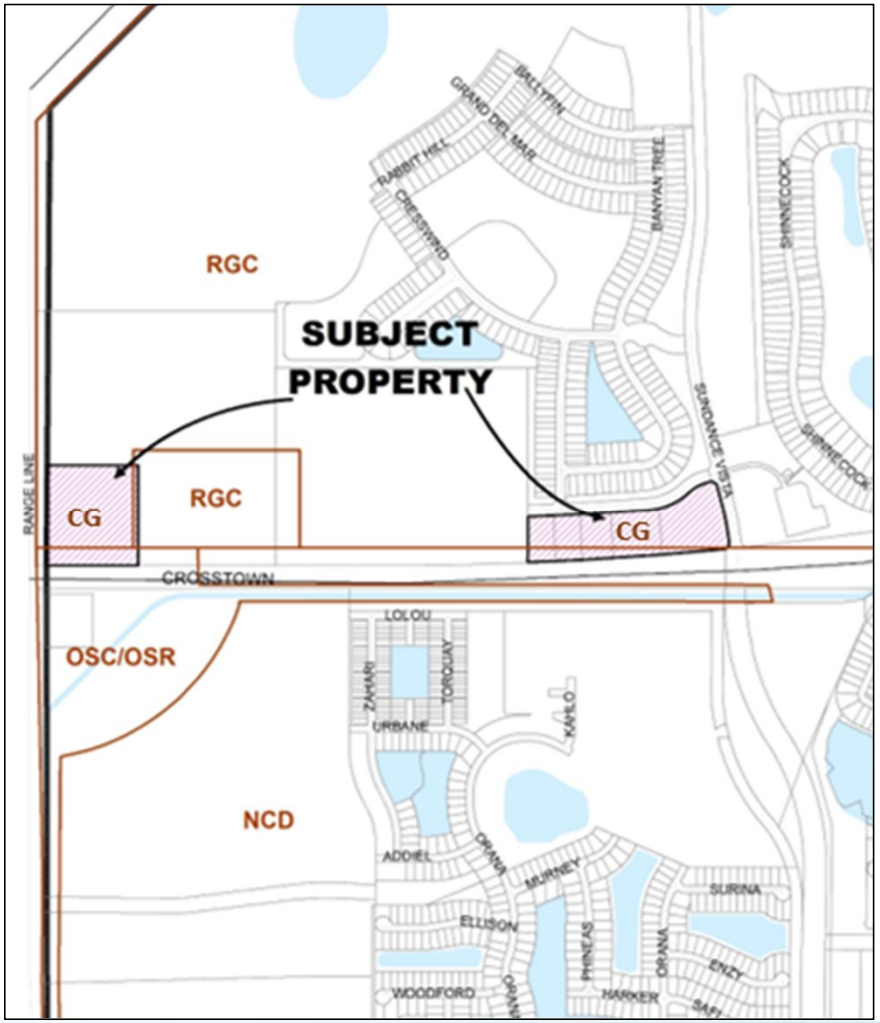
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Residential Subdivision
South	NCD	MPUD	Residential Development
East	RGC	PUD	POA Common Aera Tracts
West	IND	IH	Public School



Existing Land Use Designation: *Residential Golf Course (RGC)*



Proposed Land Use Designation: General Commercial(CG)



Background & Justification

- The PGA Village (Verano) Development of Regional Impact (DRI), originally approved by City Council on October 27, 2003, under Resolution 03-R68, established the Verano DRI and designated areas for RGC land use along with a section of CG land use. The DRI has since been amended multiple times, with Resolution 21-R01 serving as the current regulating document.

- Site 1: Approximately 9.7 acres, , comprising five parcels, located at the corner of Crosstown Parkway and Sundance Vista Boulevard.
- Site 2: Approximately 10.0 acres located at the corner of Crosstown Parkway and Range Line Road.

- The purpose of this request is to allow more intensive commercial uses consistent with the CG designation. Because CG zoning permits uses of greater intensity than those planned under the RGC designation, CG zoning is not compatible with the existing RGC Future Land Use classification.

Comprehensive Plan Analysis

- *Land Use Consistency (GOAL 1.1):* Goal 1.1 of the Future Land Use Element states that the City shall provide an appropriate mix of land uses which meet the needs of current and future residents of the city in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.

- *Land Use Consistency (Policy 1.1.7.1):* Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, compatibility with abutting and nearby uses, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

- *Policy 1.1.7.3*: Encourage commercial and mixed-use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Adequate Public Facilities Analysis

- The proposed future land use amendment is not expected to decrease demand for potable water or wastewater services, based on the maximum development potential allowed under the Comprehensive Plan.
- The proposed future land use amendment is expected to result in a decrease in average daily trips and p.m. peak hour trips based on the existing RGC designation compared based on the ITE trip generation rates for Shopping Center.
- The subject properties are located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- Section 6B of Resolution 12-R102 (approved October 22, 2012) documents that Verano has exceeded the 25% upland preservation requirement. The Verano Conservation Area Management Plan and conservation easement include 11.4 acres of surplus upland habitat. Additionally, 22.86 acres were deeded for conservation purposes, with upland portions counting toward the DRI preservation requirement.

Traffic Impact Analysis

- Change in Future Land Use designation results in a DECREASE in trips.

Existing Future Land Use	Acreage	Maximum Lot Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RGC	19.7	Shopping Center (>150k) 429,066 SF (50%)	820	19,995	1,888
Proposed Future Land Use	**Acreage**	**Maximum Coverage & Use**	**Trip Generation Average Rate (ITE Code)**	**Average Daily Trips**	**PM Peak Hour**
CG	19.7	Shopping Center (>150k) 343,253 SF (40%)	820	15,995	1,510
			Total Trips Net Change (decrease)	(-) 4,000	(-) 378

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Staff Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

Agenda Summary

2026-299

Agenda Date: 4/7/2026 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-070 Lotis at Tradition - Landscape Modification

Location: The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard.
Legal Description: Tradition Plat 4, Parcel 4B (PB 113, BK 3)
This is a request to provide enhanced landscaping and a berm in lieu of a 6-foot-high architectural buffer wall.

Submitted By: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Executive Summary: The applicant is requesting to provide enhanced landscaping in lieu of a 6-foot-high architectural wall along approximately 1,700 feet of the eastern property line that abuts the Brynlie single-family residential subdivision in accordance with Section 154.12 of the Landscaping Code.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the request and vote to approve, approve with conditions, or deny the landscape modification. If the Board determines to approve the landscape modification request, staff suggests approving with the following condition: 1. Prior to the issuance of the first building permit for Phase 1, the berm located within Phase 1 shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department. Prior to the issuance of the first building permit for Phase 2, the corresponding segment of the berm shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department.

Background: The applicant is requesting approval to provide enhanced landscaping in lieu of a required architectural buffer wall, pursuant to Section 154.12 of the Landscape and Land Clearing Code. A wall is required within a landscape buffer strip where multi-family development abuts property designated with single-family zoning, PUD zoning, or single-family use, as outlined in Section 154.03(C)(5) of the Landscaping Code. The application is associated with a concurrent Major Site Plan application (P24-175) for 557 multi-family units distributed across 29 buildings ranging in height from 4 stories to 2 stories, along with two clubhouses and associated site amenities.

Issues/Analysis: The applicant proposes enhanced landscaping in lieu of a wall within the 60-foot-wide landscape buffer, as a 7-foot-tall berm with plantings on top along the approximately 1,700-foot eastern parcel boundary adjacent to the Brynlie single-family residential subdivision. Refer to the attached staff report for the detailed staff findings related to the review criteria.

Special Consideration: Section 154.12(B) of the Landscape and Land Clearing Code establishes the

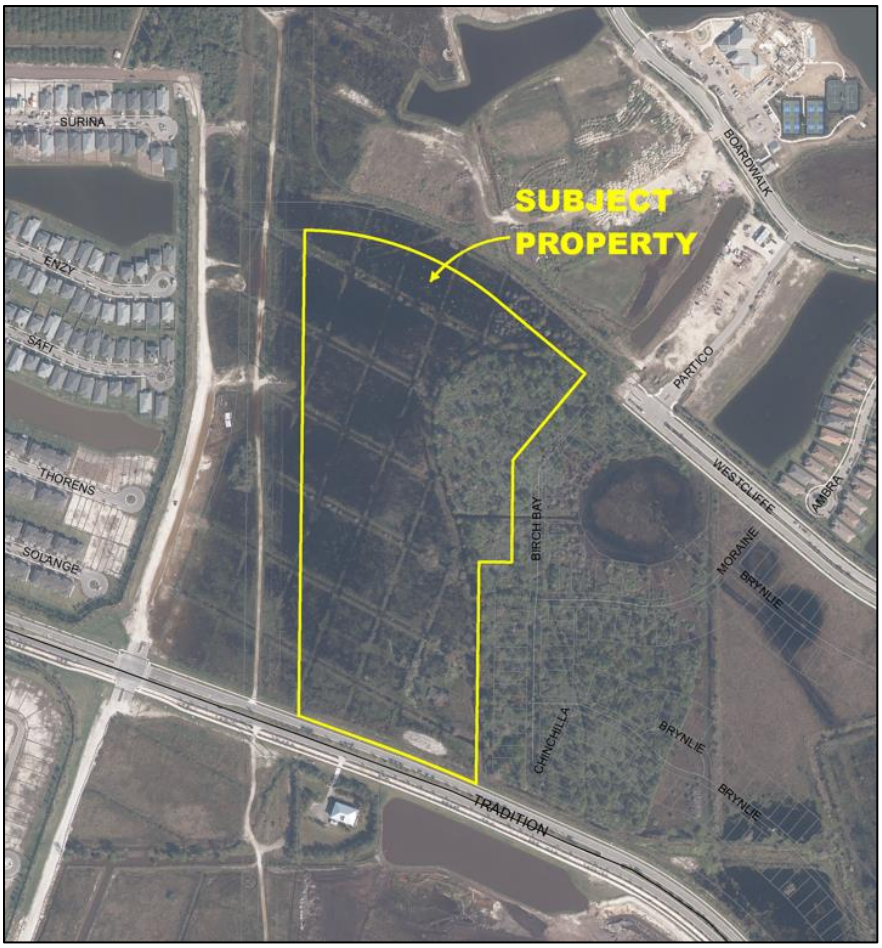
responsibilities of the Planning and Zoning Board in authorizing landscape modifications. The Board may authorize a modification from the requirements of the Landscape and Land Clearing Code. Based on a review of detailed plans demonstrating the size, quantity, and location of vegetation to be preserved and installed along the site's boundaries; the proposed use(s) of the property requesting the modification; and the existing and proposed surrounding uses. In making its decision, the Board should consider the criteria set forth in Section 154.12(B) of the Landscape and Land Clearing Code.

Location of Project: The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard.

Attachments:

1. Staff Report
2. Application
3. Justification Letter
4. Proposed Landscape Modification Plan
5. Landscape Berm Elevation Exhibit
6. Landscape Berm Planting Schedule
7. Landscape Plan
8. Tradition 4 Plat
9. Agent Authorization Letter
10. Letter of Support - Lotis Acquisitions (Multi-Family Contract Purchaser)
11. Staff Presentation

Lotis at Tradition
Landscape Modification
Project No. P25-070



Project Location Map

SUMMARY

Applicant's Request:	To waive the requirement for an architectural wall and to provide enhanced landscaping and a berm in lieu of a wall within the 60-foot-wide landscape buffer, consisting of a 7-foot-tall berm with plantings on top along the approximately 1,700-foot eastern parcel boundary pursuant to Section 154.12 of the Landscaping Code.
Applicant:	Lucido & Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The applicant is requesting approval to provide enhanced landscaping and a berm in lieu of a required architectural buffer wall, pursuant to Section 154.12 of the Landscape and Land Clearing Code. A wall is required within a landscape buffer where multi-family development abuts property to the side or rear designated with single-family zoning, PUD zoning, or single-family use, as outlined in Section 154.03(C)(5) of the Landscaping Code.

The applicant proposes enhanced landscaping and a berm in lieu of a wall within the 60-foot-wide landscape buffer, as a 7-foot-tall berm with plantings on top along the approximately 1,700-foot eastern parcel boundary adjacent to the Brynlie single-family residential subdivision.

The 31.59-acre subject property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard. It has a Future Land Use designation of NCD (New Community Development) and is zoned MPUD (Master Planned Unit Development).

The application is associated with a concurrent Major Site Plan application (P24-175) for 557 multi-family units distributed across 29 buildings ranging in height from 4 stories to 2 stories, along with two clubhouses and associated site amenities.

Review Criteria

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. Requests to substitute landscaping in place of a required architectural wall within a landscape buffer strip must be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in Section 154.12(B)–(E) apply to these hearings. Final action on the application (approval or denial) is issued by the Planning and Zoning Board in the form of an Order following a quasi-judicial public hearing.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning & Zoning Board's agenda.

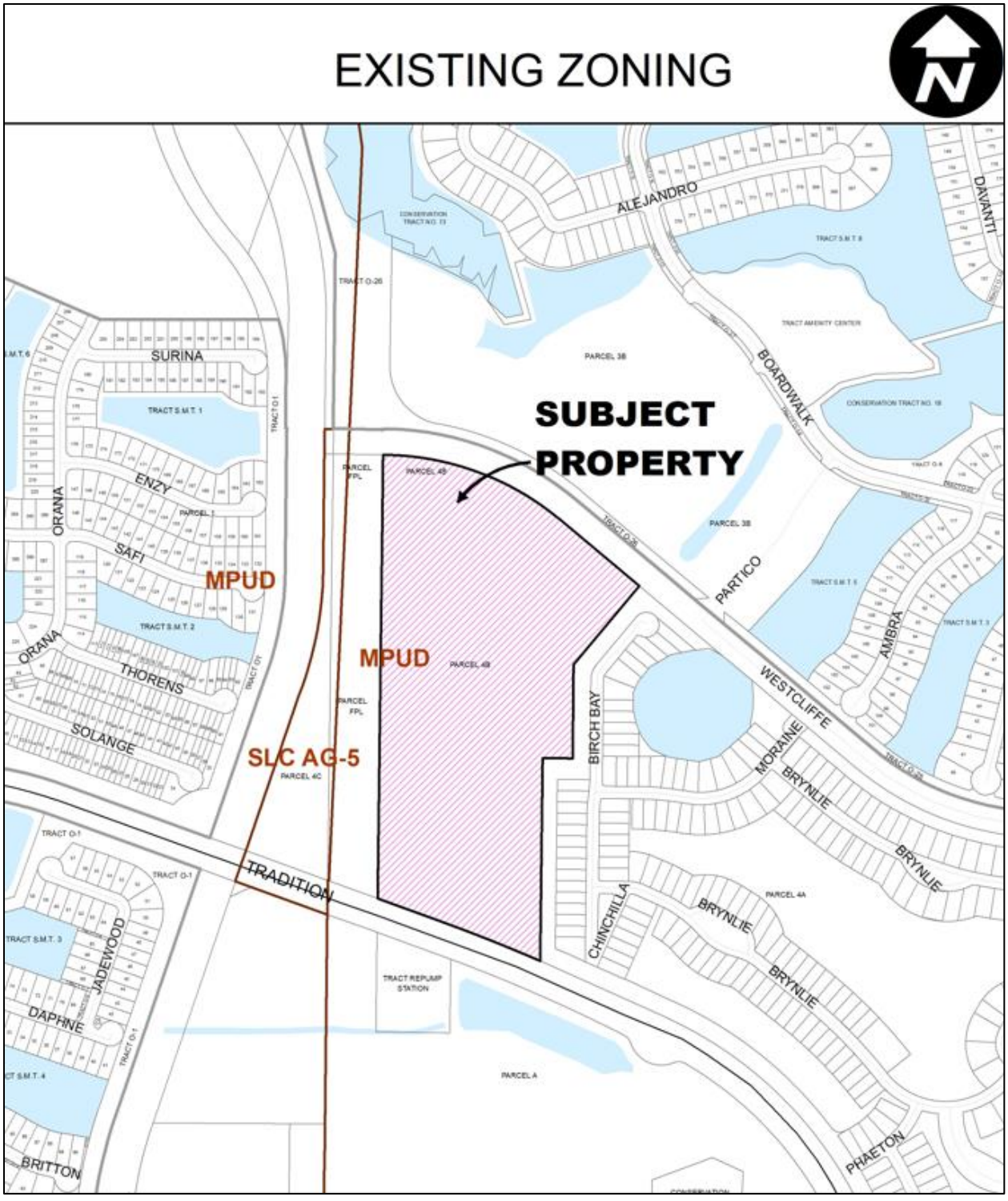
Location and Site Information

Parcel Number:	4305-701-0002-000-4
Property Size:	31.59-acres
Legal Description:	TRADITION 4 (PB 113-3) PARCEL 4B
Address:	N/A
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant (undeveloped parcel)

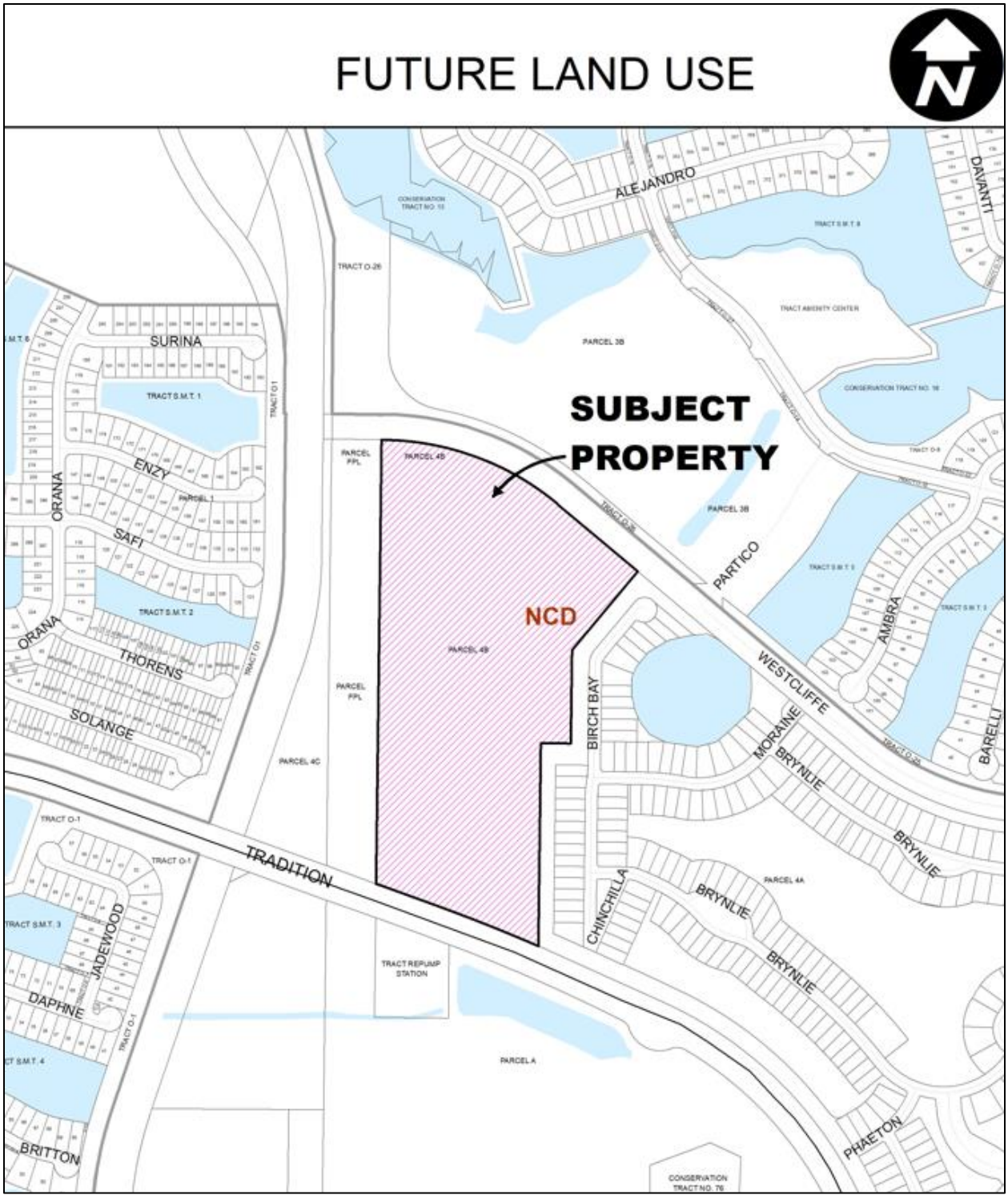
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Esplanade Residential Subdivision
South	NCD	MPUD	Vacant – Future Regional Park
East	NCD	MPUD	Brynlie Residential Subdivision
West	NCD	AG-5	Vacant (undeveloped parcel)

NCD – New Community Development, MPUD - Master Planned Unit Development, St. Lucie Count AG-5 – Agricultural, 5 du/acre


EXISTING ZONING
N
SUBJECT PROPERTY
MPUD
MPUD
SLC AG-5
SURINA
ENZY
ORANA
SAFI
THORENS
SOLANGE
ALEJANDRO
DAVANTI
BOARDWALK
PARTICO
AMBRA
WESTCLIFFE
BIRCH BAY
MORAINE
BRYNLIE
CHINCHILLA
TRADITION
JADEWOOD
DAPHNE
BRITTON
PHAETON
TRACT REPUMP STATION
PARCEL A
PARCEL 4A
PARCEL 4B
PARCEL 4C
PARCEL 3B
TRACT AMENITY CENTER

Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

Section 154.12(B) of the Landscape and Land Clearing Code establishes the responsibilities of the Planning and Zoning Board in authorizing landscape modifications. The Board may authorize a modification from the requirements of the Landscape and Land Clearing Code. Based on a review of detailed plans demonstrating the size, quantity, and location of vegetation to be preserved and installed along the site's boundaries; the proposed use(s) of the property requesting the modification; and the existing and proposed surrounding uses. In making In making its decision, the Board should consider the criteria set forth in Section 154.12(B) of the Landscape and Land Clearing Code. Staff's review of these criteria is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.

    - *Staff Findings: The total buffer area provided exceeds the minimum required by code. While a 20-foot buffer with a 6-foot masonry wall is required, the application proposes a 60-foot-wide landscape buffer with a 7-foot-high berm and enhanced landscaping. This expanded width surpasses the dimensional standards of the code and results in a substantially greater separation than what would otherwise be required for this site.*

2) Outside activities and hours of operation for the proposed use(s).

    - *Staff Findings: The proposed multifamily development, consisting of townhomes and apartments, is a residential use and is expected to operate with typical residential activity levels. Outdoor activity and nighttime operations are limited and generally comparable to the adjacent single-family neighborhood. The same City noise ordinance applies to the subject site that applies to the abutting single-family residential property.*

3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.

    - *Staff Findings: The property is sufficiently buffered from neighboring single-family residences. The Brynlie subdivision to the east includes 210 lots and a 30-foot landscape buffer, exceeding the required 20-foot buffer. On the applicant's parcel, a 20-foot buffer is required. The proposed 60-foot-wide landscape buffer and berm, when combined with the Brynlie landscape buffer, provide approximately 90 feet of total separation between the two residential developments. This combination of man-made features, the berm and enhanced landscaping, provides substantially more distance and screening than required by code.*

4) Other factors that may be important to a decision.

    - *Staff Findings: Berms function as a planted screening option and are maintained through standard landscape practices, whereas masonry walls require structural maintenance. The proposed berm and landscape combination meets the code's intent for screening while providing an alternative form of long-term maintenance.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board does move to approve the application, staff recommends approval with the following condition of approval:

1. **Prior to the issuance of the first building permit for Phase 1, the berm located within Phase 1 shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department. Prior to the issuance of the first building permit for Phase 2, the corresponding segment of the berm shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department.**

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

P25-070 Tradition-Lotis - Landscape Modification

TYPE	STATUS	BUILDING TYPE
LM	P&Z MEETING SCHEDULED	

ASSIGNED TO

Bethany Grubbs; Matthew Reaver

ADDRESS

SECTION	BLOCK	LOT
Pl 4	Tradition	Parcel 4B

LEGAL DESCRIPTION

TRADITION 4 (PB 113-3) PARCEL 4B (31.59 AC - 1,376,060 SF+/-)
A parcel of land lying in sections 5,6,7 and 8, township 37 south, range 39 east, St. Lucie County Florida

SITE LOCATION

North of tradition parkway and south of westcliff lane

PARCEL #

4305-701-0002-000-4

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		PUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

We are requesting relief from City of Port St Lucie code section 154.12. requiring a wall between single family residential and multi-family residential. The basis for the request is that the neighboring property of Brynlie is constructing a 60'-70' wide Landscape Buffer with a 8'-10' tall berm along their parcel boundary.

Primary Contact Email

swolff@lucidodesign.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Scott	Wolff

Business Name

Lucido & Associates

ADDRESS

701 SE Ocean Blvd

CITY	STATE	ZIP
Port St Lucie	FL	34994

EMAIL	PHONE
swolff@lucidodesign.com	7722202100

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	
PROJECT ARCHITECT/ENGINEER			
FIRST NAME		**LAST NAME**	
Business Name			
ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	
PROPERTY OWNER			
Business Name lotis group			
ADDRESS 1500 Gateway Blvd			
CITY Boynton Beach	**STATE** FL		**ZIP** 33434
EMAIL jgielda@lotisgroup.com		**PHONE** (561) 826-4452	
FINAL PERMIT INSPECTION REQUIRED BY:			

lucido&associates

March 25, 2026

Bethany Grubbs
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St Lucie Blvd #B
Port St. Lucie, FL 34984

Re: Tradition-Lotis
Project Type: Landscape Modification Request

Dear Bethany,

Please accept this letter and submittal package for the Landscape Modification request for Lotis at Tradition. We are requesting relief from City of Port St Lucie code section 154.12. requiring a wall between single family residential and multi-family residential. The basis for the request is that the neighboring property of Brynlie is constructing a 60' wide Landscape Buffer with a 7' tall berm along their parcel boundary. We are writing to follow up on the previously submitted Landscape Modification (LA Mod) application originally filed in April 2025.

Since the initial submittal, our team has identified inconsistencies related to the proposed berm height across the application materials. To address this, we have updated and resubmitted the following documents to ensure consistency and clarity for staff review:

- Berm Elevation Exhibit
- Revised Landscape Modification Plan

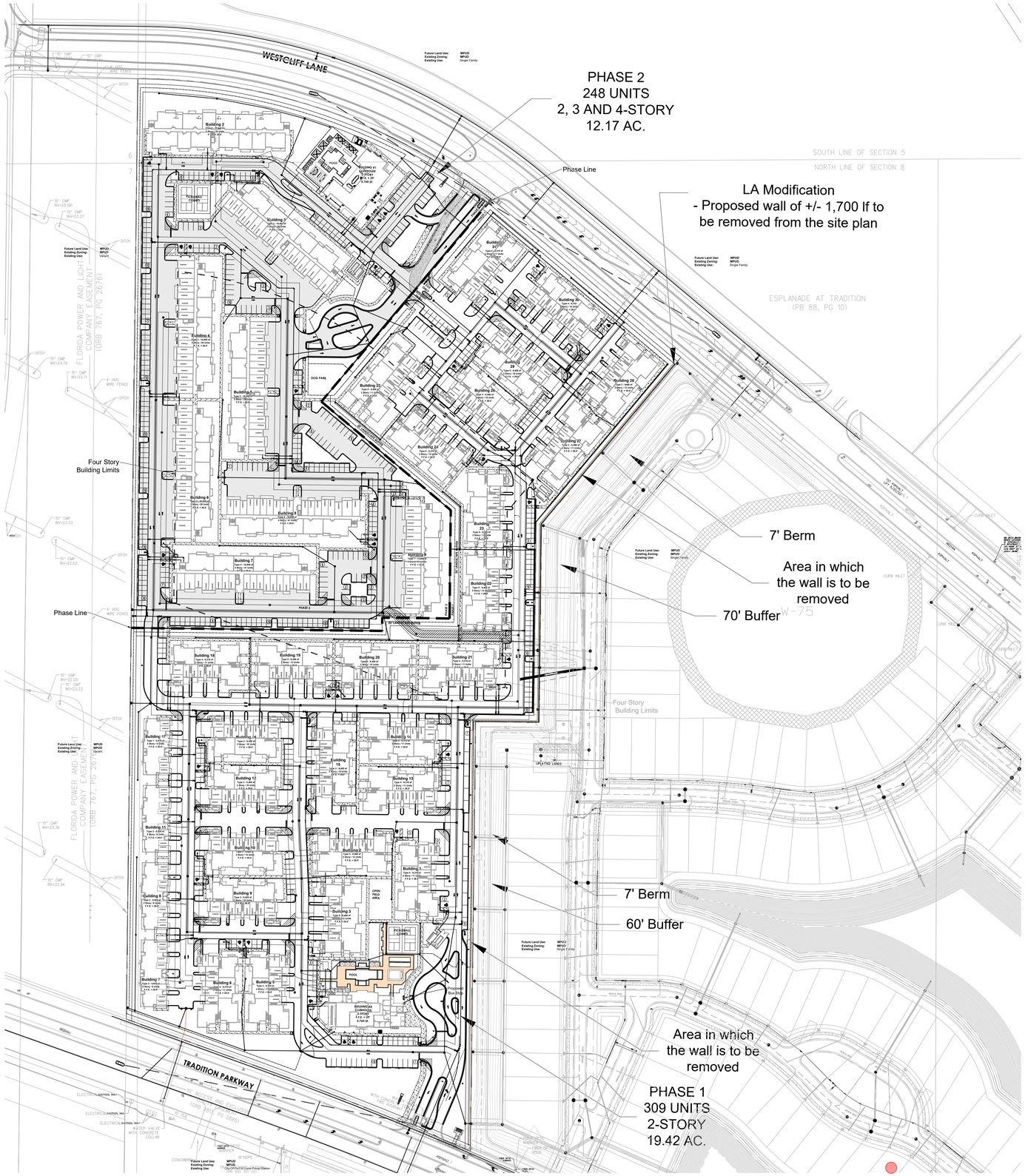
All updated materials now consistently reflect the proposed berm at **7 feet in height and 60 feet in width**.

We appreciate staff's time and consideration in reviewing the updated materials and look forward to the April Planning and Zoning meeting.

Please feel free to reach out if any additional information or clarification is needed.

Sincerely,

Derrick E Phillips Jr



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lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

Client & Property Owner:	Lotis Acquisitions LC 2300 Glades Road, Suite 202E Boca Raton, FL 33434
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Environmental Consultant:	Jeryy Renick Environmental Consultant PO Box 556 Fellsmere, Florida 32948
Engineer:	Engineer: Schnars Engineering 947 Clint Moore Road Boco Raton, FL 3487 561-241-6455
Surveyor:	Caulfield & Wheeler, Inc. 7900 Glades Road, Suite 100 Boca Raton, FL 33434 561-392-1991

Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Modification Plan

P24-175
PSLUSD # 5429C

Date	By	Description
04/29/25	SAW	Initial Submittal
03/13/26	JE	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 6667114
Steve D. Garrett

Designer	SAW	Sheet
Manager	SAW	
Project Number	24-040	
Municipal Number	P24-175	
Computer File		

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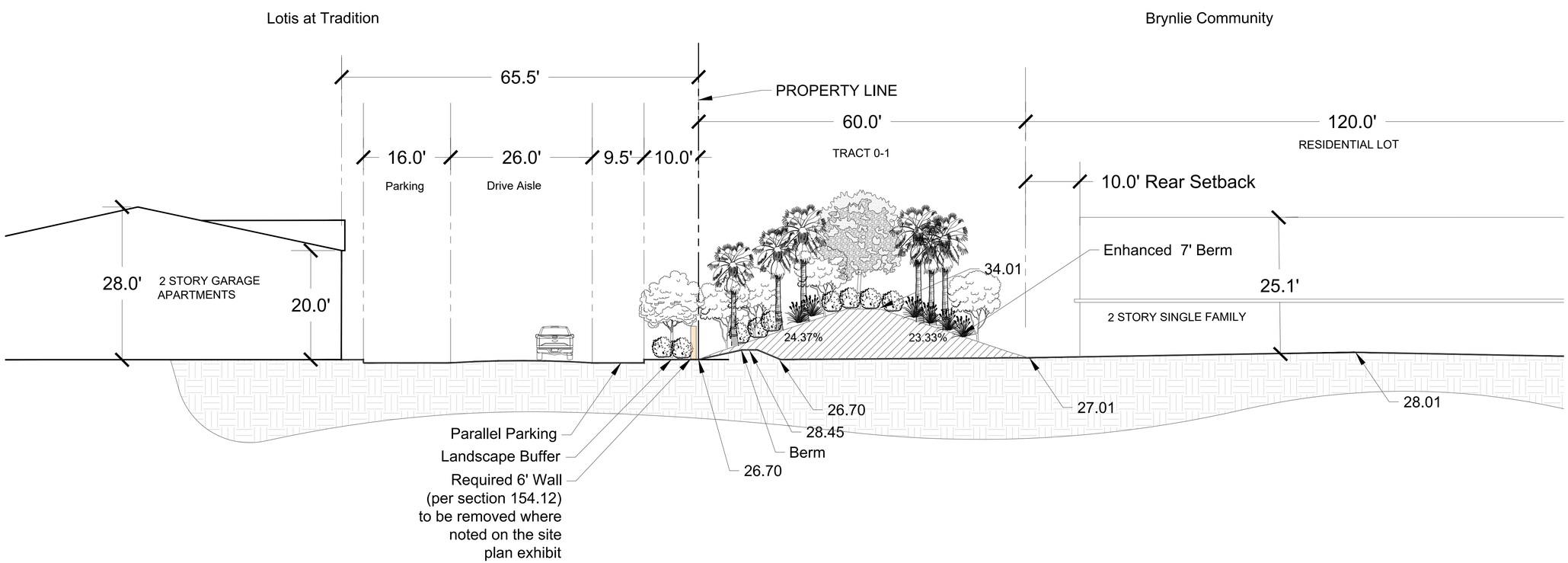

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lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Modification Elevation

P24-175
PSLUSD # 5429C

Date	By	Description
04/29/25	SAW	Initial Submittal
03/13/26	JE	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 6667114
Steve D. Garrett

Designer	SAW	Sheet
Manager	SAW	SP
Project Number	24-040	
Municipal Number	P24-175	
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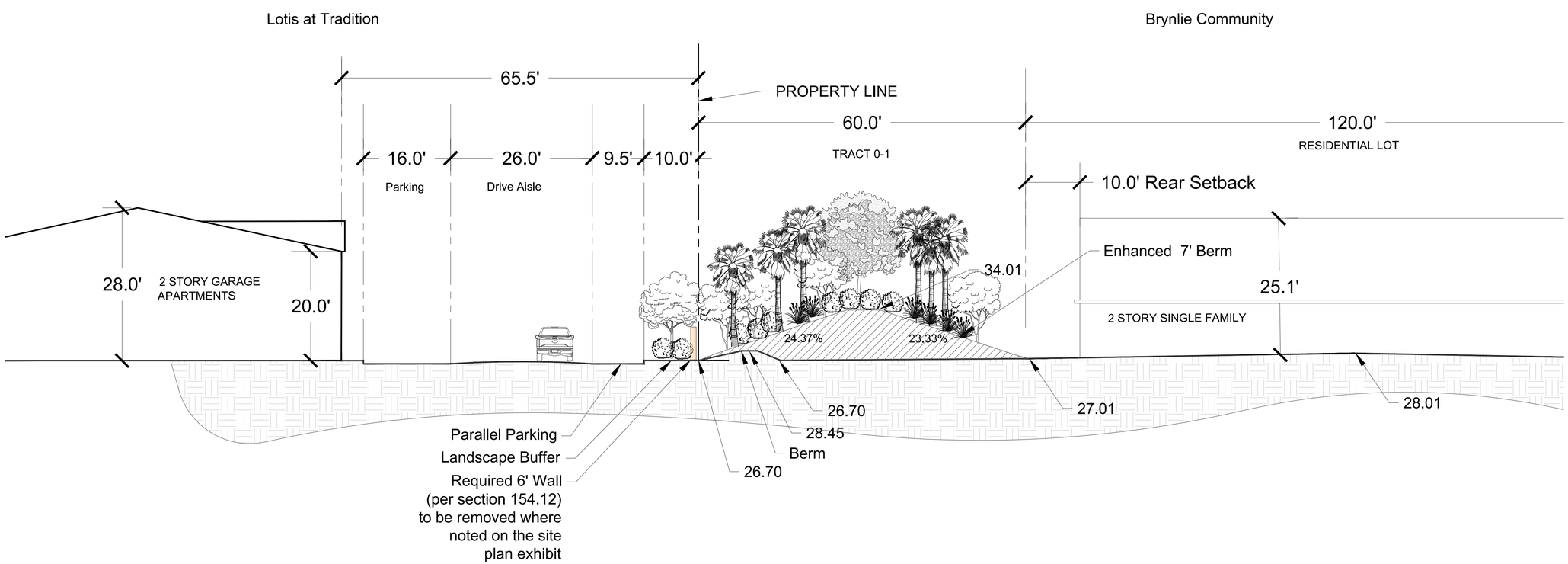

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

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Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Modification Elevation

P24-175
PSLUSD # 5429C

Date	By	Description
04/29/25	SAW	Initial Submittal
03/24/26	JE	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 6667114
Steve D. Garrett

Designer	SAW	Sheet
Manager	SAW	SP
Project Number	24-040	
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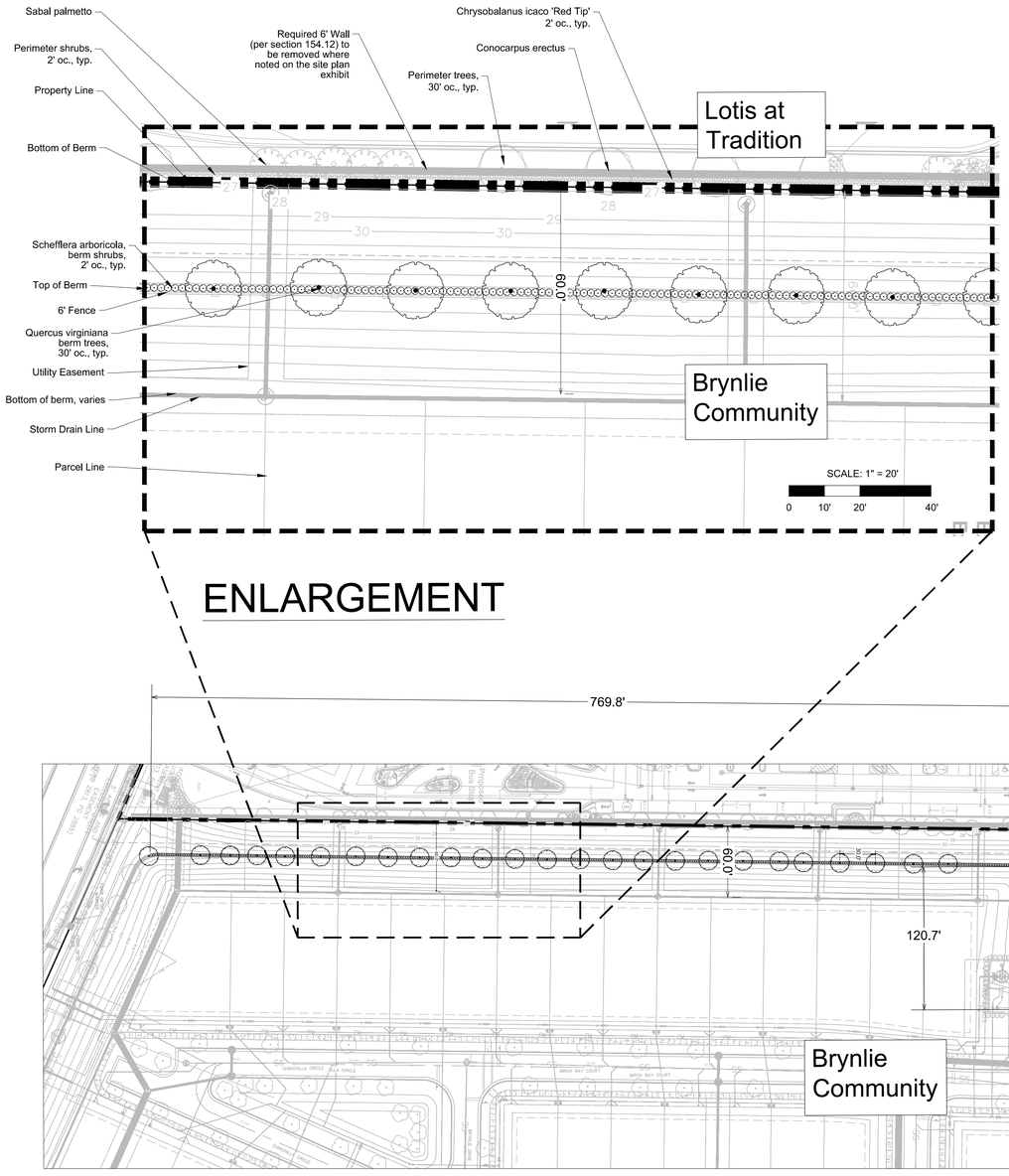
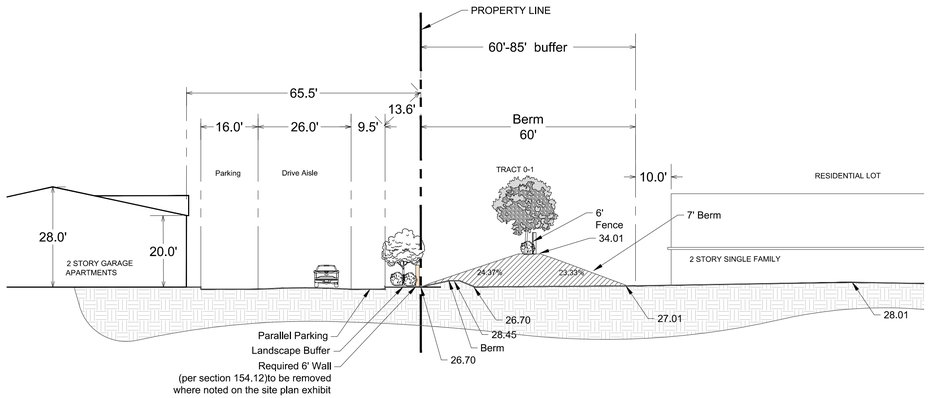
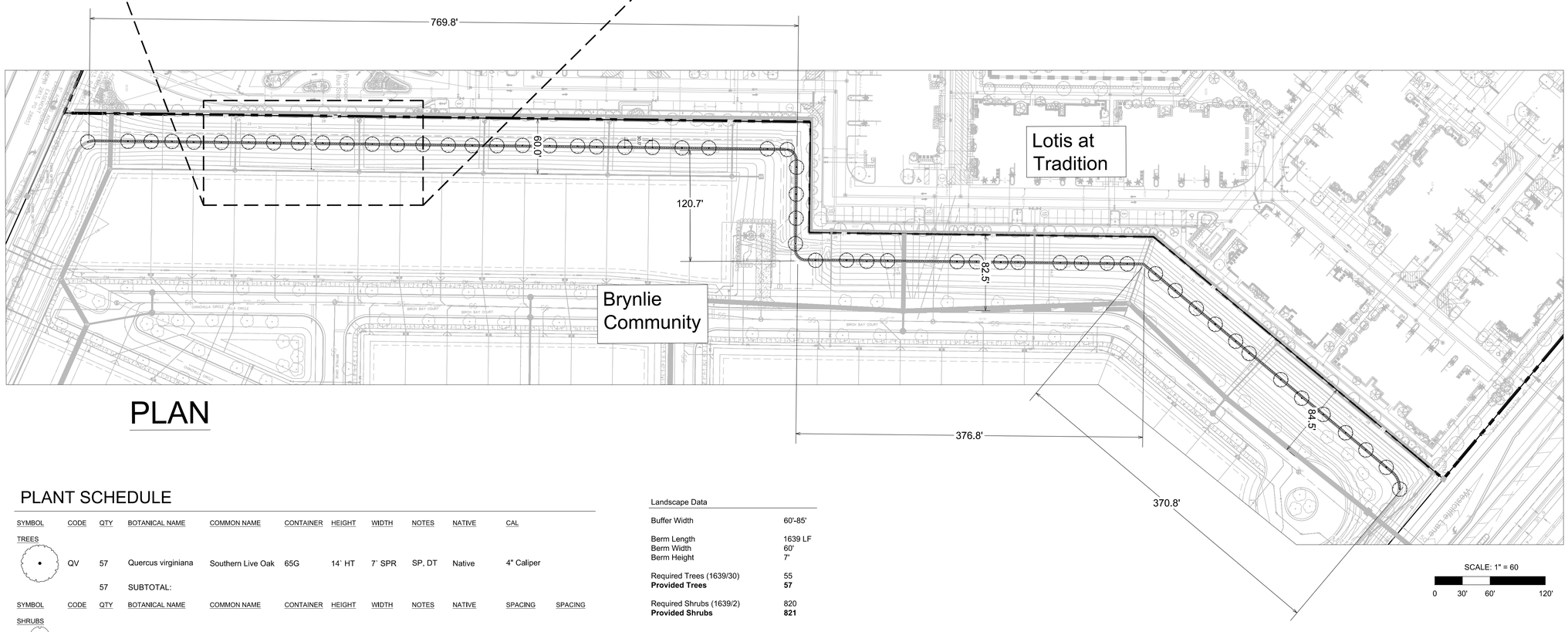


ENLARGEMENT



SECTION



PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL	
TREES											
	QV	57	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	SP, DT	Native	4" Caliper	
		57	SUBTOTAL:								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPACING
SHRUBS											
	SAR	821	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	FTB	Non-native		24" o.c.
		821	SUBTOTAL:								

Landscape Data	
Buffer Width	60'-85'
Berm Length	1639 LF
Berm Width	60'
Berm Height	7'
Required Trees (1639/30)	55
Provided Trees	**57**
Required Shrubs (1639/2)	820
Provided Shrubs	**821**

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

Client & Property Owner: Lotis Acquisitions LC, 2300 Glades Road, Suite 202E, Boca Raton, FL 33434

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Environmental Consultant: Jeryy Renick, Environmental Consultant, PO Box 556, Fellsmere, Florida 32948

Engineer: Engineer: Schnars Engineering, 947 Clint Moore Road, Boco Raton, FL 3487, 561-241-6455

Surveyor: Caulfield & Wheeler, Inc., 7900 Glades Road, Suite 100, Boca Raton, FL 33434, 561-392-1991

Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Modification

P24-175
PSLUSD # 5429C

Date	By	Description
04/29/25	SAW	Initial Submittal
03/31/26	JE	Resubmittal

NORTH

SCALE: 1" = -

0 - - -

REG. # 6667114
Steve Garrett

Designer	SAW	Sheet
Manager	SAW	
Project Number	24-040	
Municipal Number	P24-175	
Computer File		

SP

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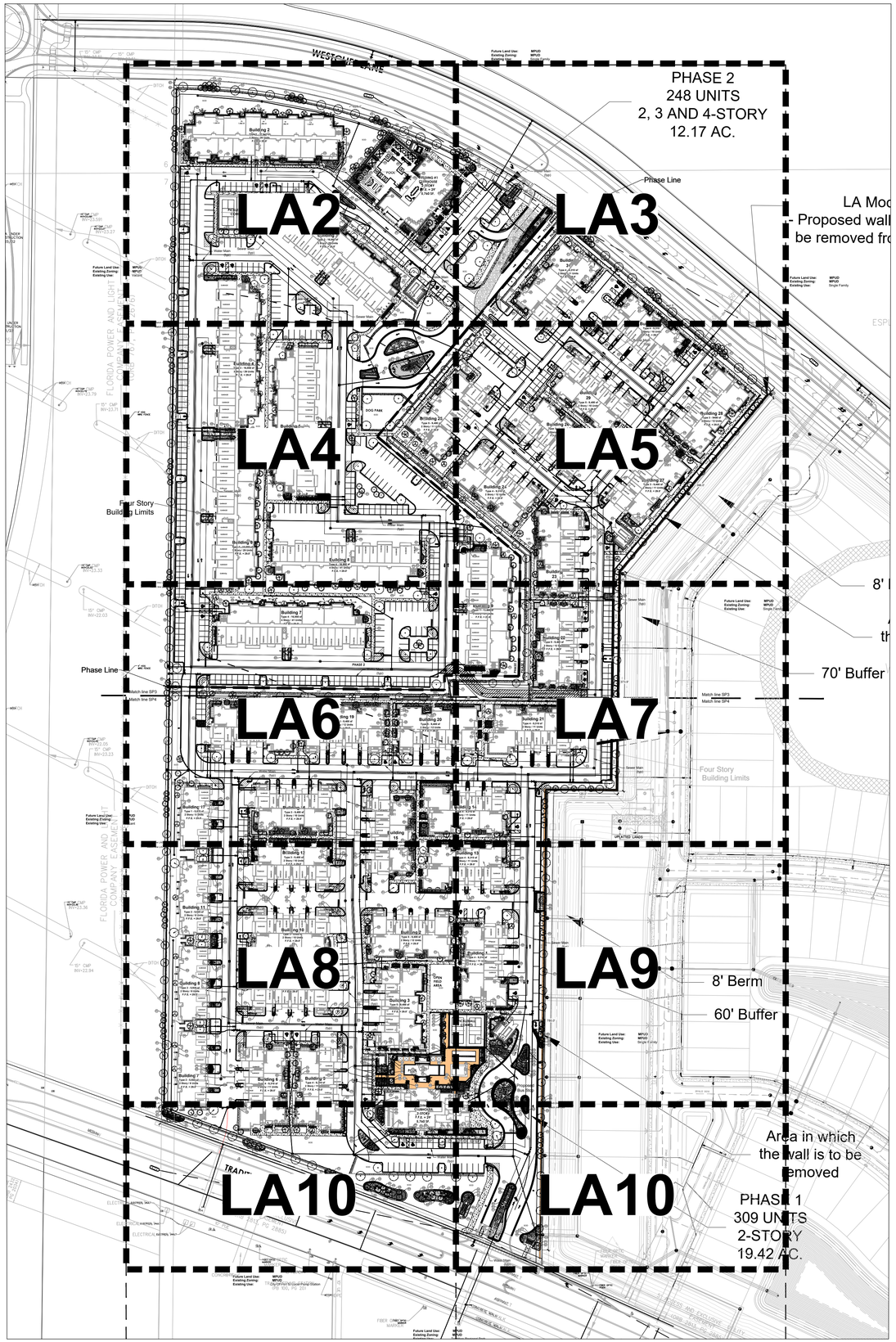


Required Trees:		Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter: (5,146'/30)	171	50%=86				
Building(s) Foundation Perimeter: (12,224'/30)	408	50%=204				
Parking Lot Terminal Landscape Islands:	116	75%=87				
Total:	695	377	5	20%=139	50%=348	174* (Max)

Provided Trees:		Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	813	570	13	157	570	174*

*Building Facade Landscape Strips are Exempt from % Palm Requirement

Required Shrubs:		Native%	Drought Tolerant%
Perimeter: (5,146'/2)	2,573	25%=643	50%=1,287
Building(s) Foundation Perimeter: (12.224'/2)	6,112	25%=1,528	50%=3,056
Total:	8,685	2,171	4,343

Provided Shrubs:		Native	Drought Tolerant
Total:	9,717	4,525	4,525

Required Groundcovers:		Native%	Flower%	Drought Tolerant%
Building(s) Foundation Perimeter: (12,224'x1.5x.25)	4,584	25%=1,146	10%=458	50%=2,292

Provided Groundcovers:		Native	Flowering	Drought Tolerant
Total:	6,449	1,912	2,664	2,416

General Landscape Notes

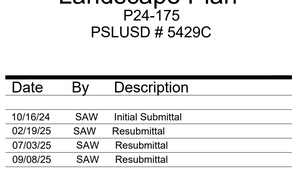
1. At least 50% of all required trees shall be of a native species.
2. All plant material to be Florida No. 1 or better.
3. All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of .70.
4. All landscaping at intersection and corners complies with Section 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs with in the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will maintained at a height of no less than 6' above the road crown.

PSLUSD Notes for Landscape Plan

1. All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
2. No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.
3. Trees shall not be planted within ten (10) feet of any underground infrastructure.
4. No landscaping shall be planted in such a manner as to adversely affect utility easements. Landscaping shall be in compliance with chapter 154 of the City of Port St Lucie Code of Ordinances, PSLUD technical specifications and policies.
5. All landscaping shall meet the latest PSLUSD landscape policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner: Lotis Acquisitions LC
2300 Glades Road, Suite 202E
Boca Raton, FL 33434

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Environmental Consultant: Jeryy Renick
Environmental Consultant
PO Box 556
Fellsmere, Florida 32948

Engineer: Engineer:
Schnars Engineering
947 Clint Moore Road
Boco Raton, FL 3487
561-241-6455

Surveyor: Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton, FL 33434
561-392-1991

Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	LA
Project Number	24-040	
Municipal Number	P24-175	
Computer File	Tradition Lotis Landscape Plan.dwg	

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Plotted By:Scott Wolff Sheet Set:######### Layout:LA September 16, 2025 10:36:32am J:\Projects Active\24-040 Lotis Group - Tradition Parcel\Landscape\Tradition Lotis Landscape Plan.dwg

Phase 1

Required Trees:		Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter: (3,487'/30)	116	50%=58				
Building(s) Foundation Perimeter: (8,664'/30)	289	50%=145				
Parking Lot Terminal Landscape Islands:	55	75%=41				
Total:	460	244	5	20%=92	50%=230	115* (Max)

Provided Trees:		Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	543	336	12	126	336	115*

*Building Facade Landscape Strips are Exempt from % Palm Requirement

Required Shrubs:		Native%	Drought Tolerant%
Perimeter: (3,487'/2)	1,744	25%=436	50%=872
Building(s) Foundation Perimeter: (8,664'/2)	4,332	25%=1,083	50%=2,166
Total:	6,076	1,519	3,038

Provided Shrubs:		Native	Drought Tolerant
Total:	6,638	1,679	3,086

Required Groundcovers:		Native%	Flower%	Drought Tolerant%
Building(s) Foundation Perimeter: (8,664'x1.5x.25)	3,249	25%=812	10%=325	50%=1,625

Provided Groundcovers:		Native	Flowering	Drought Tolerant
Total:	4,054	1,601	2,082	2,053

PLANT SCHEDULE PHASE 1

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL
TREES									
BAU	39	Bauhinia x blakeana	Hong Kong Orchid Tree	FG	14` HT	6`W	F, SP	Non-native	2.5" Caliper
CAL	11	Callistemon viminalis	Weeping Bottlebrush	45G	12` HT	5` W	4` CT, F, SP	Non-native	
CE	86	Conocarpus erectus	Green Buttonwood	65G	14` HT	5'W	STD, F, SP, DT	Native	3" Cal
JAP	8	Filicium decipiens	Japanese Fern Tree	45G	10`-12` OA	5'W	F, SP	Non-native	2" Caliper
IE2	28	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	14` HT	5` SPR	STD, F, SP, DT	Native	3" Cal
ILE	40	Ilex x `Nellie R. Stevens`	Nellie R. Stevens Holly	FG	14` HT	5` W	F, SP, FF, STD	Native	3" Cal
LM	26	Lagerstroemia indica `Muskogee`	Muskogee Crape Myrtle	FG	14` HT	7` W		Non-native	
LN2	12	Lagerstroemia indica `Natchez`	Natchez` Crape Myrtle	FG	14` HT	6` SPR	ML, SP	Non-native	
MB	16	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	CG	14` HT	6'W	FTB, SP	Native	
PE	14	Pinus elliotti	Slash Pine	FG	12` HT	6'W	SP, DT	Native	
QV	80	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	SP, DT	Native	4" Caliper
SEN	4	Senna polyphylla	Desert Cassia	25G	5`-6` OA		SP, DT	Non-native	
TC	8	Tabebuia caraiba	Yellow Tabebuia	45G	14` HT	7` W	F, SP	Non-native	
PALMS									
AM4	3	Adonidia merrillii	Christmas Palm Triple	FG	12`-14` HT		Triple, Full Heads, SP	Non-native	
PT	147	Ptychosperma elegans	Alexander Palm	CG	8`CT		SP, No Scars, Straight	Non-native	
RO	4	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
SP	251	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
VM2	41	Veitchia montgomeryana	Montgomery Palm	FG	12` CT		Straight Trunk, SP	Non-native	
WB	32	Wodyetia bifurcata	Foxtail Palm	FG	14`CT		Full Head, Str, Specimen	Non-native	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS									
ALI	29	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native	
AOO	13	Alcantarea odorata	Giant Silver Bromeliad	7G	30" OA		SP	Non-native	
ABS	6	Androlepis skinneri	Big Red Bromeliad	7G	30" OA		SP	Non-native	
CHH	781	Chrysobalanus icaco `Horizontalis'	Horizontal Coco Plum	3G	24" HT	18" SPR	FTB, DT	Native	
CHR2	1,758	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	FTB, DT	Native	
CLU	9	Clusia guttifera	Small-Leaf Clusia	15G	5`HT	4`W	FTB	Non-native	
CND	109	Clusia rosea `Nana'	Dwarf Pitch Apple	3G	18" HT	18" SPR	F	Non-native	
COD	138	Codiaeum variegatum `Mammey`	Mammey Croton	3G	24" HT	18"W	FTB, SP	Non-native	
CE2	307	Conocarpus erectus	Buttonwood	3G	24" HT	24"W	FTB, DT	Native	
CAQ	27	Crinum augustum `Queen Emma`	`Queen Emma` Crinum	7G	36" HT	36" W	F, SP	Non-native	
CRI	20	Crinum sp.	Green Crinum	7G	24" HT	24"W	F, SP, DT	Native	
GAG	135	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native	
HAM	50	Hamelia patens `Compacta`	Dwarf Firebush	3G	24" HT	18" SPR	F, SP, DT	Native	
HS	11	Hibiscus rosa-sinensis	Chinese Hibiscus `Seminole Pink`	25G		6` HT x 3` SPD	3` CT, F, SP	Non-native	
IXN	906	Ixora coccinea `Nora Grant`	Red Ixora	3G	24" OA		FTB	Non-native	
IWD	256	Ixora taiwanensis 'Red Dwarf'	Red Dwarf Ixora	3G	12" OA		F	Non-native	
LCC	79	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	3G	18" HT	12" W	FTB, DT	Non-native	
MFR	86	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3'W	FTB, DT	Native	
PLI	153	Plumbago auriculata `Imperial Blue`	Plumbago	3G	24" HT	24"W	F, SP	Non-native	
PM3	281	Podocarpus macrophyllus	Yew Pine	3G	24" HT	18" SPR	FTB, Sp, Column	Non-native	
PM	30	Podocarpus macrophyllus	Yew Pine	7G	36" HT	2` W	FTB, Sp, Column	Non-native	
ROL	147	Rondeletia leucophylla	Panama Rose `Pink`	3G	24" HT	24"W	FTB, SP	Non-native	
SAR	941	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	FTB	Non-native	
STC	539	Schefflera arboricola 'Trinette'	Trinette Variegated Schefflera	3G	24" HT	18" SPR	F	Non-native	
STU	113	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	FTB, DT	Native	
VO	946	Viburnum odoratissimum	Sweet Viburnum	3G	24" OA			Non-native	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPACING
SHRUB AREAS										
BHJ	686	Bougainvillea x 'Helen Johnson'	Helen Johnson Compact Bougainvillea	3G	18" HT	18" SPR	F, DT	Non-native		24" o.c.
GRASSES										
MUH	786	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F, DT	Native		24" o.c.
GROUND COVERS										
AAB	683	Agapanthus africanus 'Blue'	Blue African Lily	3G	18" OA		F	Non-native		18" o.c.
ADM	587	Asparagus densiflorus 'Myers'	Myers Asparagus Fern	1G	12" OA		F, DT	Native		18" o.c.
CMB	429	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	3G	12"HT	12"W	F, DT	Non-native		24" o.c.
DIT	359	Dianella tasmanica	Flax Lily	1G	12"HT	12"W	Full	Non-native		18" o.c.
GIF	1,029	Ficus microcarpa `Green Island`	Green Island Ficus	1G	12"HT	12"W	Full	Non-native		18" o.c.
ILS	1,159	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	F, DT	Native		18" o.c.
JUP	910	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	F, DT	Non-native		24" o.c.
LMB	1,271	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	18" OA		F	Non-native		18" o.c.
PIX	576	Philodendron xanadu	Xanadu Philodendron	3G	18" OA		F	Non-native		24" o.c.
PMO	687	Podocarpus macrophyllus `Dwarf Pringles'	Dwarf Podocarpus	3G	12"HT	12"W	FTB	Non-native		18" o.c.
TMJ	225	Trachelospermum asiaticum 'Minima'	Minima Asiatic Jasmine	1G	8"-10" OA	15" SPR		Native		18" o.c.

Phase 2

Required Trees:		Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter: (1,659'/30)	55	50%=28				
Building(s) Foundation Perimeter: (3,560'/30)	119	50%=60				
Parking Lot Terminal Landscape Islands:	61	75%=46				
Total:	235	134	5	20%=47	50%=118	59 * (Max)

Provided Trees:		Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	270	148	11	103	148	59*

*Building Facade Landscape Strips are Exempt from % Palm Requirement

Required Shrubs:		Native%	Drought Tolerant%
Perimeter: (1,659'/2)	830	25%=208	50%=415
Building(s) Foundation Perimeter: (3,560'/2)	1,780	25%=445	50%=890
Total:	2,610	653	1,305

Provided Shrubs:		Native	Drought Tolerant
Total:	3,079	1,733	1,733

Required Groundcovers:		Native%	Flower%	Drought Tolerant%
Building(s) Foundation Perimeter: (3,560'x1.5x.25)	1,335	25%=334	10%=134	50%=668

Provided Groundcovers:		Native	Flowering	Drought Tolerant
Total:	2,395	367	676	1,705

PLANT SCHEDULE PHASE 2

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL
TREES									
CAL	6	Callistemon viminalis	Weeping Bottlebrush	45G	12` HT	5` W	4` CT, F, SP	Non-native	
CE	23	Conocarpus erectus	Green Buttonwood	65G	14` HT	5`W	STD, F, SP, DT	Native	3" Cal
JAP	4	Filicium decipiens	Japanese Fern Tree	45G	10`-12` OA	5'W	F, SP	Non-native	2" Caliper
IE2	20	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	14` HT	5` SPR	STD, F, SP, DT	Native	3" Cal
ILE	25	Ilex x `Nellie R. Stevens`	Nellie R. Stevens Holly	FG	14` HT	5` W	F, SP, FF, STD	Native	3" Cal
LM	29	Lagerstroemia indica `Muskogee`	Muskogee Crape Myrtle	FG	14` HT	7` W		Non-native	
LN2	6	Lagerstroemia indica `Natchez`	Natchez` Crape Myrtle	FG	14` HT	6` SPR	ML, SP	Non-native	
MB	5	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	CG	14` HT	6'W	FTB, SP	Native	
PE	4	Pinus elliotti	Slash Pine	FG	12` HT	6'W	SP, DT	Native	
QV	75	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	SP, DT	Native	4" Caliper
SEN	3	Senna polyphylla	Desert Cassia	25G	5`-6` OA		SP, DT	Non-native	
TC	2	Tabebuia caraiba	Yellow Tabebuia	45G	14` HT	7` W	F, SP	Non-native	
PALMS									
AM4	1	Adonidia merrillii	Christmas Palm Triple	FG	12`-14` HT		Triple, Full Heads, SP	Non-native	
PT	15	Ptychosperma elegans	Alexander Palm	CG	8`CT		SP, No Scars, Straight	Non-native	
RO	2	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
SP	49	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
VM2	49	Veitchia montgomeryana	Montgomery Palm	FG	12` CT		Straight Trunk, SP	Non-native	
WB	68	Wodyetia bifurcata	Foxtail Palm	FG	14`CT		Full Head, Str, Specimen	Non-native	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS									
ALI	5	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native	
AOO	19	Alcantarea odorata	Giant Silver Bromeliad	7G	30" OA		SP	Non-native	
CHH	761	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3G	24" HT	18" SPR	FTB, DT	Native	
CHR	510	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB, DT	Native	
CHR2	517	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	FTB, DT	Native	
CLU	39	Clusia guttifera	Small-Leaf Clusia	15G	5`HT	4`W	FTB	Non-native	
COD	51	Codiaeum variegatum `Mammey`	Mammey Croton	3G	24" HT	18"W	FTB, SP	Non-native	
CE2	167	Conocarpus erectus	Buttonwood	3G	24" HT	24"W	FTB, DT	Native	
CAQ	6	Crinum augustum `Queen Emma`	`Queen Emma` Crinum	7G	36" HT	36" W	F, SP	Non-native	
CRI	12	Crinum sp.	Green Crinum	7G	24" HT	24"W	F, SP, DT	Native	
GAG	131	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native	
HS	5	Hibiscus rosa-sinensis	Chinese Hibiscus `Seminole Pink`	25G		6` HT x 3` SPD	3` CT, F, SP	Non-native	
IXN	69	Ixora coccinea `Nora Grant`	Red Ixora	3G	24" OA		FTB	Non-native	
IWD	88	Ixora taiwanensis 'Red Dwarf'	Red Dwarf Ixora	3G	12" OA		F	Non-native	
LCC	131	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	3G	18" HT	12" W	FTB, DT	Non-native	
MFR	139	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, DT	Native	
PLI	41	Plumbago auriculata `Imperial Blue`	Plumbago	3G	24" HT	24"W	F, SP	Non-native	
PM	2	Podocarpus macrophyllus	Yew Pine	7G	36" HT	2` W	FTB, Sp, Column	Non-native	
ROL	41	Rondeletia leucophylla	Panama Rose `Pink`	3G	24" HT	24"W	FTB, SP	Non-native	
SAR	528	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	FTB	Non-native	
STC	370	Schefflera arboricola 'Trinette'	Trinette Variegated Schefflera	3G	24" HT	18" SPR	F	Non-native	
STU	14	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	FTB, DT	Native	
VO	10	Viburnum odoratissimum	Sweet Viburnum	3G	24" OA			Non-native	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPACING
SHRUB AREAS										
BHJ	512	Bougainvillea x 'Helen Johnson'	Helen Johnson Compact Bougainvillea	3G	18" HT	18" SPR	F, DT	Non-native		24" o.c.
GRASSES										
MUH	258	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F, DT	Native		24" o.c.
GROUND COVERS										
AAB	373	Agapanthus africanus 'Blue'	Blue African Lily	3G	18" OA		F	Non-native		18" o.c.
ADM	207	Asparagus densiflorus 'Myers'	Myers Asparagus Fern	1G	12" OA		F, DT	Native		18" o.c.
CMB	266	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	3G	12"HT	12"W	F, DT	Non-native		24" o.c.
DIT	385	Dianella tasmanica	Flax Lily	1G	12"HT	12"W	Full	Non-native		18" o.c.
GIF	450	Ficus microcarpa `Green Island`	Green Island Ficus	1G	12"HT	12"W	Full	Non-native		18" o.c.
ILS	280	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	F, DT	Native		18" o.c.
JUP	249	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	F, DT	Non-native		24" o.c.
LMB	112	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	18" OA		F	Non-native		18" o.c.
PIX	84	Philodendron xanadu	Xanadu Philodendron	3G	18" OA		F	Non-native		24" o.c.
PMO	704	Podocarpus macrophyllus `Dwarf Pringles'	Dwarf Podocarpus	3G	12"HT	12"W	FTB	Non-native		18" o.c.
TMJ	103	Trachelospermum asiaticum 'Minima'	Minima Asiatic Jasmine	1G	8"-10" OA	15" SPR		Native		18" o.c.

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Key / Location:

N.T.S.

Project Team:

Client & Property Owner: Lotis Acquisitions LC, 2300 Glades Road, Suite 202E, Boca Raton, FL 33434

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Environmental Consultant: Jeryy Renick, Environmental Consultant, PO Box 556, Fellsmere, Florida 32948

Engineer: Engineer: Schnars Engineering, 947 Clint Moore Road, Boco Raton, FL 3487, 561-241-6455

Surveyor: Caulfield & Wheeler, Inc., 7900 Glades Road, Suite 100, Boca Raton, FL 33434, 561-392-1991

Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = nts

0

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	LA1
Project Number	24-040	
Municipal Number	P24-175	
Computer File	Tradition Lotis Landscape Plan.dwg	

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CLIFF LANE

DITCH

SOD

629.1'

Building 2
Type 2 - 17,945 sf
2 Story / 26 Units
F.F.E. = 29.0'

C2 1,520 SF. | B1 1,086 SF. | B1 1,086 SF. | B1 1,086 SF. | C2 1,520 SF.

POOL

BUILDING #1
CLUBHOUSE
2-STORY
F.F.E. = 29'
5,760 SF.

PICKLEBALL COURTS

Building 3
Type 3 - 16,950 sf
3 Story / 29 Units
F.F.E. = 29.0'

GARAGE

Water Main (typ)

Sewer Main (typ)

MPUD
MPUD
Vacant

Match line LA1
Match line LA3

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Key / Location:

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Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	**LA2**
Project Number	24-040	
Municipal Number	P24-175	
Computer File	Tradition Lotis Landscape Plan.dwg	

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Existing Use: Single Family

PHASE 2
248 UNITS
2, 3 AND 4-STORY
12.17 AC.

Phase Line

Water Main (typ)

SOD

PHASE 2

PHASE 1

Building 31
Type 4 - 9,310 sf
2 Story / 11 Units
F.F.E. = 29.0'

GARAGE

EXIT ONLY

RESIDENT ENTRY

454.5'

Building 30
Type 4 - 9,310

Match line LA2
Match line LA4

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Key / Location:

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Surveyor:	Caulfield & Wheeler, Inc. 7900 Glades Road, Suite 100 Boca Raton, FL 33434 561-392-1991

Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	**LA3**
Project Number	24-040	
Municipal Number	P24-175	
Computer File	Tradition Lotis Landscape Plan.dwg	

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Match line LA1
Match line LA3

Building 4
Type 3 - 16,950 sf
3 Story / 29 Units
F.F.E. = 29.0'

Building 5
Type 3 - 16,950 sf
3 Story / 29 Units
F.F.E. = 29.0'

Building 6
Type 3 - 16,950 sf
3 Story / 29 Units
F.F.E. = 29.0'

Building 8
Type 4 - 16,950 sf
4 Story / 41 Units
F.F.E. = 29.0'

Building 25
Type 5 - 9,400 sf
2 Story / 11 Units
F.F.E. = 29.0'

DOG PARK
SOD

20' LANDSCAPE BUFFER

4' HOG WIRE FENCE

DITCH

Four Story Building Limits

Sewer Main (typ)

Water Main (typ)

SOD

GARAGE

Match line LA3
Match line LA5

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Key / Location:

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Surveyor:	Caulfield & Wheeler, Inc. 7900 Glades Road, Suite 100 Boca Raton, FL 33434 561-392-1991

Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SJS
Manager	SG
Project Number	24-040
Municipal Number	P24-175
Computer File	Tradition Lotis Landscape Plan.dwg
Sheet	LA4

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Match line LA2
Match line LA4

Building 30
Type 4 - 9,310
2 Story / 10 Units
F.F.E. = 29.0'

Sewer Main (typ)

Building 29
Type 5 - 9,400 sf
2 Story / 10 Units
F.F.E. = 29.0'

Building 26
Type 3 - 9,400 sf
2 Story / 10 Units
F.F.E. = 29.0'

Building 28
Type 3 - 9400 sf
2 Story / 12 Units
F.F.E. = 29.0'

Sewer Main (typ)

Building 27
Type 3 - 9,400 sf
2 Story / 11 Units
F.F.E. = 29.0'

396.0'

Building 24
Type 4 - 9,310 sf
2 Story / 12 Units
F.F.E. = 29.0'

Building 23
Type 5 - 9,400 sf
2 Story / 12 Units
F.F.E. = 29.0'

SOD

Match line LA4
Match line LA6

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Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	LA5
Project Number	24-040	
Municipal Number	P24-175	
Computer File	Tradition Lotis Landscape Plan.dwg	

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Match line LA3
Match line LA5
Match line SP3
Match line SP4
Match line LA5
Match line LA7

DITCH
4' HOG WIRE FENCE
DITCH

Building 7
Type 4 - 16,950 sf
4 Story / 41 Units
F.F.E. = 29.0'

Building 18
Type 4 - 9,310 sf
2 Story / 11 Units
F.F.E. = 29.0'

Building 19
Type 5 - 9,400 sf
2 Story / 12 Units
F.F.E. = 29.0'

Building 20
Type 5 - 9,400 sf
2 Story / 12 Units
F.F.E. = 29.0'

Building 17
Type 1 - 5,070 sf
2 Story / 5 Units
F.F.E. = 29.0'

Building 16
Type 3 - 9,400 sf
2 Story / 10 Units
F.F.E. = 29.0'

Building 15
Type 3 - 9,400 sf
2 Story / 10 Units
F.F.E. = 29.0'

PHASE 2

Water Main (typ)
Water Main (typ)
Sewer Main (typ)
Sewer Main (typ)

SOD
GARAGE
MPUD
MPUD
Vacant

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Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan
P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 20'
0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SJS
Manager	SG
Project Number	24-040
Municipal Number	P24-175
Computer File	Tradition Lotis Landscape Plan.dwg

Sheet **LA6**

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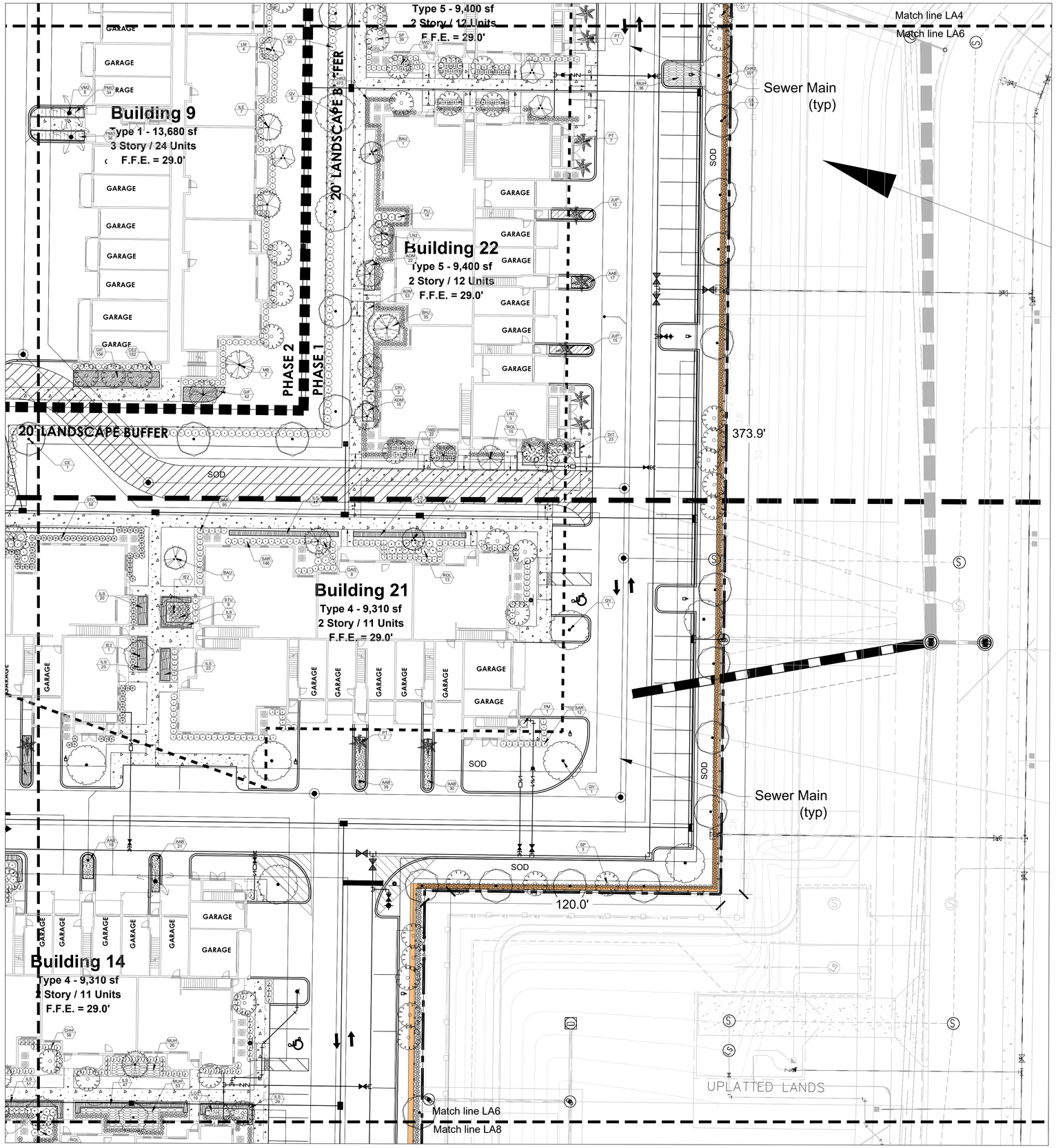

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Key / Location:

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Project Team:

Client & Property Owner:	Lotis Acquisitions LC 2300 Glades Road, Suite 202E Boca Raton, FL 33434
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
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Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	LA7
Project Number	24-040	
Municipal Number	P24-175	
Computer File	Tradition Lotis Landscape Plan.dwg	

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Match line LA5
Match line LA7

Building 12
Type 3 - 9,400 sf
2 Story / 10 Units
F.F.E. = 29.0'

Building 11
Type 2 - 5,925 sf
2 Story / 6 Units
F.F.E. = 29.0'

Building 10
Type 3 - 9,400 sf
2 Story / 10 Units
F.F.E. = 29.0'

Building 9
Type 3 - 9,400 sf
2 Story / 10 Units
F.F.E. = 29.0'

Building 8
Type 2 - 5,925 sf
2 Story / 6 Units
F.F.E. = 29.0'

Building 7
Type 2 - 5,925 sf
2 Story / 6 Units
F.F.E. = 29.0'

Building 6
Type 4 - 9,310 sf
2 Story / 11 Units
F.F.E. = 29.0'

Building 5
Type 4 - 9,310 sf
2 Story / 11 Units
F.F.E. = 29.0'

Building 3
Type 5 - 9,400 sf
2 Story / 12 Units
F.F.E. = 29.0'

Building 2
Type 5 - 9,400 sf
2 Story / 12 Units
F.F.E. = 29.0'

OPEN FIELD AREA
SOD

POOL

Sewer Main (typ)

Water Main (typ)

DITCH

Match line LA7
Match line LA9

BUILDING #4
CLUBHOUSE

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Key / Location:

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Project Team:

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Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SJS
Manager	SG
Project Number	24-040
Municipal Number	P24-175
Computer File	Tradition Lotis Landscape Plan.dwg

Sheet **LA8**

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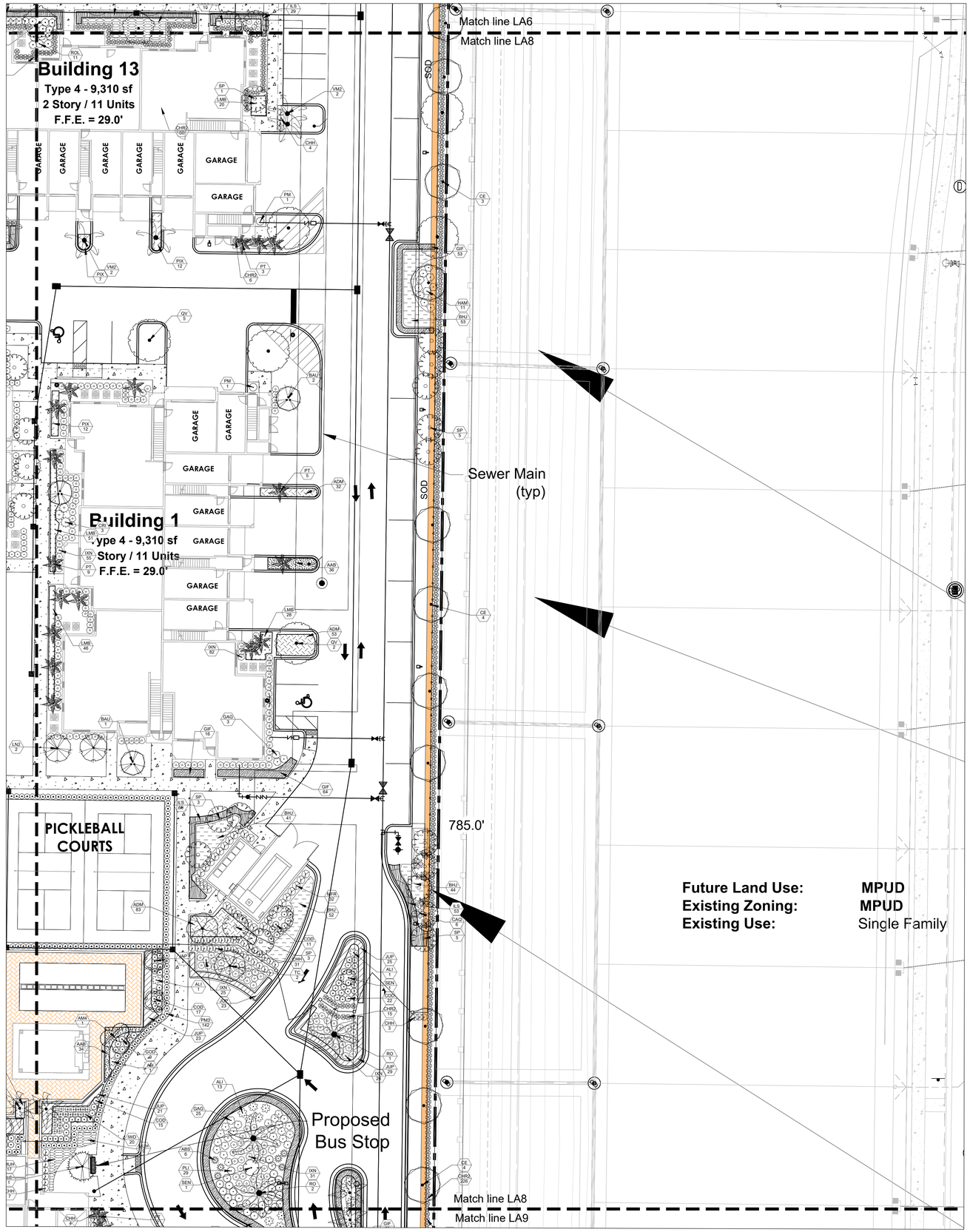

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Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	**LA9**
Project Number	24-040	
Municipal Number	P24-175	
Computer File	Tradition Lotis Landscape Plan.dwg	

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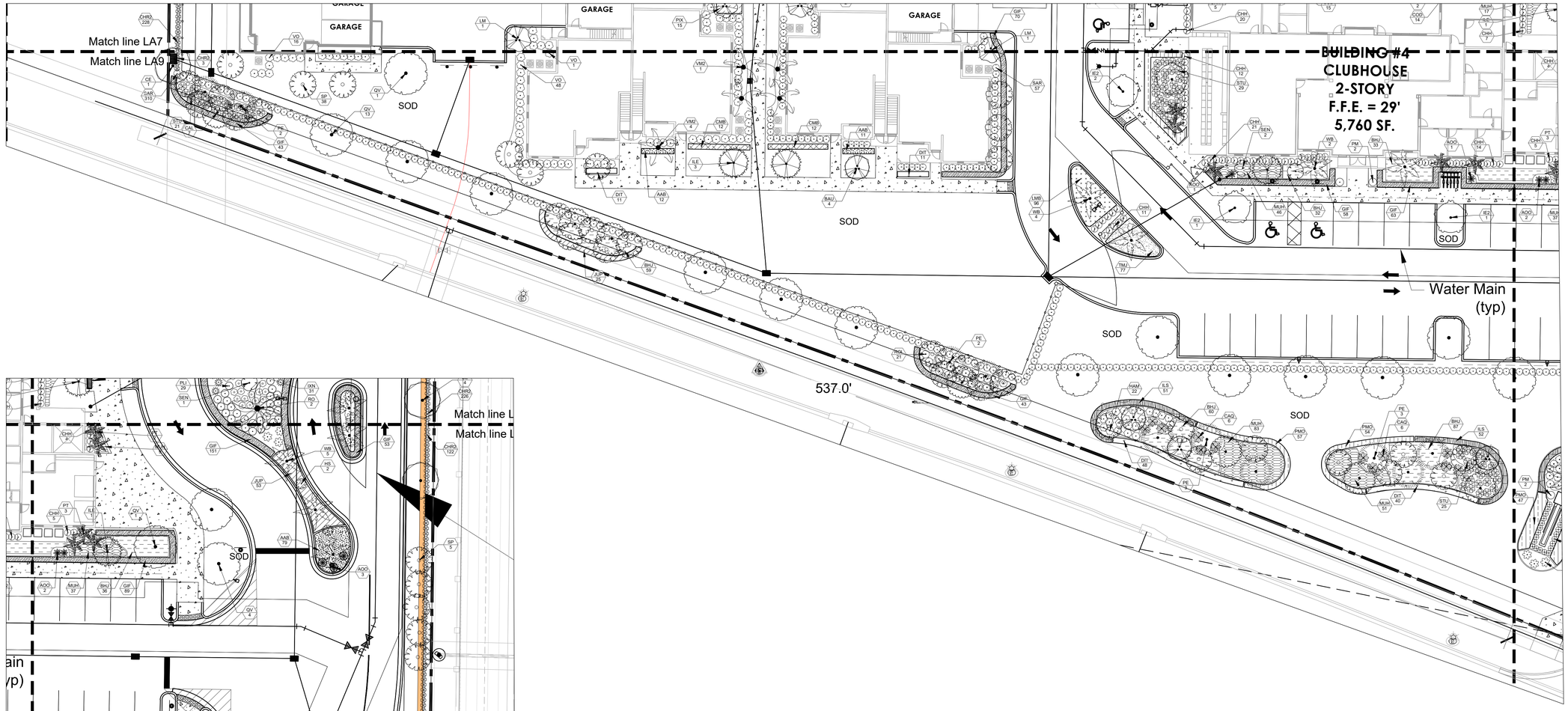

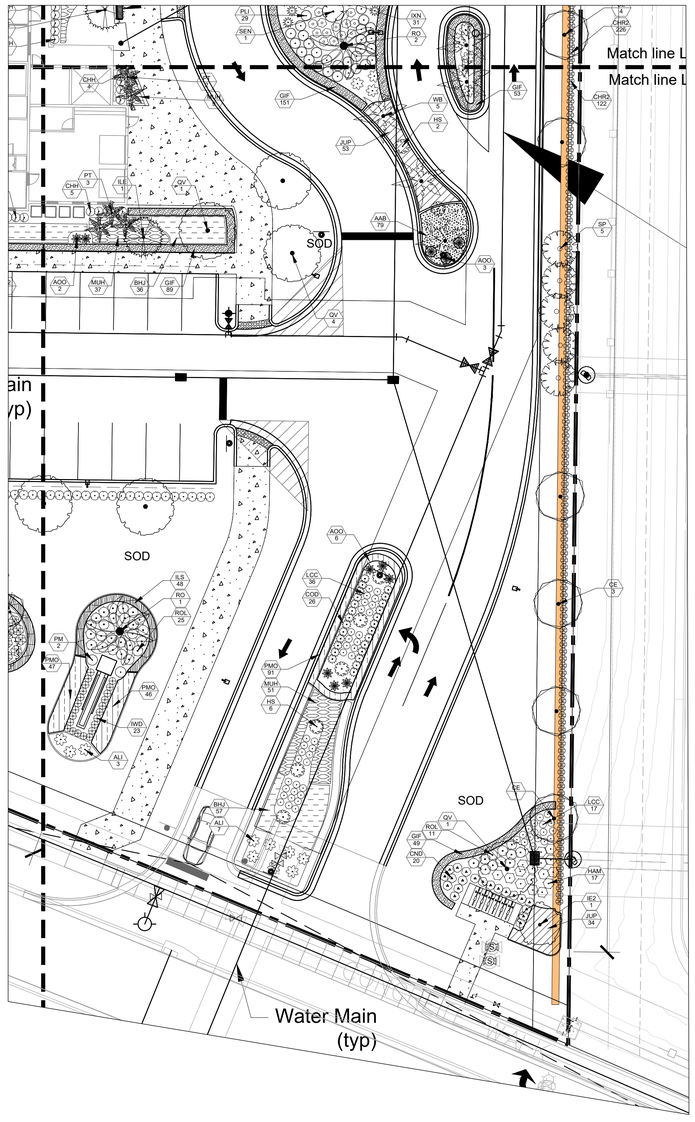

Plotted By:Scott Wolff Sheet Set:########################## Layout:LA10 September 16, 2025 10:37:41am J:\Projects Active\24-040 Lotis Group - Tradition Parcel\Landscape\Tradition Lotis Landscape Plan.dwg

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Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Plan

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	SJS
Manager	SG
Project Number	24-040
Municipal Number	P24-175
Computer File	Tradition Lotis Landscape Plan.dwg

Sheet **LA10**

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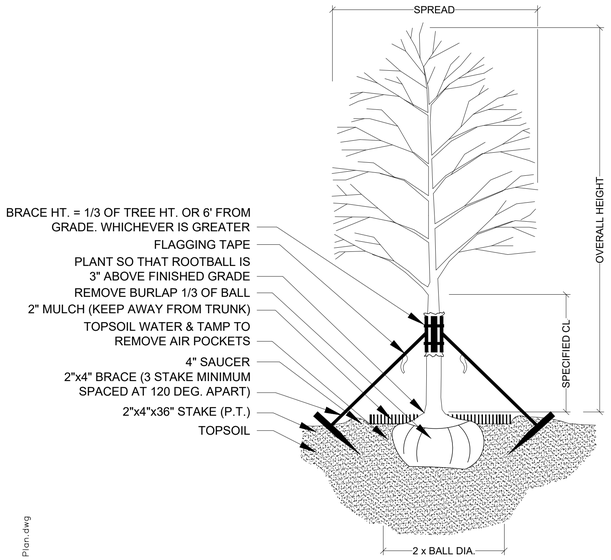
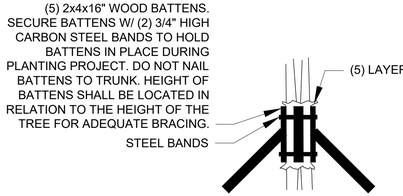


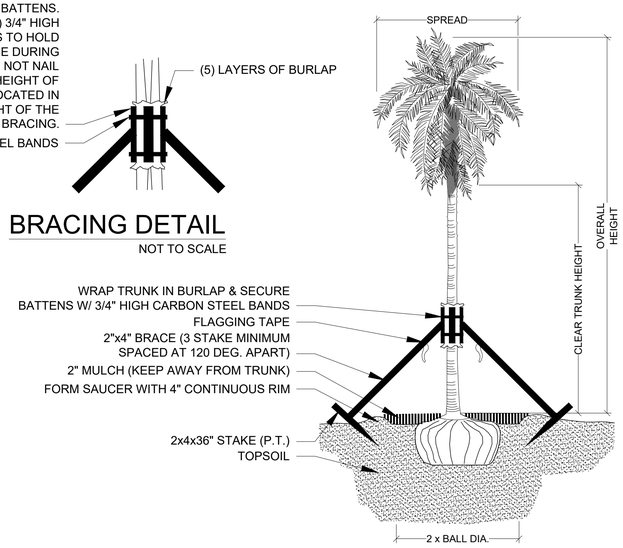
TREE PLANTING & STAKING

NOT TO SCALE



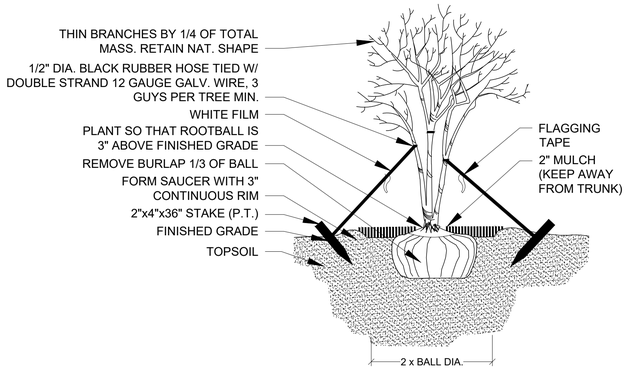
BRACING DETAIL

NOT TO SCALE



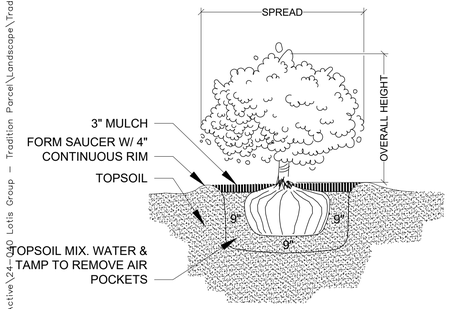
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



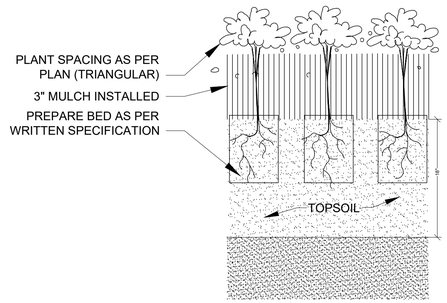
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



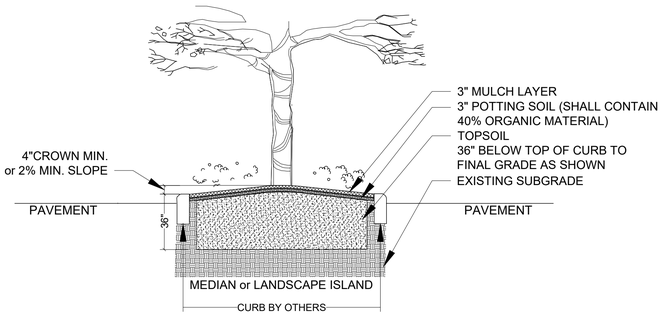
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

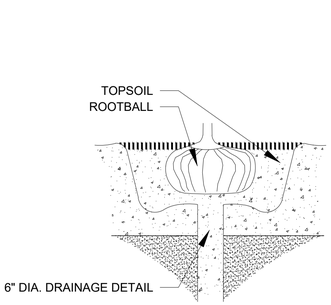


LANDSCAPE AREA PREPARATION DETAIL

NOT TO SCALE

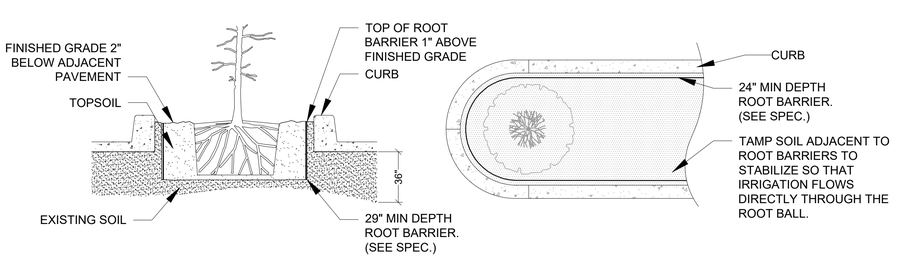
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

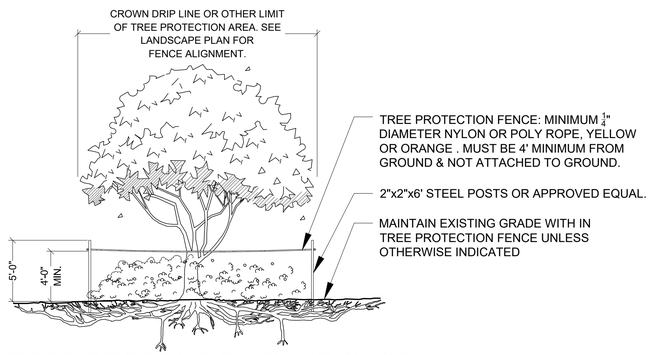
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

Client & Property Owner: Lotis Acquisitions LC, 2300 Glades Road, Suite 202E, Boca Raton, FL 33434

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Environmental Consultant: Jeryy Renick, Environmental Consultant, PO Box 556, Fellsmere, Florida 32948

Engineer: Engineer: Schnars Engineering, 947 Clint Moore Road, Boco Raton, FL 3487, 561-241-6455

Surveyor: Caulfield & Wheeler, Inc., 7900 Glades Road, Suite 100, Boca Raton, FL 33434, 561-392-1991

Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Details

P24-175
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" =

0 1

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	LA11
Project Number	24-040	
Municipal Number	P24-175	
Computer File	Tradition Lotis Landscape Plan.dwg	

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Plotted By:Scott Wolff Sheet Set:########## Layout:LA11 September 16, 2025 10:37:41am J:\Projects Active\24-040 Lotis Group - Tradition Parcel\Landscape\Tradition Lotis Landscape Plan.dwg

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
7 gallon container 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

Client & Property Owner: Lotis Acquisitions LC, 2300 Glades Road, Suite 202E, Boca Raton, FL 33434

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Environmental Consultant: Jeryy Renick, Environmental Consultant, PO Box 556, Fellsmere, Florida 32948

Engineer: Engineer: Schnars Engineering, 947 Clint Moore Road, Boco Raton, FL 3487, 561-241-6455

Surveyor: Caulfield & Wheeler, Inc., 7900 Glades Road, Suite 100, Boca Raton, FL 33434, 561-392-1991

Lotis at Tradition

Tradition
Port St. Lucie, Florida

Landscape Specifications

P24-174
PSLUSD # 5429C

Date	By	Description
10/16/24	SAW	Initial Submittal
02/19/25	SAW	Resubmittal
07/03/25	SAW	Resubmittal
09/08/25	SAW	Resubmittal

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	SG	LA12
Project Number	24-040	
Municipal Number	P24-175	
Computer File	Tradition Lotis Landscape Plan.dwg	

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Plotted By:Scott Wolff Sheet Set:########################## Layout:LA12 September 16, 2025 10:37:43am J:\Projects Active\24-040 Lotis Group - Tradition\Landscape\Tradition Lotis Landscape Plan.dwg

CFN # 5153829 PLAT BOOK 113 PAGE 3, Recorded 02/13/2023 01:47:02 PM SAINT
LUCIE COUNTY Deputy Clerk EDNA

TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK 113
PAGE 3

SHEET 1 OF 8

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

INSTR # 5153829
P BK: 113 Pages 3 - 10
RECORDED 02/13/2023 01:47:02 PM1
SAINT LUCIE COUNTY

DEPUTY CLERK EDNA

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT B–D2 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "TRADITION 4", BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCELS 14–6A AND 14–6B AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN PARCEL 14–6A AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 14–6A, BEING THE NORTH LINE OF SAID PARCEL AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (HAVING A 150.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651; THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676; THENCE SOUTH 00°41'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 1706.84 FEET TO THE NORTH RIGHT OF WAY OF TRADITION PARKWAY (HAVING A 130.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 773; THENCE NORTH 70°06'36" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 348.12 FEET TO THE SAID EAST RIGHT OF WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE NEXT THREE COURSES; THENCE N18°50'26"E A DISTANCE OF 673.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,590.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 503.49 FEET THROUGH A CENTRAL ANGLE OF 18°08'36" TO A POINT OF TANGENCY; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 457.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 118.07 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN PARCEL 14–6A AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 14–6A, BEING THE NORTH LINE OF SAID PARCEL AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (HAVING A 150.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651; THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676; THENCE SOUTH 00°41'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 1706.84 FEET TO THE NORTH RIGHT OF WAY OF TRADITION PARKWAY (HAVING A 130.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 773; THENCE NORTH 70°06'36" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 348.12 FEET TO THE SAID EAST RIGHT OF WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE NEXT THREE COURSES; THENCE N18°50'26"E A DISTANCE OF 673.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,590.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 503.49 FEET THROUGH A CENTRAL ANGLE OF 18°08'36" TO A POINT OF TANGENCY; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 457.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.893 ACRES, MORE OR LESS

TOGETHER WITH:

A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, LYING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, ABANDONED IN CITY OF PORT ST. LUCIE ORDINANCE 22–1008, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE FLORIDA, THE 5TH DAY OF DECEMBER, 2022 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRADITION PARKWAY, EXHIBIT 'E' AS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF LANDS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1178, PAGE 2311 OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 00°09'21" EAST, A DISTANCE OF 176.00 FEET TO THE NORTH RIGHT–OW–WAY LINE OF SAID TRADITION PARKWAY ALSO BEING A POINT ON OF NON–RADIAL CURVE TO LEFT , HAVING A RADIUS OF 1595.00 FEET, THE CHORD OF WHICH BEARS NORTH 54°50'30" WEST, A DISTANCE OF 289.39 FEET, THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°24'35", A DISTANCE OF 289.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1595.00 FEET; THE CHORD OF WHICH BEARS NORTH 62°54'20" WEST, A DISTANCE OF 158.77 FEET, THENCE CONTINUE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°42'20", A DISTANCE OF 158.83 FEET TO A POINT OF TANGENCY, THENCE NORTH 65°45'30" WEST, A DISTANCE OF 126.56 FEET TO A CURVE, TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°06'29", A DISTANCE OF 49.71 FEET TO A CURVE, TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°30'11", A DISTANCE OF 48.79 FEET TO A CURVE, TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°34'55", A DISTANCE OF 59.30 FEET TO A POINT OF NON–TANGENCY; THENCE SOUTH 61°56'43" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A NON–TANGENT CURVE, TO THE LEFT HAVING A RADIUS OF 58.00 FEE, THE CHORD OF WHICH BEARS SOUTH 01°14'10" EAST, A DISTANCE OF 56.75 FEET, THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°34'55", A DISTANCE OF 59.30 FEET TO A CURVE, TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°04'14", A DISTANCE OF 38.73 FEET TO A CURVE, TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°37'27", A DISTANCE OF 47.20 FEET TO THE POINT OF BEGINNING

CONTAINING 0.137 ACRES, MORE OR LESS COMBINED 123.100 ACRES MORE OR LESS

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS–OF–WAY OF RECORD.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

1. PARCEL "4C", AS SHOWN HEREON, IS HEREBY RESERVED FOR FUTURE DEVELOPMENT BY B–D2 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS.
2. PARCELS "4A", "4B" AND "PARCEL FPL", AS SHOWN HEREON, ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT BY MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ANTHONY J. PALUMBO III, ITS VICE PRESIDENT, THIS 6th DAY OF January 2023.

MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Jason Corp
PRINT NAME Jason Corp

BY: _____
ANTHONY J. PALUMBO III, VICE PRESIDENT

WITNESS: Jim DeVoach
PRINT NAME Jim DeVoach

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 6th DAY OF JANUARY 2023, BY ANTHONY J. PALUMBO III, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF JANUARY 2023.

HH 071932 12/19/2024
COMMISSION NO. &
EXPIRATION DATE

Martha Silcox
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: MARTHA SILCOX

MARTHA H. SILCOX
Notary Public - State of Florida
Commission # HH 071932
My Comm. Expires Dec 13, 2024
Bonded through National Notary Assn.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY SETH WISE, ITS EXECUTIVE VICE PRESIDENT, THIS 5th DAY OF January 2023.

B–D2 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Leyla Lewis
PRINT NAME Leyla Lewis

BY: _____
SETH WISE EXECUTIVE VICE PRESIDENT

WITNESS: Linda M. Dedios
PRINT NAME Linda M. Dedios

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 5th DAY OF January 2023, BY SETH WISE, EXECUTIVE VICE PRESIDENT, ON BEHALF OF B–D2 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ✓ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF January 2023.

GG 306778
COMMISSION NO. &
EXPIRATION DATE 2-27-2023

Marcy McBride
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Marcy McBride

Notary Public State of Florida
Marcy McBride
My Commission GG 306778
Expires 2-27-2023

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED, ELIZABETH M. JONES, ESQ. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE 21st DAY OF November 2023, AT 8 AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF B–D2 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY THE ENTITIES EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- ALL ASSESSMENTS AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVIED BY ANY PRIVATE OR GOVERNMENTAL AGENCY AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 6th DAY OF January 2023

ELIZABETH M. JONES, ESQ.
FLORIDA BAR NO. 84477
SHUTTS & BOWEN LLP
525 OKEECHOBEE BLVD., SUITE 1100
WEST PALM BEACH, FL 33401

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

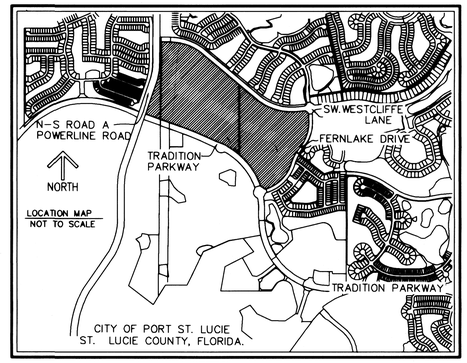
STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TRADITION 4, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HAVE BEEN ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS 23rd DAY OF January 2023.

CITY OF PORT ST LUCIE: Shannon M. Martin
SHANNON M. MARTIN, MAYOR

ATTEST: _____
SALLY WALSH, CITY CLERK

CITY OF PORT ST. LUCIE



LOCATION MAP
NOT TO SCALE

CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 113, PAGE(S) 3-10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 13th DAY OF February, 2023.

By: Edna Dandy Deputy Clerk

MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH LINE OF WESTCLIFFE LANE, AS RECORD IN PLAT BOOK 88, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LINE BEARS S49°59'11"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. LINES INTERSECTING CURVES ARE NON–RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
5. NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS 6 DAY OF January 2023.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA.
CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392–1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

CLERK OF THE COURT
SURVEYOR

PSLUSD PROJECT NO. 5429
CITY OF PORT ST. LUCIE
PROJECT NO. P22–204

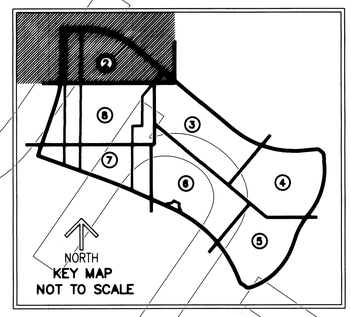
TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK 113
PAGE 4

SHEET 2 OF 8

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE:
1 INCH = 40 FEET

LEGEND/ABBREVIATIONS

- ℄ – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACRES
- CB – CHORD BEARING
- CD – CHORD DISTANCE
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- ORB – OFFICIAL RECORD BOOK
- PB – PLAT BOOK
- P.C. – POINT OF CURVATURE
- P.C.C. – POINT OF COMPOUND CURVATURE
- PG – PAGE
- P.R.C. – POINT OF REVERSE CURVATURE
- PSLUE – DENOTES PRIVATE UTILITY EASEMENT
- P.T. – POINT OF TANGENCY
- PUE – PUBLIC UTILITY EASEMENT
- R – RADIUS
- (R) – INDICATES RADIAL LINE
- SF – SQUARE FEET
- UE – UTILITY EASEMENT
- ■PRM – DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- ◉ – DENOTES PERMANENT CONTROL POINT

75' 75' 6' UE 4' PSLUE 50' ℄ 50'

POINT OF BEGINNING

SET PRM 40.00' S89°18'10"E 251.19' 200.00' SET PRM P.C. 11.19'

WESTCLIFFE LANE 100' PUBLIC R/W (ORB 3071, PAGE 2651)

TRACT RW (PB 88, PG 10)

R=1100.00' Δ=39°18'59" L=754.82' CB=S69°38'40"E CD=740.10'

TRACT O-2 (PB 88, PG 10)

N-S ROAD A POWERLINE ROAD
150' PUBLIC RIGHT-OF-WAY (ORB 3071, PG 2651)

40' UE (ORB 2432, PG 2034)

EAST LINE OF SECTION 6 / WEST LINE OF SECTION 5

SOUTH LINE OF SECTION 6 / NORTH LINE OF SECTION 7

SOUTH LINE OF SECTION 5 / NORTH LINE OF SECTION 8

N00°41'50"E 457.37' S00°41'50"W 1706.83' S00°41'50"W 1776.45'

EAST LINE OF SECTION 7 / WEST LINE OF SECTION 8

WEST LINE OF POWERLINE ROAD

PARCEL 4C 4.892 AC

PARCEL FPL 7.997 AC

PARCEL 4B 31.590 AC

SET PRM P.T.

R=1590.00' Δ=18°08'36" L=503.49' CB=N09°46'08"E CD=501.39'

FLORIDA POWER & LIGHT COMPANY EASEMENT (ORB 767, PG 2676) (ORB 768, PG 927) 200'

SET PRM P.T.

(BEARING REFERENCE) S49°39'11"E 1548.97' 418.50'

SOUTH LINE OF WESTCLIFFE LANE

20' PUE 6' UE 4' PSLUE ℄ 50' 50'

SET PRM

S39°54'00"W 410.44' 1706.37'

PARCEL 4A 78.484 AC

MATCH LINE SHEET 3

MATCH LINE SHEET 8

PSLUSD PROJECT NO. 5429
CITY OF PORT ST. LUCIE
PROJECT NO. P22–204

official copy

TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK 113
PAGE 5

SHEET 3 OF 8

LEGEND/ABBREVIATIONS

- ℄ – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACRES
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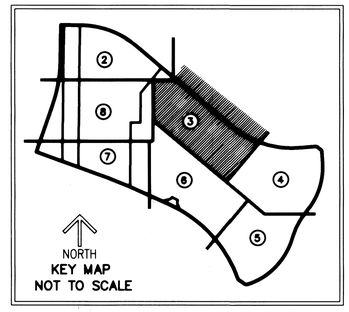
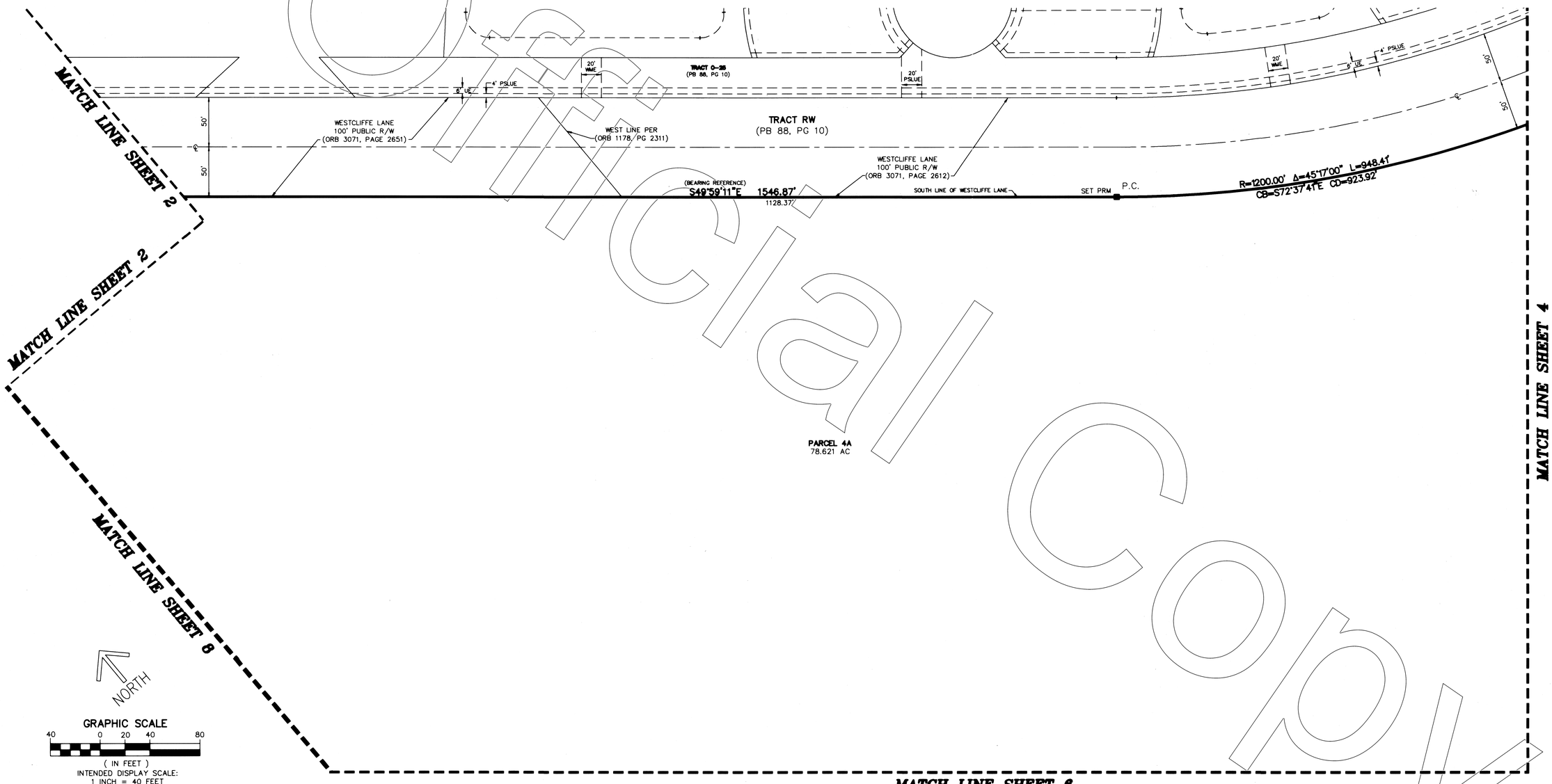
- ◉ – DENOTES PERMANENT CONTROL POINT.





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PLAT BOOK 113
PAGE 6

SHEET 4 OF 8

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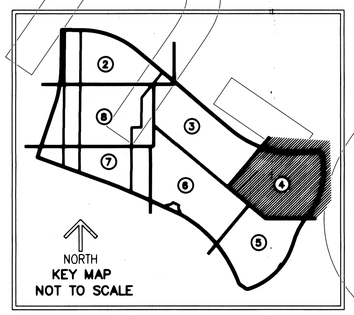
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



MATCH LINE SHEET 3

MATCH LINE SHEET 6

MATCH LINE SHEET 5

MATCH LINE SHEET 5

6' UE
4' PSLUE
50'
50'
℄
TRACT O-35
(PB 88, PG 10)
4' PSLUE
6' UE
TRACT RW
(PB 88, PG 10)
WESTCLIFFE LANE
100' PUBLIC R/W
(ORB 3071, PAGE 2612)
R=1200.00'
Δ=45°17'00"
L=948.41'
CB=S72°37'41"E
CD=923.92'
SET PRM
P.T.
N84°43'49"E 174.38'
SET PRM
P.C.
R=50.00'
Δ=51°19'04"
L=44.78'
CD=43.30'
CB=S69°36'38"E
SET PRM
P.R.C.
R=110.00'
Δ=15°04'04"
L=28.93'
CD=28.84'
CB=S51°29'08"E
P.R.C.
SET PRM
R=50.00'
Δ=55°46'21"
L=48.67'
CD=46.77'
CB=S31°08'00"E
SET PRM
P.T.
S03°44'49"E
137.20'
P.C.
SET PRM
80'
PARCEL 4A
78.621 AC
EAST LINE OF NW 1/4 SECTION 8
WEST LINE OF NE 1/4 SECTION 8
R=960.00'
Δ=39°56'11"
L=599.44'
CB=S16°43'16"W
CD=587.38
TRACT RW
FERNLAKE DRIVE
TRACT R-46
80' PUBLIC RIGHT-OF-WAY
(ORB 3071, PG 2612)
SET PRM
P.T.
106.79'
S36°41'22"W
P.C.
SET PRM

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE:
1 INCH = 40 FEET

LEGEND/ABBREVIATIONS
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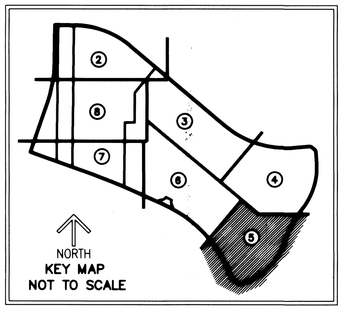
PLAT BOOK 113
PAGE 7

SHEET 5 OF 8



NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE:
1 INCH = 40 FEET

MATCH LINE SHEET 6

MATCH LINE SHEET 4

MATCH LINE SHEET 4

TRACT A (PB 100, PG 20)

TRACT RW TRADITION PARKWAY (PB 100, PG 20)

130' PUBLIC RIGHT-OF-WAY (ORB 3071, PG 2612)

10' PUE

65' 65'

65' 65'

R=565.00' Δ=46°07'54" L=1284.27'
CB=N42°43'14"W CD=1249.81'

5' ACCESS AND EXCLUSIVE UTILITY EASEMENT (ORB 2813, PG 2837)

PARCEL 4A
75.62± AC

SOUTH LINE OF NW 1/4 OF SECTION 8

NORTH LINE OF SW 1/4 OF SECTION 8

P.R.C. SET PRM

R=50.00'
Δ=47°50'06"
L=41.74'
CD=40.54'
CB=N43°34'21"W

SET PRM P.R.C.

TRACT RW2
TRADITION PARKWAY
(PB 96, PG 15)
130' PUBLIC RIGHT-OF-WAY
(ORB 3071, PG 2612)

R=130.00'
Δ=23°50'03"
L=54.08'
CD=53.69'
CB=N55°34'22"W

P.R.C. SET PRM

R=50.00'
Δ=63°53'42"
L=55.76'
CD=52.91'
CB=N75°36'12"W

ACCESS AND UTILITY EASEMENT (ORB 2813, PG 2839)

P.C.C. SET PRM

WESTERLY RIGHT-OF-WAY LINE FERNLAKE DRIVE

80'

65'

R=850.00' Δ=54°07'29" L=802.96'
CB=S45°23'12"W CD=773.43'

TRACT RW1
FERNLAKE DRIVE
(PB 96, PG 15)
80' PUBLIC RIGHT-OF-WAY
(ORB 3071, PG 2612)

10' FPL EASEMENT (ORB 4602, PG 1016)

P.C. S15°19'25"W 51.04' SET PRM

P.T. SET PRM

R=950.00' Δ=18°21'55" L=304.51'
CB=S27°30'25"W CD=303.27'

EAST LINE OF NW 1/4 OF SECTION 8

EAST LINE OF NE 1/4 OF SECTION 8

SET PRM P.C.C.

TRACT RW FERNLAKE DRIVE
TRACT R-46
80' PUBLIC
RIGHT-OF-WAY
(ORB 3071, PG 2612)

80'

10' FPL EASEMENT (ORB 4602, PG 1021)

10' FPL EASEMENT (ORB 4602, PG 1016)

LEGEND/ABBREVIATIONS

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- ◉ – DENOTES PERMANENT CONTROL POINT

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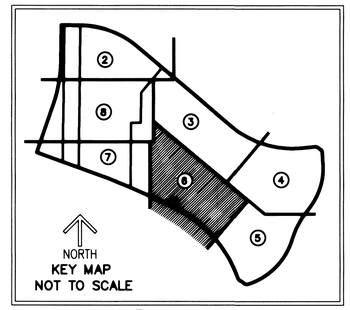
PLAT BOOK 113
PAGE 8



MATCH LINE SHEET 3

MATCH LINE SHEET 4

MATCH LINE SHEET 8

MATCH LINE SHEET 7

MATCH LINE SHEET 5

NORTH

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40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE:
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PARCEL 4A
78.621 AC

N65°45'30"W 447.41'

5' ACCESS AND EXCLUSIVE UTILITY EASEMENT (ORB 2813, PG 2884)

5' ACCESS AND EXCLUSIVE UTILITY EASEMENT (ORB 2813, PG 2885)

P.T.
SET PRM

5' ACCESS AND UTILITY EASEMENT

5' ACCESS AND EXCLUSIVE UTILITY EASEMENT (ORB 2813, PG 2917)

R=1595.00' Δ=46°07'54" L=1284.21'
CB=N42°43'14"W CD=1249.81'

TRACT RW
TRADITION PARKWAY
(PB 100, PG 20)

130' PUBLIC RIGHT-OF-WAY
(ORB 3071, PG 2651)

65'

65'

65'

10' PUE

TRACT A
(PB 100, PG 20)

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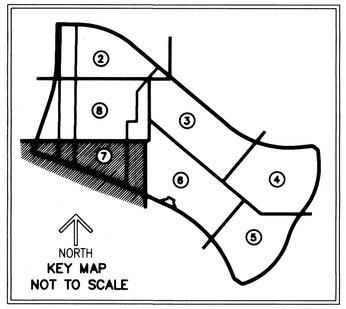

PLAT BOOK 113
PAGE 9

SHEET 7 OF 8

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE:
1 INCH = 40 FEET

MATCH LINE SHEET 8

N-S ROAD A
POWERLINE ROAD
150' PUBLIC RIGHT-OF-WAY
(ORB 3071, PG 2651)

40' UE (ORB 2432, PG 2034)

N18°30'26"E 673.39'

75'
75'
SET PRM

PARCEL 4C
4.892 AC

65'
65'

348.10'

TRACT RW-1
(PB 101, PG 1)
TRADITION PARKWAY
130' PUBLIC RIGHT-OF-WAY

N70°08'36"W 822.19'

211.77'

S00°41'50"W 1706.83'

PARCEL FPL
7.997 AC

S00°41'50"W 1776.45'

EAST LINE OF SECTION 7
WEST LINE OF SECTION 8

PARCEL 4B
31.590 AC

S00°41'54"W 811.32'

PARCEL 4A
78.621 AC

UNPLATTED LANDS

TRACT A
(PB 100, PG 20)

10' PUE

10' ACCESS AND EXCLUSIVE UTILITY EASEMENT (ORB 2813, PG 2885)

TRACT RW
TRADITION PARKWAY
(PB 100, PG 20)
130' PUBLIC RIGHT-OF-WAY
(ORB 3071, PG 2651)

262.32'

P.T.
SET PRM

5' ACCESS AND EXCLUSIVE UTILITY EASEMENT (ORB 2813, PG 2884)

Δ=3°32'36"
R=7010.00'
L=433.50'
CB=N87°56'02"W
CD=532.32'

Δ=4°21'07"
L=532.45'

5' ACCESS AND EXCLUSIVE UTILITY EASEMENT (ORB 2813, PG 2885)

Δ=0°18'31"
L=98.95'

SET PRM
P.C.
N65°45'30"W 447.41'

TRACT
REPUMP STATION
(PB 100, PG 20)

10' UE

TRACT A
(PB 100, PG 20)

65'
65'

MATCH LINE SHEET 6

LEGEND/ABBREVIATIONS
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PAGE 10

SHEET 8 OF 8

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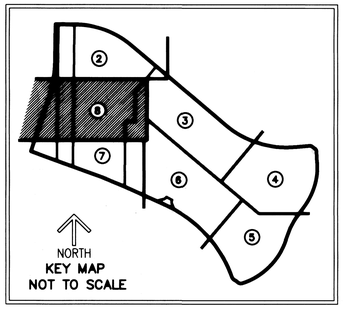

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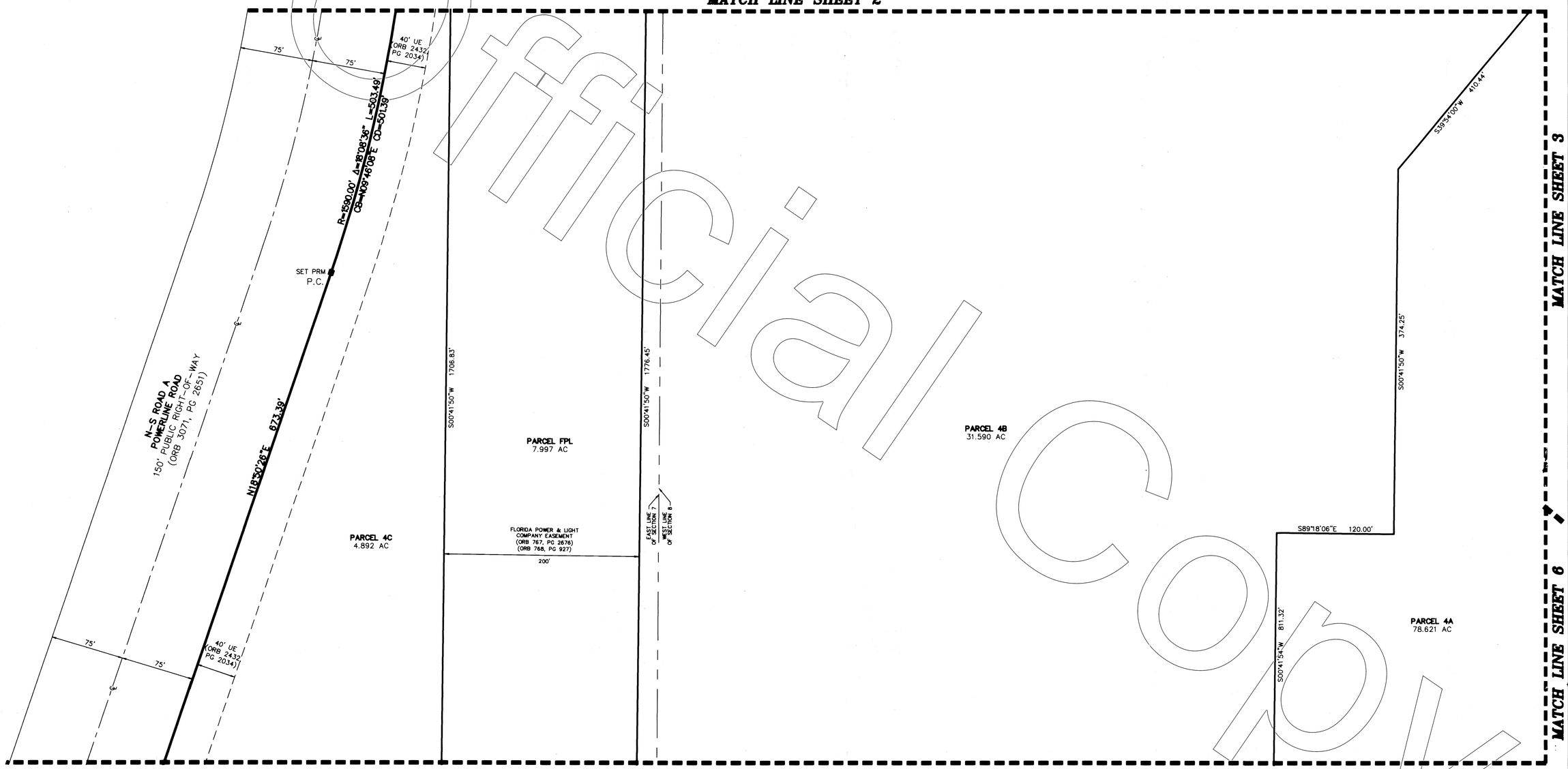
MATCH LINE SHEET 2



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PROJECT NO. P22-204

Official Copy

Mattamy Homes USA • Southeast Florida
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426
T 561-413-6100

July 9, 2024

Planning & Zoning Department
City of Port St. Lucie
121 SW. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization Lotis at Tradition

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent MATTAMY PALM BEACH, LLC as an applicant during the governmental review for the above noted project.

Please feel free to contact me if you have any additional questions or comments.

Sincerely,

Karl Albertson
Vice President — Land Acquisition and Entitlement
Mattamy Homes

September 17, 2024

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

RE: Lotis at Tradition (Lotis Group) – CONRACT PURCHASER AUTHORIZATION

To Whom it may concern:

As the contract purchaser of the property referenced above, please consider this correspondence as formal authorization for Lucido & Associates to represent Lotis Acquisitions, LLC during the governmental review of the development application.

Thank you for your attention to this matter.

Sincerely,

(Lotis Acquisitions, LLC)

By: _____ 9/17/2024
(Name of Authorized Officer) Title

JAMES S. GIELDA – MANAGER
(Printed Name)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17th day of SEPTEMBER, 2024, by JAMES GIELDA, of LOTIS ACQUISITIONS, LLC.

He/She [x] is personally known to me or [ ] has produced _____ as identification.

(NOTARY SEAL)

Notary Public State of Florida
Jeff L Johnson
My Commission
HH 261757
Exp. 6/12/2026

JEFF L. JOHNSON
(Print name beneath signature)
Notary Public
My Commission Expires: 6/12/2026

Lotis at Tradition

Landscape Modification

Project No. P25-070

Planning and Zoning Board Meeting of April 7, 2026

Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

General Information

Applicant's Request:	To provide enhanced landscaping and a berm in lieu of an architectural buffer wall on eastern property line per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Lucido & Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard

Background

- A wall is required in a landscape buffer strip where multi-family development abuts property to the side which is designated with PUD zoning or single-family uses per Section 154.03(C)(5) of the Landscaping Code.

- The applicant is requesting to provide enhanced landscaping in lieu of a wall as per Section 154.12 of the Landscaping Code.

Project Summary

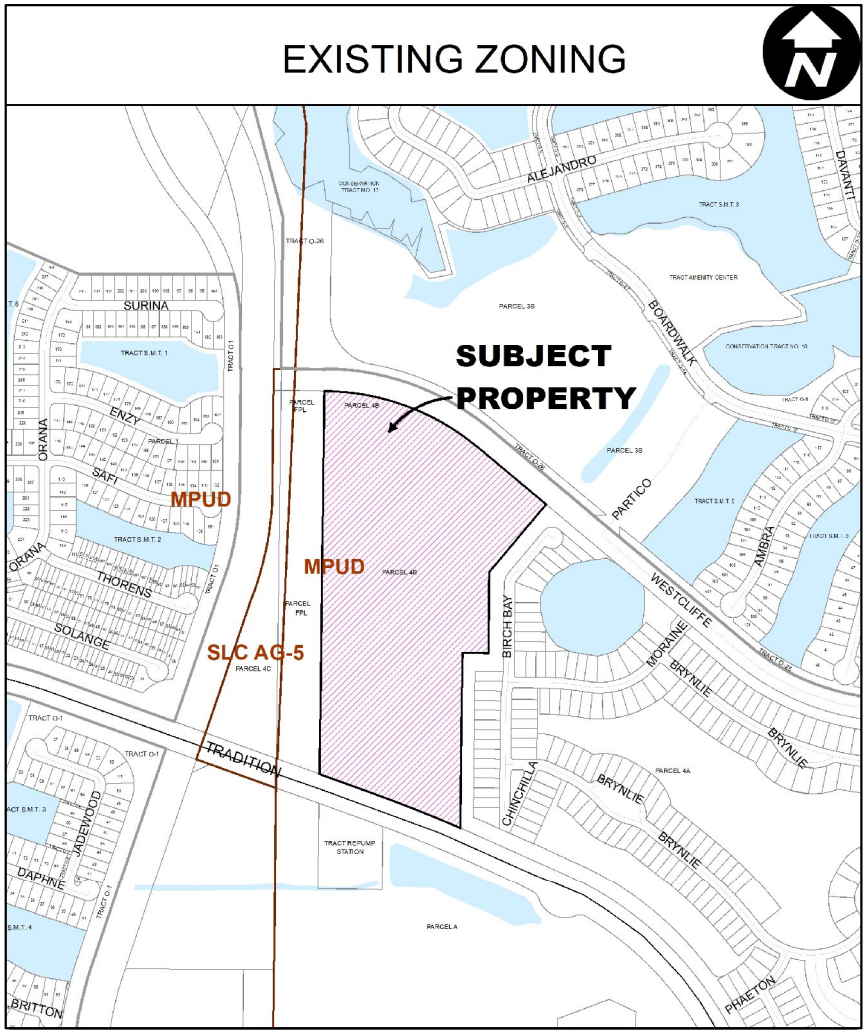
- Lotis at Tradition proposed 557 multi-family units distributed across 29 buildings ranging in height from 4 stories to 2 stories.

- The proposed development abuts MPUD zoning and single-family use along the eastern (side) property line.

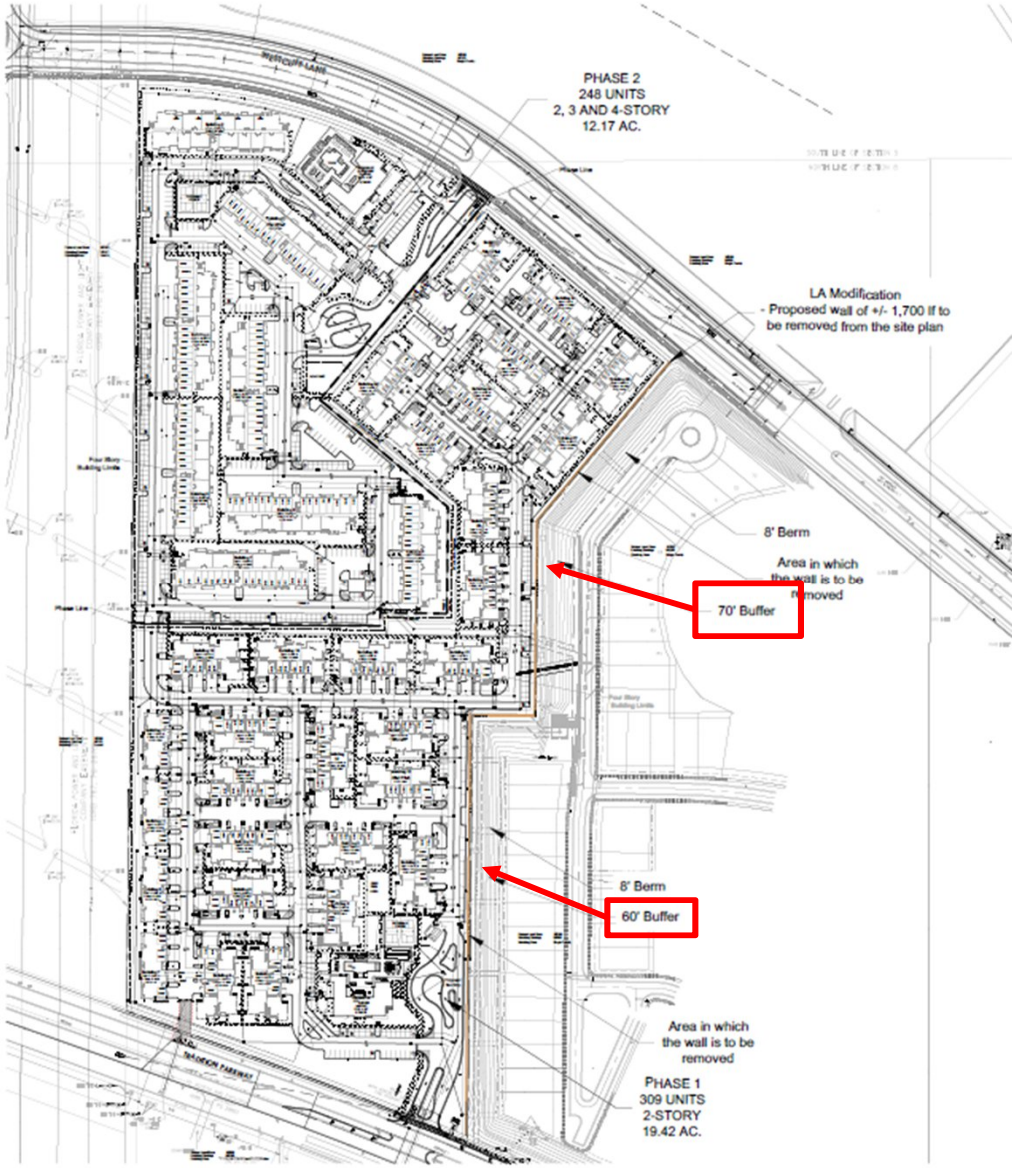
- The applicant proposes enhanced landscaping and a berm in lieu of a wall within the 60-foot-wide landscape buffer, as a 7-foot-tall berm with plantings on top along the approximately 1,700-foot eastern parcel boundary adjacent to the Brynlie single-family residential subdivision.

Location Map

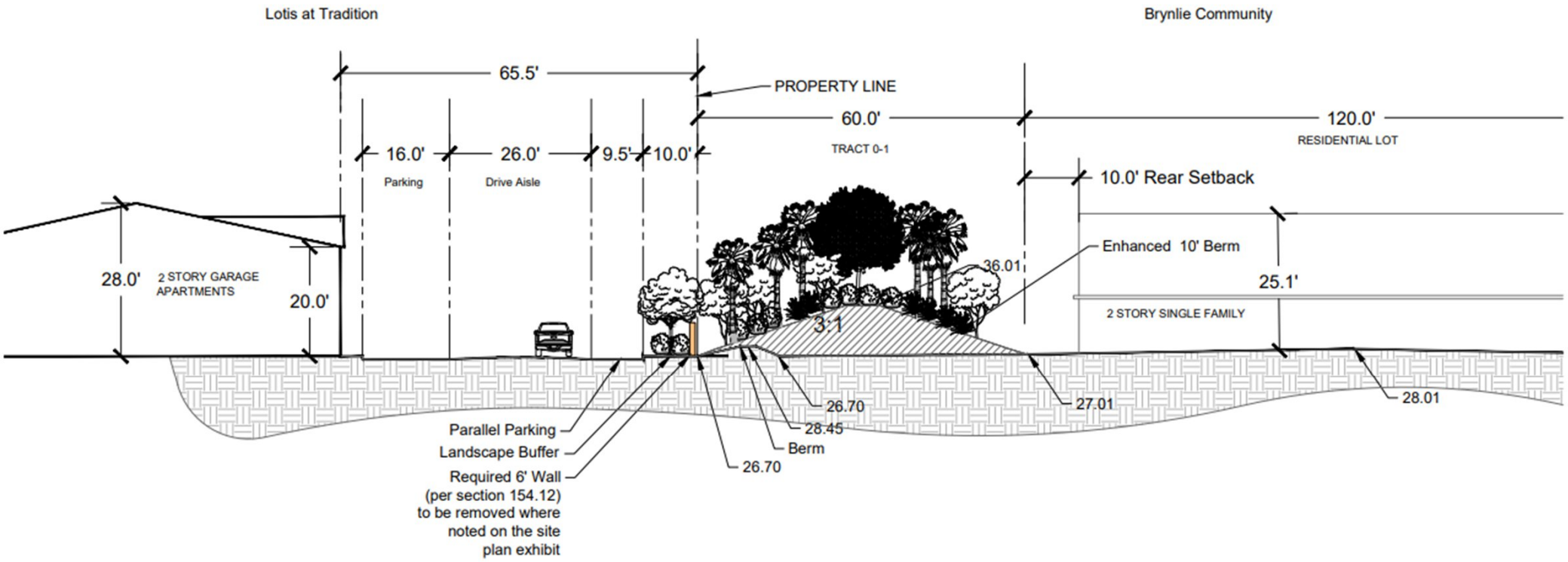
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Esplanade Residential Subdivision
South	NCD	MPUD	Vacant – Future Regional Park
East	NCD	MPUD	Brynlie Residential Subdivision
West	NCD	AG-5	Vacant (undeveloped parcel)



Landscape Modification Plan



Landscape Berm Elevations



Voting Options

The Board may choose to approve, deny or table the proposed landscape modification.

If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

Planning & Zoning Staff Recommendation

If the Board votes to approve the landscape modification request, staff recommends the following condition of approval:

1. Prior to the issuance of the first building permit for Phase 1, the berm located within Phase 1 shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department. Prior to the issuance of the first building permit for Phase 2, the corresponding segment of the berm shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department.

Agenda Summary

2026-187

Agenda Date: 4/7/2026 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-205 SLW-Industrial Park - Raw Athletics - Special Exception Use

Location: The property is located at 760 NW Enterprise Drive, at the northwest corner of NW Enterprise Drive.
Legal Description: All of Lot 6 in Parcel 1 of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, according to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40B, of the Public Records of St. Lucie County, Florida
This is a request for a special exception use to allow enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages for recreation facilities per Section 158.135(C)(6) of the Zoning Code.

Submitted By: Cody Sisk, Planner III, Planning and Zoning

Executive Summary: The applicant is requesting a special exception use to allow the use of an enclosed assembly use over 3,000 square feet, without an alcoholic beverage license, for recreational facilities, per Section 158.135(C)(6) of the Warehouse Industrial District. The proposed special exception use is proposed to occupy 14,600 square feet of a proposed building on an 8.31-acre property zoned Warehouse Industrial (WI) as enclosed assembly, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, for a recreational facility . Section 158.135(C)(6) of the WI Zoning District lists enclosed assembly area over 3,000 square feet for recreational facilities as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.

Presentation Information: Staff will provide a presentation

Staff Recommendation: If the Board chooses to recommend approval to the City Council, the Planning and Zoning Department would recommend the following condition:

1. This special exception use shall be granted exclusively to the current owners of the property, PEBB PSL, LLC, and BANYAN PSL LLC, collectively, and shall be valid solely as it relates to the current tenant of the property, Raw Sport Supplement Company LLC, and its subtenant, Raw Athletic Club LLC. The special exception use shall terminate automatically upon cessation of the approved business operation, namely use of the enclosed assembly space without an alcoholic beverage license for RAW Athletic fitness club. Any renting or subletting of the property aside from the current tenancy arrangements described above, change in tenant, change in ownership of the property or any of the above business entities, or discontinuation of the approved use shall render this special exception use null and void

Background: N/A

Issues/Analysis: See attached staff report.

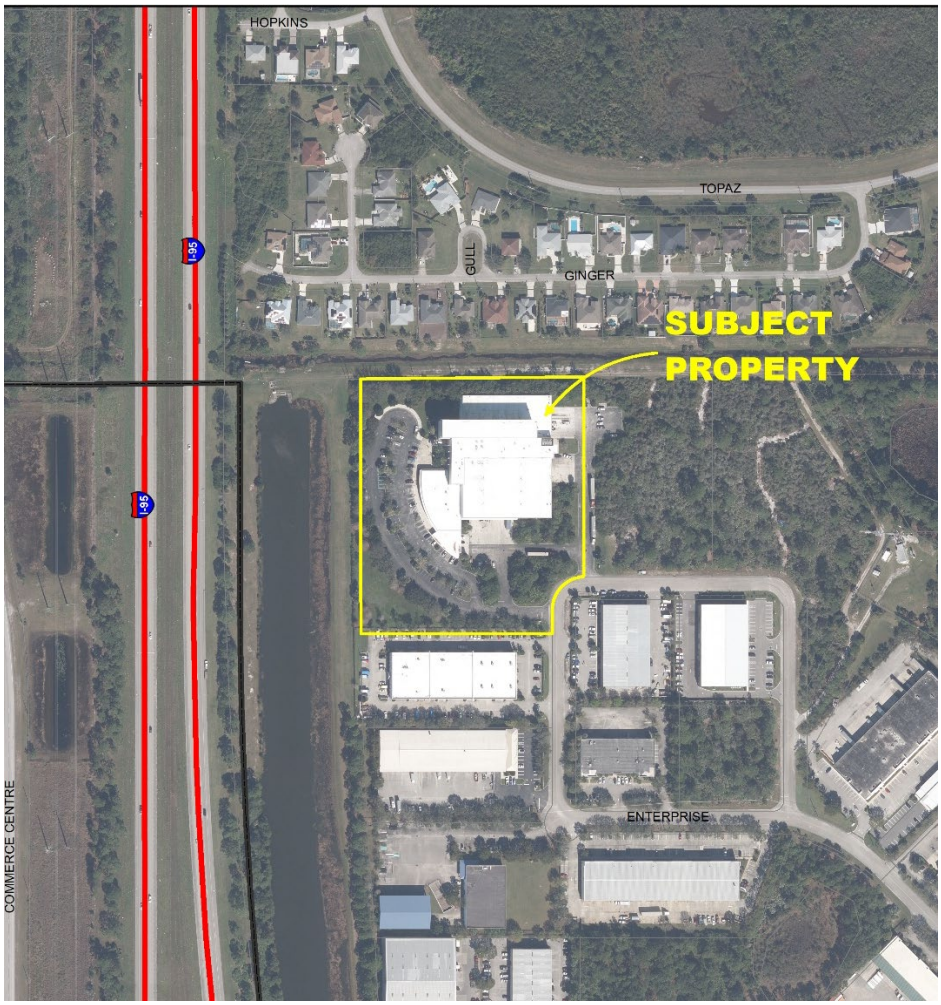
Special Consideration: N/A

Location of Project: 760 NW Enterprise Drive

Attachments:

1. Staff Report
2. SEU Criteria Responses
3. Site Plan 1st Floor Plan
4. Site Plan 2nd Floor Plan
5. Agent Authorization Letter
6. Agent Authorization Letter
7. Special Warranty Deed
8. Staff Presentation

SLW-Industrial Park - Raw Athletics
Special Exception Use
P25-205



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in the Warehouse Industrial (WI) zoning district per Section 158.135(C)(6) of the Code of Ordinances.
Applicant:	Brad Currie, Haley Ward, Inc
Property Owner:	PEBB PSL LLC

Location:	The property is generally located northwest side of NW Enterprise Drive
Address:	760 NW Enterprise Dr
Project Planner:	Cody Sisk, Planner III

Project Description

The City of Port St. Lucie has received a request from Brad Currie, the applicant, for PEBB PSL LLC, the property owner. The applicant is seeking a Special Exception Use (SEU) to accommodate an enclosed assembly area exceeding 3,000 square feet (14,600 square feet) without an alcoholic beverage license for on-premises consumption of alcoholic beverages, for a RAW Athletics fitness club within the existing Warehouse development. The property is legally described as All of Lot 6, of St. Lucie West Plat No. 133, St. Lucie West Industrial Park. The parcel's address is 760 NW Enterprise Drive, which is located north of NW Enterprise Drive. There is currently a 124,000 square-foot building and 159 parking spaces shown on the approved site plan. There are no proposed changes to the site in regards to the exterior of the building or parking spaces. The proposed special exception seeks to facilitate the operation of a recreational facility, aligning with the zoning code's provisions necessitating review and approval by the City Council for enclosed assembly areas exceeding 3,000 square feet.

Previous Actions and Prior Reviews

The Site Plan Review Committee approved a site plan amendment for the property, P02-359-A1 SLW-TLH, to remove Lot 5 from the P02-359 site plan. A new site plan was submitted and approved for the adjacent Lots 4 and 5 for proposed warehouses (P24-093).

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the **March 19, 2026**, Planning & Zoning Board meeting.

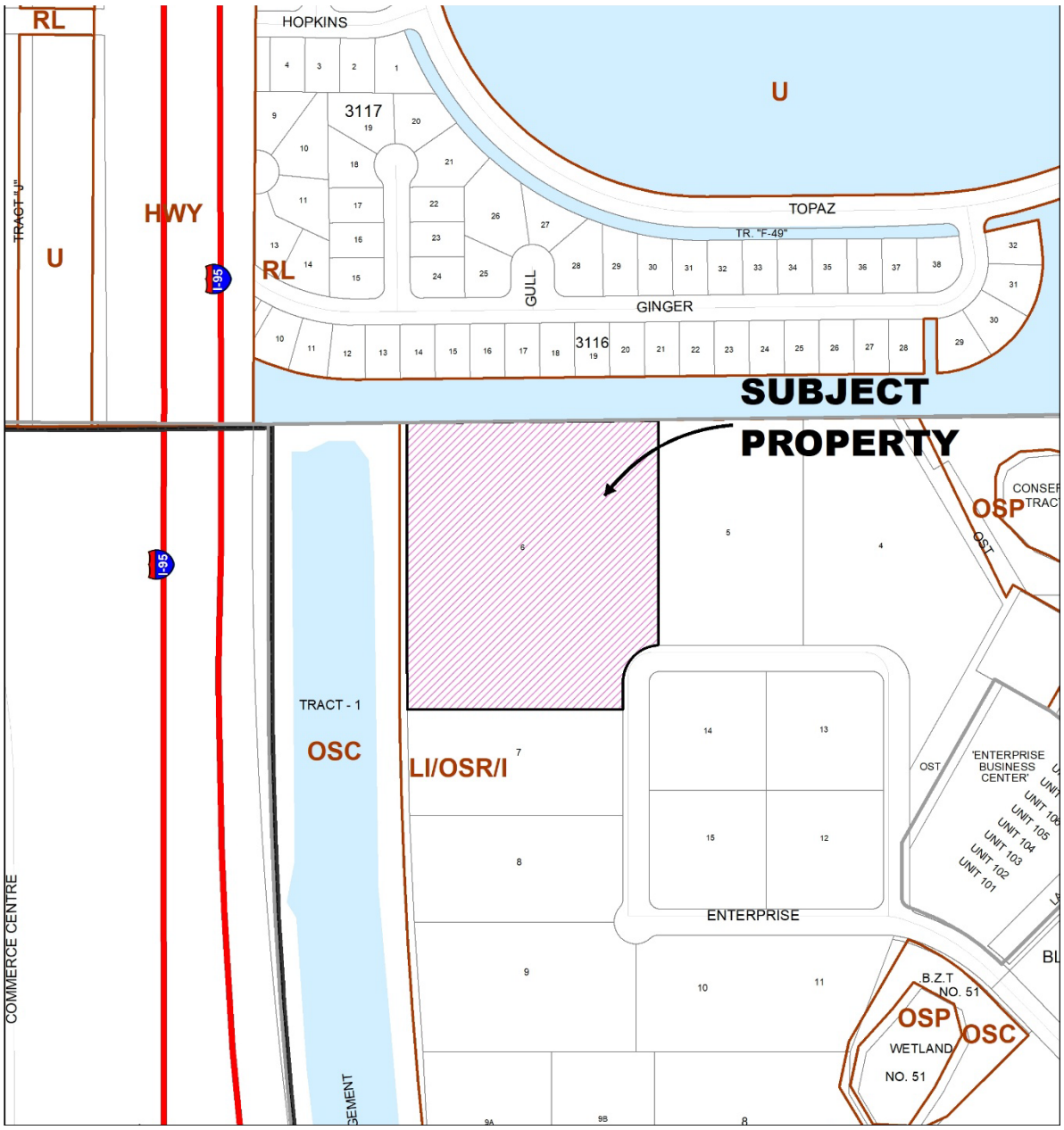
Location and Site Information

Parcel Number:	3323-947-0011-000-9
Property Size:	8.31 acres
Legal Description:	St Lucie West Plat #133 St Lucie West Industrial Park (PB 39-40) Lot 6
Future Land Use:	Light Industrial (LI), Open Space Recreational (OSR), Institutional (I)
Existing Zoning:	Warehouse Industrial (WI)
Existing Use:	Warehouse use per Approved Site Plan

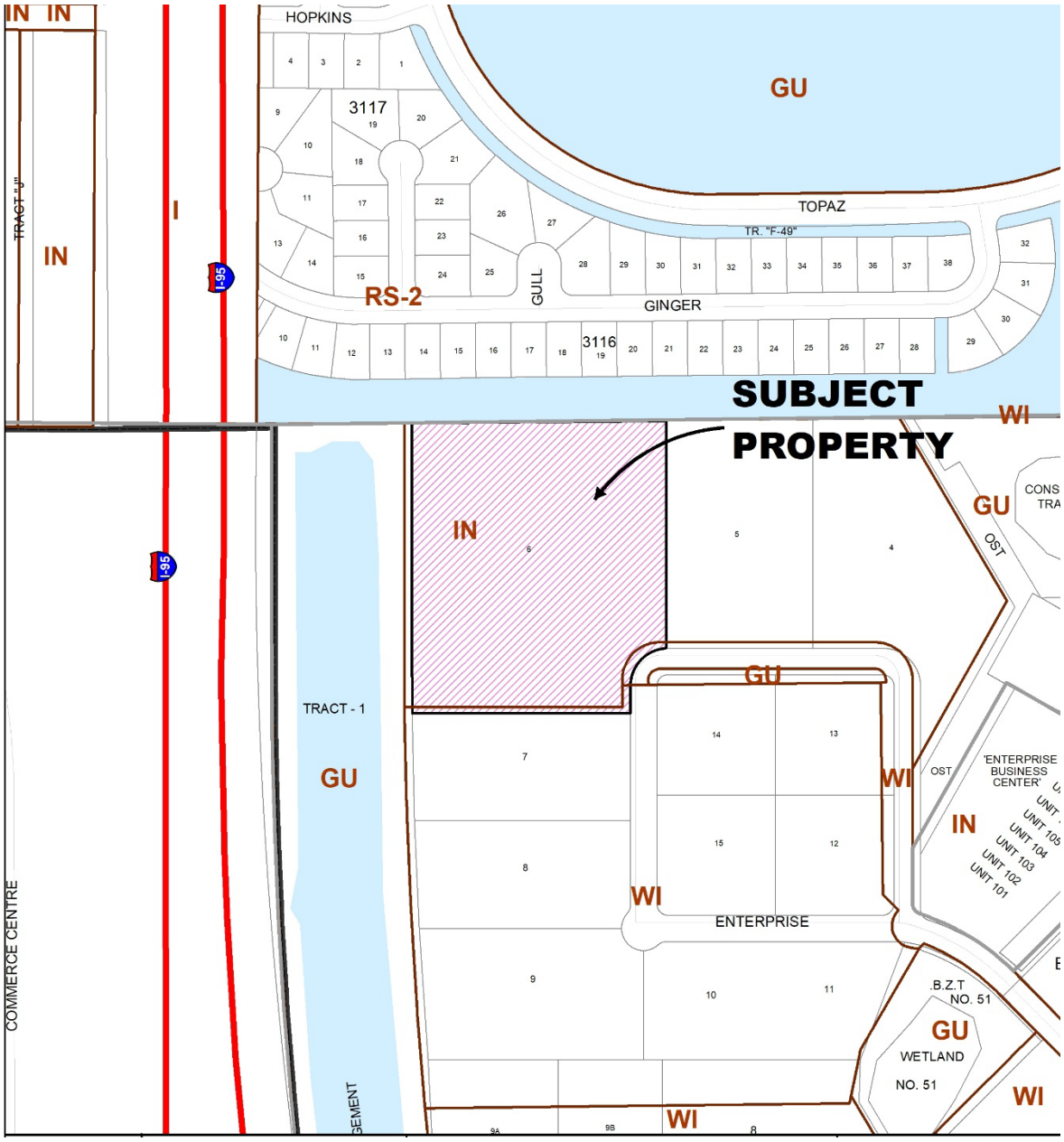
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	RS-2	Single Family Residential
South	IL/OSR/I	WI	Warehouse
East	IL/OSR/I	IN	Vacant
West	OSC	GU	Water Management Tract/I-95

CS-Service Commercial, RS-2-Single Family Residential, Warehouse Industrial (WI), Industrial (IN), General Use (GU), Light Industrial (IL), Open Space Recreational (OSR), Institutional (I), Open Space Conservation (OSC)



Future Land Use Map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ENTERPRISE
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COMMERCE CENTRE

Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed for compatibility with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria and Staff's review is below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Applicant's Response: *This is an existing development for which the driveway to access the site is located west of NW Enterprise Drive There is also a 50' ingress – egress easement located on the east side of the development (ORB 5197, Page 1491). This easement has been included in the supplemental material provided.*
- Staff Findings: This application does not propose any modifications to the site's existing ingress or egress. During the original site plan approval, it was demonstrated that the property provides sufficient vehicular and pedestrian access. The site fronts NW Enterprise Drive and is served by one access point.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: *The parking calculations have been reviewed based on the proposed change in use to allow for the 14,600 sf of assembly area. The required parking spaces total 158 and 159 (6 HC) spaces currently exist. The proposed development would not create undue noise, glare, odor or other detrimental effects to adjacent parcels.*
- Staff findings: Per Section 158.135(C)(6) of the City Code, recreational facilities require parking at a ratio of one space per 200 square feet of gross floor area. The recreational facility consists of 14,600 square feet of gross floor area. This would require 73 parking spaces. The developed site is parked using several parking ratios as there are multiple uses. This use will utilize a parking ratio of one space per 200 square feet. The site contains sufficient parking capacity to support this special exception request.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: *Utilities are already in place to serve the existing building. The utility company providing service is St. Lucie West Services District.*
- Staff findings: Adequate utilities are available to service the proposed use. The utility company providing service is St. Lucie West Services District.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: *The proposed development includes the required landscape buffering as required by code. As part of the site plan amendment being submitted under separate cover, any*

landscape that is absent from the site based on the previously approved landscape plan will be reinstalled to ensure compliance.

- Staff findings: No additional screening or buffering is required. The site's approved landscape plan provides adequate perimeter landscaping.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: *his is an existing development. Signage has previously been installed and does not adversely affect adjacent properties.*

- Staff findings: Outdoor lighting complies with the requirements of City Code Section 158.221. Any outdoor signs shall comply with Chapter 155 Sign Code. Any future individual tenant sign shall be permitted through separate building permit application.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *This is an existing development. The development includes adequate pervious area of 39.25% of which there is 27.58% of existing open space and is compatible with adjoining properties.*

- Staff findings: Yard setbacks and open space were previously addressed with the existing site plan. No changes to the existing yards and open space are being requested.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *The proposed use will be in conformance with all stated provisions and requirements of this chapter.*

- Staff findings: The proposed Special Exception Use is permitted as defined in Section 158.135(C)(6) – Warehouse Industrial (WI) Zoning District and shall conform to all provisions of the Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: *The proposed use will not impair the health, safety, welfare or convenience of residents and workers in the City. The applicant proposes uses such as assembly, manufacturing and warehouse all of which operate during normal business hours internal of the building from 5:00 a.m. to 11:00 p.m.*

- Staff findings: By adhering to the City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: Access to the development is via an existing driveway on NW Enterprise

- Drive and is not located in a residential community. The proposed use will not constitute a nuisance to the adjacent property owners.

- Staff findings: The facility is not expected to constitute a nuisance due to noise, the number of people who will attend the facility, the hours of operation or vehicular movement..

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: *This project is located within an industrial development. The Future Land Use Element defines the Light Industrial Future Land Use designation to allow for primarily light manufacturing and assembling warehouse and storage. The parcel has an existing Zoning designation of Warehouse Industrial (WI). The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. The proposed assembly over 3,000 square feet is allowed as a special exception use. The site is already development and does not negatively impact the adjacent properties in reference to building height, access, light or noise.*

- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The site is already developed, and the required landscape buffers have been installed.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Applicant's Response: Acknowledged. The parcel is currently developed. The request for approval of an assembly use over 3,000 sf for RAW Athletics.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Applicant's Response: Acknowledged.

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If consistent with Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff
    - This special exception use shall be granted exclusively to the current owners of the property, PEBB PSL, LLC, and BANYAN PSL LLC, collectively, and shall be valid solely as it relates to the current tenant of the property, Raw Sport Supplement Company LLC, and its subtenant, Raw Athletic Club LLC. The special exception use shall terminate automatically upon cessation of the approved business operation, namely use of the enclosed assembly space without an alcoholic beverage license for RAW Athletic fitness club. Any renting or subletting of the property aside from the current tenancy arrangements described above, change in tenant, change in ownership of the property or any of the above business entities, or discontinuation of the approved use shall render this special exception use null and void.

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.

HALEY WARD

SPECIAL EXCEPTION USE APPLICATION
RAW ATHLETICS
November 14, 2025

REQUEST

On behalf of the Petitioner, Haley Ward, Inc. is requesting approval of a Special Exception which would allow assembly over 3,000 sf for a project known as Raw Athletics. The applicant will be submitting a site plan amendment application under separate cover which will depict the change in use from the previously approved site plan. The property is located at 760 NW Enterprise Drive in Port St. Lucie, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property comprised of approximately 8.31 acres and is currently developed. The parcel associated with this request are noted below:

Parcel ID	Parcel Address	Future Land Use	Zoning
3323-947-0011-000-9	760 NW Enterprise Dr.	LI / OSR / I	WI

The subject parcel has a Future Land Use designation of Light Industrial/ Open Space-Recreation/ Institutional (LI / OSR / I) and has a Zoning designation of Warehouse Industrial (WI). A site plan amendment for this parcel was approved on February 28, 2024. The applicant is proposing a change in use which would include 14,602 sf of assembly area. Section 158.135(C)(6) allows for "Enclosed assembly area over 3,000 square feet, with an alcoholic beverage Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110."

SPECIAL EXCEPTIONS

The applicant is submitting a special exception application associated with the above noted parcels. They include:

1) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

Section 158.260 of the City of Port St. Lucie states: Approval of a special exception application shall be granted by the City Council only upon a finding that:

a) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

RESPONSE: This is an existing development for which the driveway to access the site is located west of NW Enterprise Drive There is also a 50' ingress – egress easement

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

located on the east side of the development (ORB 5197, Page 1491). This easement has been included in the supplemental material provided.

b) Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

RESPONSE: The parking calculations have been reviewed based on the proposed change in use to allow for the 14,602 sf of assembly area. The required parking spaces total 158 and 159 (6 HC) spaces currently exist. The proposed development would not create undue noise, glare, odor or other detrimental effects to adjacent parcels.

c) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

RESPONSE: Utilities are already in place to serve the existing building. The utility company providing service is St. Lucie West Services District.

d) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

RESPONSE: The proposed development includes the required landscape buffering as required by code. As part of the site plan amendment being submitted under separate cover, any landscape that is absent from the site based on the previously approved landscape plan will be reinstalled to ensure compliance.

e) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

RESPONSE: This is an existing development. Signage has previously been installed and does not adversely affect adjacent properties.

f) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

RESPONSE: This is an existing development. The development includes adequate pervious area of 39.25% of which there is 27.58% of existing open space and is compatible with adjoining properties.

g) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

RESPONSE: The proposed use will be in conformance with all stated provisions and requirements of this chapter.

h) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

RESPONSE: The proposed use will not impair the health, safety, welfare or convenience of residents and workers in the City. The applicant proposes uses such as assembly, manufacturing and warehouse all of which operate during normal business hours internal of the building from 5:00 a.m. to 11:00 p.m.

i) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity. The City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.

RESPONSE: Access to the development is via an existing driveway on NW Enterprise Drive and is not located in a residential community. The proposed use will not constitute a nuisance to the adjacent property owners.

j) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.

RESPONSE: This project is located within an industrial development. The Future Land Use Element defines the Light Industrial Future Land Use designation to allow for primarily light manufacturing and assembling warehouse and storage. The parcel has an existing Zoning designation of Warehouse Industrial (WI). The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. The proposed assembly over 3,000 square feet is allowed as a special exception use. The site is already development and does not negatively impact the adjacent properties in reference to building height, access, light or noise.

k) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

RESPONSE: Acknowledged. The parcel is currently developed. The request for approval of an assembly use over 3,000 sf for RAW Athletics.

l) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

RESPONSE: Acknowledged.

To the north of the subject parcel lies a parcel of land owned by the State of Florida. This parcel has a Future Land Use designation of Conservation Open Space (OSC) and an underlying Zoning designation of Single Family Residential 2 (SFR).

To the east of the subject parcel lies an industrial parcel. This parcel has a Future Land Use designation of Light Industrial (LI) and an underlying Zoning designation of Industrial (IN).

West of the subject parcel lies a stormwater lake that is owned and maintained by St. Lucie West Services District followed by Interstate I-95. The stormwater lake has a Future Land Use designation of Conservation Open Space (OSC) and an underlying Zoning designation of General Use (GU).

South of the subject parcel lies a developed warehouse / industrial building. This parcel has a Future Land Use designation of Light Industrial (LI) and an underlying Zoning designation of Warehouse Industrial (WI)

Based on the above justification and attached information, the Petitioner respectfully requests approval of the requested application.

Z:\EDC-2025\25-215 - Raw Athletic Club\ENGINEERING\Documents\Submittal Documents\Justification Statement\2025-11-14_Raw_Athletics_SEU_Application_Assebly_over_3,000_Justification_Statement_25-215.docx

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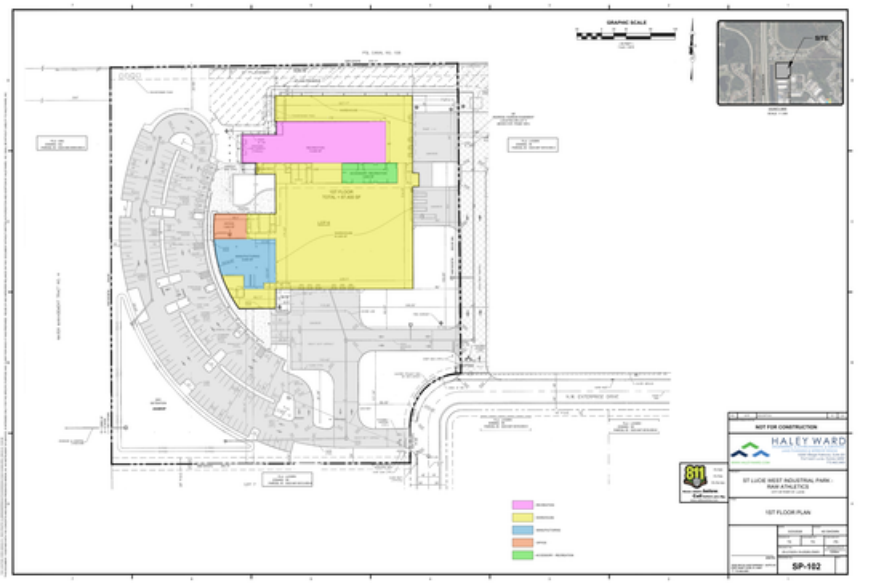
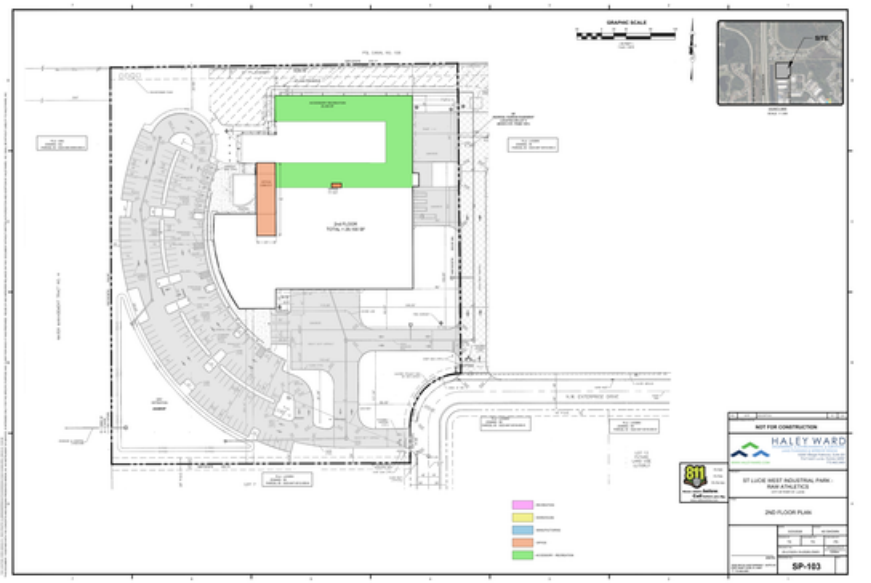

GRAPHIC SCALE
SITE
NOT FOR CONSTRUCTION
HALEY WARD
ST LUCIE WEST INDUSTRIAL PARK - RAM ATHLETICS
1ST FLOOR PLAN
SP-102


GRAPHIC SCALE
SITE
2nd FLOOR
TOTAL = 26,100 SF
N.W. EVERGLADES DRIVE
NOT FOR CONSTRUCTION
HALEY WARD
811
ST LUCIE WEST INDUSTRIAL PARK -
RAM ATHLETICS
2ND FLOOR PLAN
SP-103

PEBB PSL LLC
7900 Glades Road Suite 600
Boca Raton, FL 33434

AGENT CONSENT FORM

Project Name: Raw Athletic Club -
Parcel ID: 3323-947-0011-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED Ian Weiner, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Haley Ward, Inc. to act on my behalf, to submit a rezoning application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 2nd day of Dec., 20 25, by Ian Weiner (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Kim Nizer Mareira
Printed Name of Notary

(Notary Seal)

5/25/2029
My commission expires

KIMBERLY NIZER MAREIRA
Notary Public - State of Florida
Commission # HH 634394
My Comm. Expires May 25, 2029
Bonded through National Notary Assn.

Owner's Signature

PEBB PSL, LLC
Owner's Name

7900 Glades Road, Suite 600
Street Address

Boca Raton, FL 33434
City, State, Zip

iwener@pebbent.com
Telephone / Email

BANYAN PSL LLC
2200 Butts Road, Suite 300
Boca Raton, FL 33431

AGENT CONSENT FORM

Project Name: Raw Athletic Club
Parcel ID: 3323-947-0011-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED Ross Feurring, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Haley Ward, Inc. to act on my behalf, to submit a rezoning application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 2 day of December, 2025, by Ross Feurring (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Tyler Kopecki
Printed Name of Notary

(Notary Seal)

TYLER KOPECKI
Commission # HH 216584
Expires March 20, 2026

My commission expires

Owner's Signature

Ross Feurring
Owner's Name

2200 Butts Road Suite 300
Street Address

Boca Raton, FL, 33431
City, State, Zip

Ross@BanyanDev.Com
Telephone / Email

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5533973 OR BOOK 5374 PAGE 1666, Recorded 10/01/2025 10:07:54 AM Doc Tax: $106750.00

PREPARED BY AND
AFTER RECORDING, RETURN TO:
Christopher Staller, Esq.
Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of September 26th, 2025, by and between TAV PORT ST LUCIE, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Twenty Lake Holdings, LLC, 500 Frank W Burr Blvd., Suite 720, Teaneck, NJ 07666, and PEBB PSL, LLC, a Florida limited liability company, and BANYAN PSL LLC, a Florida limited liability company, (collectively, the "Grantee"), whose address is 7900 Glades Road, Suite 600, Boca Raton, Florida 33434.

WITNESS, that Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, BARGAIN and SELL, CONVEY and CONFIRM unto Grantee, its successors and assigns, that certain real property legally described on the attached Exhibit A (the "Property"), SUBJECT TO all matters which are set forth on Exhibit B attached hereto (the "Permitted Encumbrances"), without intent to reimpose same.

TO HAVE AND TO HOLD, the same in fee simple forever, together with all rights and appurtenances to the same belonging unto the said Grantee.

Grantor hereby covenants with Grantee, and binds itself, its successors and assigns, to warrant and forever defend all and singular the title to the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2024, and except for the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first above.

WITNESSES:

Name: Sam Smith
Address: 500 Frank W Burr Blvd
Suite 7th Teaneck NJ 07606

Name: William Shanton
Address: 500 Frank W Burr Blvd
Suite 7th Teaneck NJ 07606

GRANTOR:

TAV PORT ST LUCIE, LLC,
a Delaware limited liability company

By: _____
Name: Jacob Goldman
Title: Authorized Signatory

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22nd day of September, 2025, by Jacob Goldman, who acknowledged himself to be the authorized signatory of TAV PORT ST LUCIE, LLC, a Delaware limited liability company, and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said companies. He is ✓ known to me or ___ has produced _____ as identification.

SKYLER A DEMAIO
Notary Public, State of Connecticut
My Commission Expires June 30, 2029

NOTARY PUBLIC, State of Connecticut
Skyler A. Demaio
Print Name
My Commission expires: June 30th, 2029
Serial No.: _____
(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of ST. LUCIE, State of Florida, and is described as follows:

PARCEL 1:

All of Lot 6, in PARCEL 1 OF ST. LUCIE WEST PLAT NO. 133, ST. LUCIE WEST INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40b, of the public records of St. Lucie County, Florida.

PARCEL 2:

Together with a non-exclusive easement for ingress, egress and other matters as described in that certain Ingress and Egress Easement recorded in Book 5197, Page 1491.

PARCEL 3:

Together with the non-exclusive appurtenant easements contained in that certain Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association recorded in Book 572, Page 593 and as amended, public records of St. Lucie County, Florida.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. LUCIE WEST PLAT NO. 133, ST. LUCIE WEST INDUSTRIAL PARK, as recorded in Plat Book 39, Page(s) 40 and 40A-40B, as affected by Assignment of Dedications and Reservations recorded in Book 3660, Page 586

2. Declaration of Covenants, Conditions, and Restrictions for St. Lucie West Industrial Association which contains provisions for a private charge or assessments, recorded in Book 572, Page 1493; as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 611, Page 2277; as affected by Second Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 621, Page 2279; as affected by Third Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 628, Page 1991; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 634, Page 1103; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 678, Page 1387; as affected by Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association (Corrected), recorded in Book 679, Page 2199; as affected by Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, Inc., recorded in Book 726, Page 2555; as affected by Assignment of Declarant's Rights, recorded in Book 898, Page 1779; as affected by Assignment of Declarant's Rights, recorded in Book 1016, Page 2247; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 1195, Page 1639; as affected by Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 1225, Page 1722; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 1588, Page 1357; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 2840, Page 2326; as affected by Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 3232, Page 1852.

3. Terms and conditions of the Agreement between St. Lucie County, Florida, a political subdivision of the State of Florida and Thos. J. White Development Corporation, a Florida corporation on Interim Road Impact Fee Credit for St. Lucie West Development of Regional Impact recorded in Book 573, Page 303; as affected by Second Agreement, recorded in Book 579, Page 2706; as affected by Third Agreement, recorded in Book 663, Page 2607; as affected by Fourth Amendment, recorded in Book 718, Page 1876; as affected by Interim Road Impact Fee Credit Agreement Number Five, recorded in Book 872, Page 555; as affected by Assignment and Assumption of Rights and Obligations under Road Impact Fee Credit Agreements, recorded in Book 898, Page 1796; as affected by

Interim Road Impact Fee Credit Agreement Number Six, recorded in Book 898, Page 2684; as affected by Interim Road Impact Fee Credit Agreement Number Six, recorded in Book 899, Page 1945; as affected by Assignment and Assumption of Rights and Obligations Under Road Impact Fee Credit Agreement, recorded in Book 1016, Page 2297; as affected by Interim Road Impact Fee Credit Agreement Number Seven, recorded in Book 1211, Page 504; as affected by Road Impact Fee Credit Agreement Number Eight, recorded in Book 1259, Page 2766.

4. Terms, provisions, and conditions contained in that certain St. Lucie West Services District Commissioners Report, recorded in Book 683, Page 2008; as affected by Connection Fee Guarantee Agreement, recorded in Book 929, Page 662; as affected by Final Judgment, recorded in Book 964, Page 1010; as affected by Final Judgment recorded in Book 1212, Page 786; as affected by Certificate of No Appeal, recorded in Book 1219, Page 1005; as affected by Notice of Water and Sewer Utility Operating Policy, recorded in Book 1285, Page 2156; as affected by Collection Agreement, recorded in Book 1349, Page 2242.

5. Easement granted to Florida Power & Light Company by instrument recorded in Book 792, Page 72.

6. Restrictive Covenant recorded in Book 819, Page 2477; as affected by Consent, recorded in Book 926, Page 549; as affected by Assignment of Declarant's Rights, recorded in Book 1016, Page 2263; as affected by Consent to Use, recorded in Book 1024, Page 345; as affected by Amendment to Consent to Use, recorded in Book 1240, Page 1452.

7. Restrictive Covenant recorded in Book 884, Page 2231; as affected by Assignment of Declarant's Rights, recorded in Book 1016, Page 2263.

8. Terms, provisions, and conditions contained in that certain Notice of Establishment of the St. Lucie West Services District, recorded in Book 1250, Page 1737.

9. Terms, provisions, and conditions contained in that certain Ordinance No. 00-002, by the Board of County Commissioners of St. Lucie County, Florida, recorded in Book 1301, Page 2302.

10. Reservations and restrictions as set forth in Exhibit "B" Paragraph 3 of that certain Special Warranty Deed recorded in Book 1588, Page 1370.

11. Easement, granted from Scripps Treasure Coast Publishing Company to St. Lucie West Services District, recorded in Book 1666, Page 664.

12. Easement, granted from St. Lucie West Industrial Association to St. Lucie West Services District, recorded in Book 1878, Page 617.

13. Terms, provisions, and conditions contained in that certain Notice of Water and Sewer Utility Operating Policy, recorded in Book 3123, Page 1678.

14. Terms and conditions contained in Amended and Restated Ingress and Egress Easement by and between TLH Port St Lucie Land LLC, and PEBB PSL, LLC and BANYAN PSL LLC, recorded contemporaneously herewith.

SLW-Industrial Park - Raw Athletics

Special Exception Use
Project No. P25-205

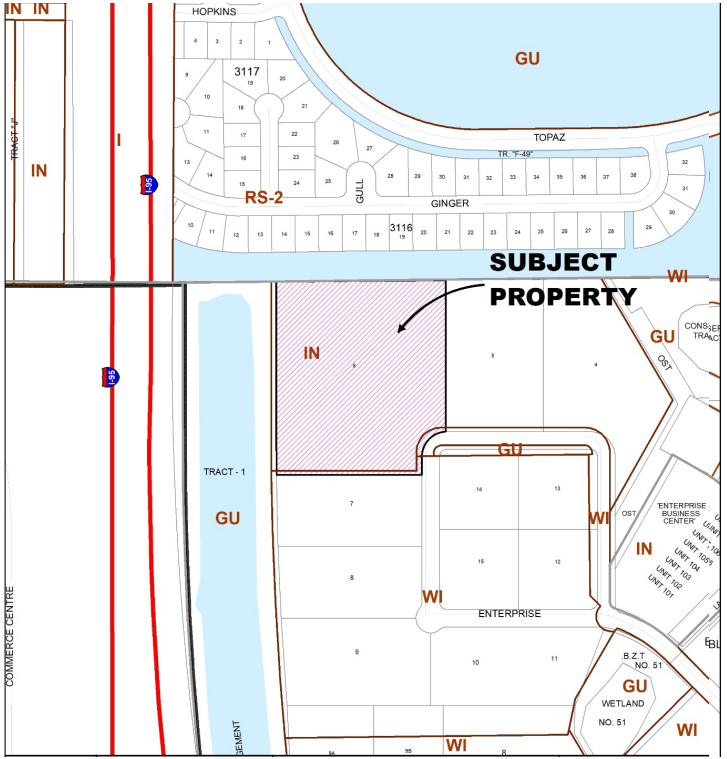
Planning and Zoning Board Meeting
Cody Sisk, Planner III
April 7, 2026

Request Summary

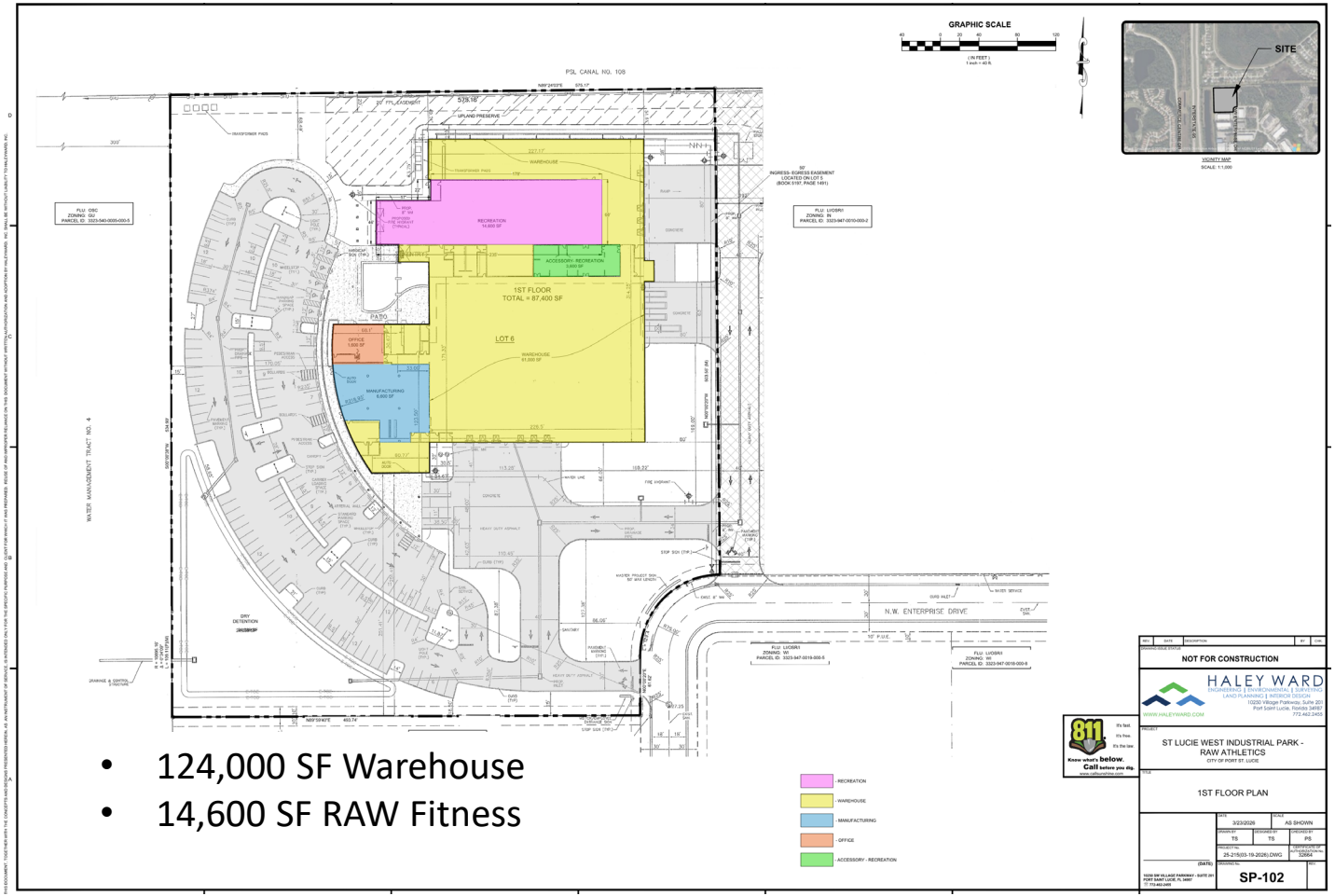
Owner:	PEBB PSL, LLC and BANYAN PSL LLC
Applicant:	Haley Ward, Inc.
Location:	Northwest corner of NW Enterprise Drive.
Request:	Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages in the Warehouse Industrial (WI) zoning district per Section 158.135(C)(6) of the Code of Ordinances.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single Family Residential	OCS	RS-2
South	Warehouse	IL/OSR/I	WI
East	Vacant	IL/OSR/I	IN
West	Vacant/I-95	OSC	GU



Site Plan



- 124,000 SF Warehouse
- 14,600 SF RAW Fitness

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	This application does not propose any modifications to the site's existing ingress or egress. During the original site plan approval, it was demonstrated that the property provides sufficient vehicular and pedestrian access. The site fronts NW Enterprise Drive and is served by one access point.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Per Section 158.135(C)(5) of the City Code, recreational facilities require parking at a ratio of one space per 200 square feet of gross floor area. The recreational facility consists of 14,600 square feet of gross floor area. This would require 73 parking spaces. The developed site is parked at a multiple rates as there are multiple uses. This use will use a rate of one space per 200 square feet. The site contains sufficient parking capacity to support this special exception request.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed use. The utility company providing service is St. Lucie West Services District.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	No additional buffering is required. The site's approved landscape plan provides adequate perimeter landscaping.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	At the time of site plan approval, outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155's sign code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The site is in an area designated for warehouse development and is consistent with the adjacent commercial uses.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council with the following condition
  - This special exception use shall be granted exclusively to the current owners of the property, PEBB PSL, LLC, and BANYAN PSL LLC, collectively, and shall be valid solely as it relates to the current tenant of the property, Raw Sport Supplement Company LLC, and its subtenant, Raw Athletic Club LLC. The special exception use shall terminate automatically upon cessation of the approved business operation, namely use of the enclosed assembly space without an alcoholic beverage license for RAW Athletic fitness club. Any renting or subletting of the property aside from the current tenancy arrangements described above, change in tenant, change in ownership of the property or any of the above business entities, or discontinuation of the approved use shall render this special exception use null and void.

- Make a motion to amend the recommendation and recommend approval

- Make a motion to recommend denial

- Make a motion to table

Agenda Summary

2026-323

Agenda Date: 4/7/2026 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P26-005 Destination at Tradition Master Planned Unit Development (MPUD) - Amendment No. 1

Location: The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and north of Marshall Parkway.

Legal Description: All of Southern Grove Plat No. 46 together with Southern Grove Plat No. 40, Parcel 2, and Southern Grove Plat No. 14, Conservation Tract 5

This is a request to amend the MPUD regulation book to add Post Acute Medical Facility and Veterinary Hospital or Clinic as permitted uses, increase development entitlements and amend the MPUD concept plan to show driveway locations for a 7.36- acre parcel located at the northeast corner of the intersection of SW Village Parkway and future road Destination Way.

Submitted By: Bridget Kean, AICP, Deputy Director

Executive Summary: The Port St. Lucie Governmental Finance Corporation in association with Mattamy Palm Beach, LLC, has applied for an amendment to the Destination at Tradition MPUD. To include additional uses to the Mixed Commercial Area for a Post Acute Medical Facility and Veterinary Hospital or Clinic and other changes.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board approve the amendment as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the amendment.
2. Move that the Board not approve the amendment and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the January 28, 2026, Site Plan Review Committee meeting.

Issues/Analysis: See attached staff report.

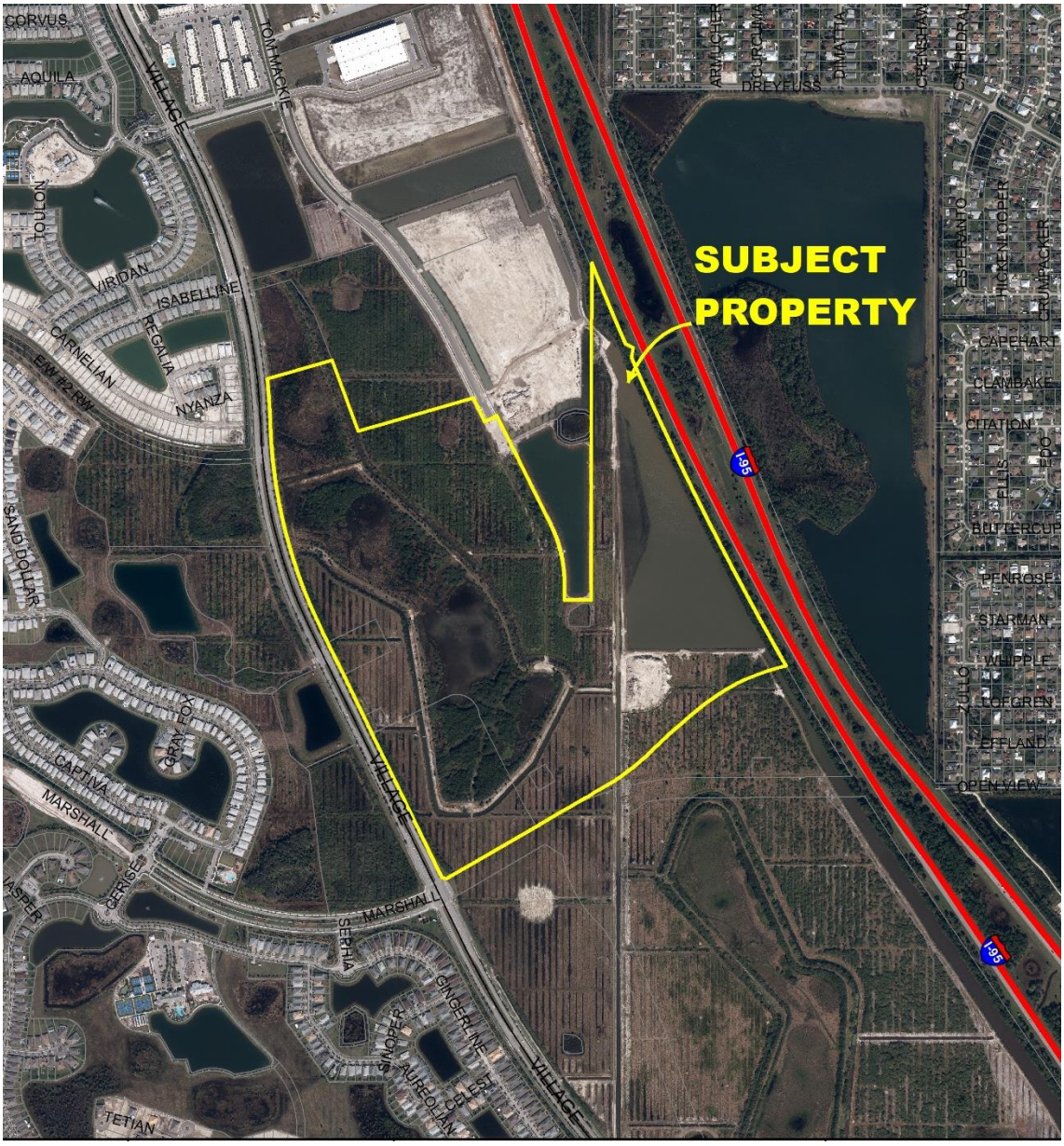
Special Consideration: N/A

Location of Project: The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the January 28, 2026 Site Plan Review Committee meeting.

Attachments:

1. Staff Report
2. Exhibit “A” Destination at Tradition MPUD Amendment No. 1
3. Staff Presentation

Destination at Tradition MPUD Amendment No. 1
MPUD Amendment Application
P26-005



Project Location Map

SUMMARY

Applicant's Request:	A request to amend the Destination at Tradition MPUD
Agent:	Brad Currie, AICP, Haley Ward
Applicants/Property Owners:	Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC
Location:	The property is located west of Interstate 95, south of future road Destination Way, east of SW Village Parkway, and north of Marshall Parkway.
Address:	N/A
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

The Port St. Lucie Governmental Finance Corporation in association with Mattamy Palm Beach, LLC, has applied for an amendment to the Destination at Tradition MPUD. The Destination at Tradition MPUD is approximately 226 acres and within a designated Regional Business Center land use sub-district per the Southern Grove DRI and the Figure 1-4 of the City's comprehensive plan. The Destination at Tradition MPUD includes two distinct development areas with approximately 31 acres designated for Business Park type uses (warehouse, manufacturing, etc. type uses) and approximately 80 acres designated for Mixed Commercial type uses (residential, retail, restaurants, office, etc.). The remainder of the acreage is designated for stormwater management, road rights-of-way, utility uses, and previously designated conservation tracts.

This application amends the MPUD to add additional uses to the Mixed Commercial Area. The additional uses are: Post Acute Medical Facility and Veterinary Hospital or Clinic. The proposed MPUD amendment identifies a Post Acute Medical Facility as a physical hospital or healthcare center that provides rehabilitative and/or specialized healthcare services to patients recovering from a serious illness, injury, surgery, complex medical condition, or acute care hospital stay. The proposed amendment adds the parking requirements for Post Acute Medical Facility, Veterinary Hospital or Clinic, enclosed assembly area, recreational facility, and daycare center. Enclosed assembly area, recreational facility, and daycare center are already permitted uses in the MPUD but the parking requirements for these uses were not included in the original MPUD document. This amendment also updates the amount of non-residential development permitted in the MPUD by adding 54 hospital beds for the post-acute care facility and an additional 30,000 square feet of office space to accommodate the veterinary hospital or clinic and future office uses. Office space has increased from 60,000 square feet to 90,000 square feet. The amendment also revises the minimum lot size and minimum width for parcels within the Business Park area. It updates the legal description and other minor changes.

A site plan application has been submitted for a Post Acute Medical Facility on 7.86 acres of property located at the northeast corner of the intersection of SW Village Parkway and Destination Way (P26-037).

The proposed amendment is attached as Exhibit A to the staff report with additions shown as <u>underlined</u> and deletions shown as ~~strikethrough~~.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the January 28, 2026 Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

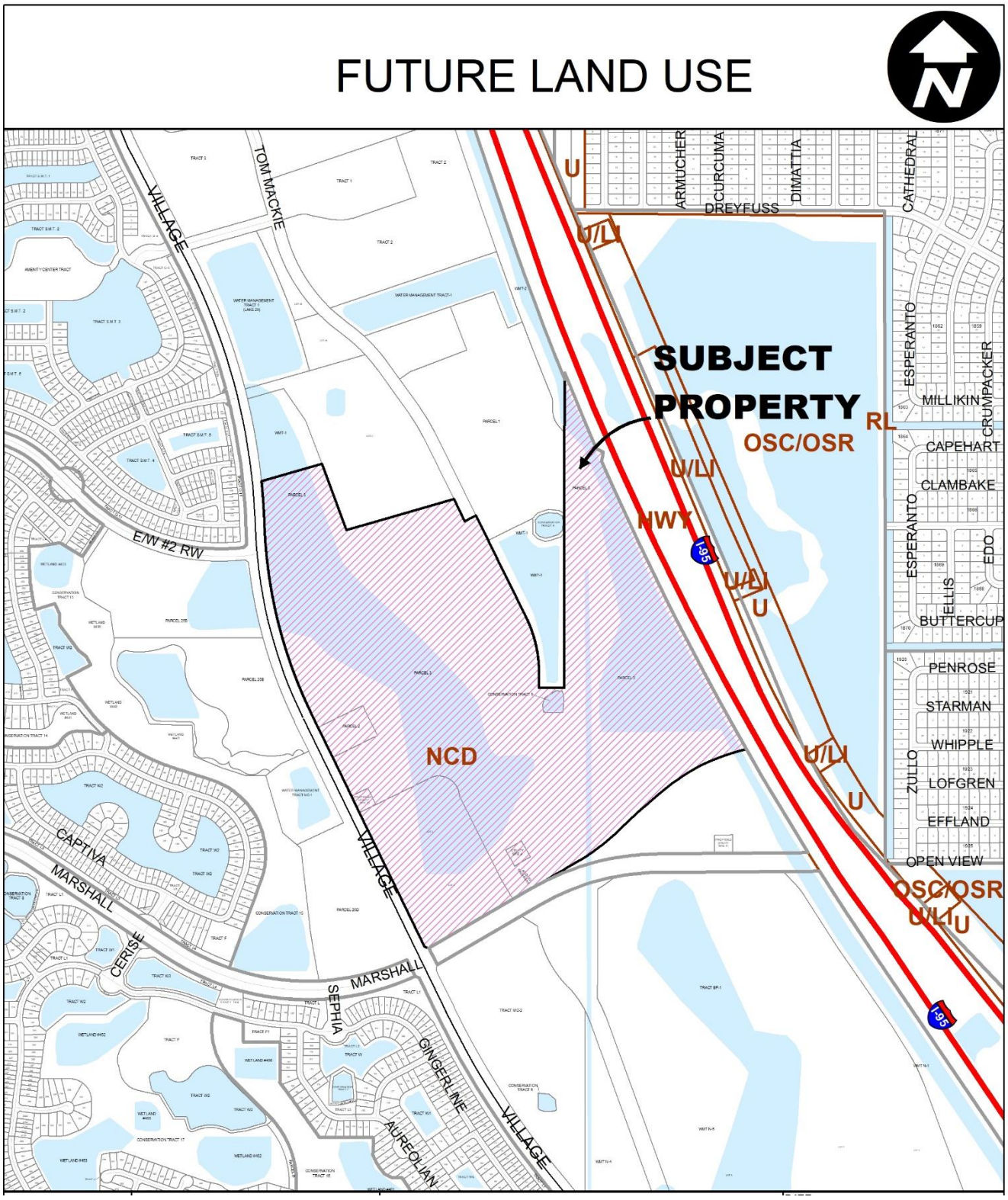
Location and Site Information

Parcel Numbers:	4322-801-0005-000-5, 4322-801-0001-000-7, 4322-801-0006-000-2, 4315-804-0004-000-5, 4322-801-0002-000-4, 4322-801-0009-000-3, 4315-505-0010-020-8, 4322-801-0008-000-6, 4322-801-0007-000-9, 4322-801-0010-000-3, 4322-801-0003-000-1
Property Size:	Approximately 226 acres
Legal Description:	All of Southern Grove Plat No. 46 together with Southern Grove Plat No. 40, Parcel 2, and Southern Grove Plat No. 14, Conservation Tract 5
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	Destination at Tradition MPUD

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Commercial uses and warehouse industrial type uses
South	NCD	MPUD	Future commercial uses and Costco Distribution site
East	NCD	MPUD	Duda canal and I-95
West	NCD	MPUD	Stars and Stripes Park, Del Webb residential community, self storage and multi-family residential

NCD – New Community Development District MPUD – Master Planned Unit Development


FUTURE LAND USE
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SEPHIA
GINGERLINE
AUREOLIAN
ARMUCHER
DCURCUMA
DREYFUSS
DIMATTIA
CATHEDRAL
ESPERANTO
MILLIKIN
CRUMPACKER
CAPEHART
CLAMBAKE
EDO
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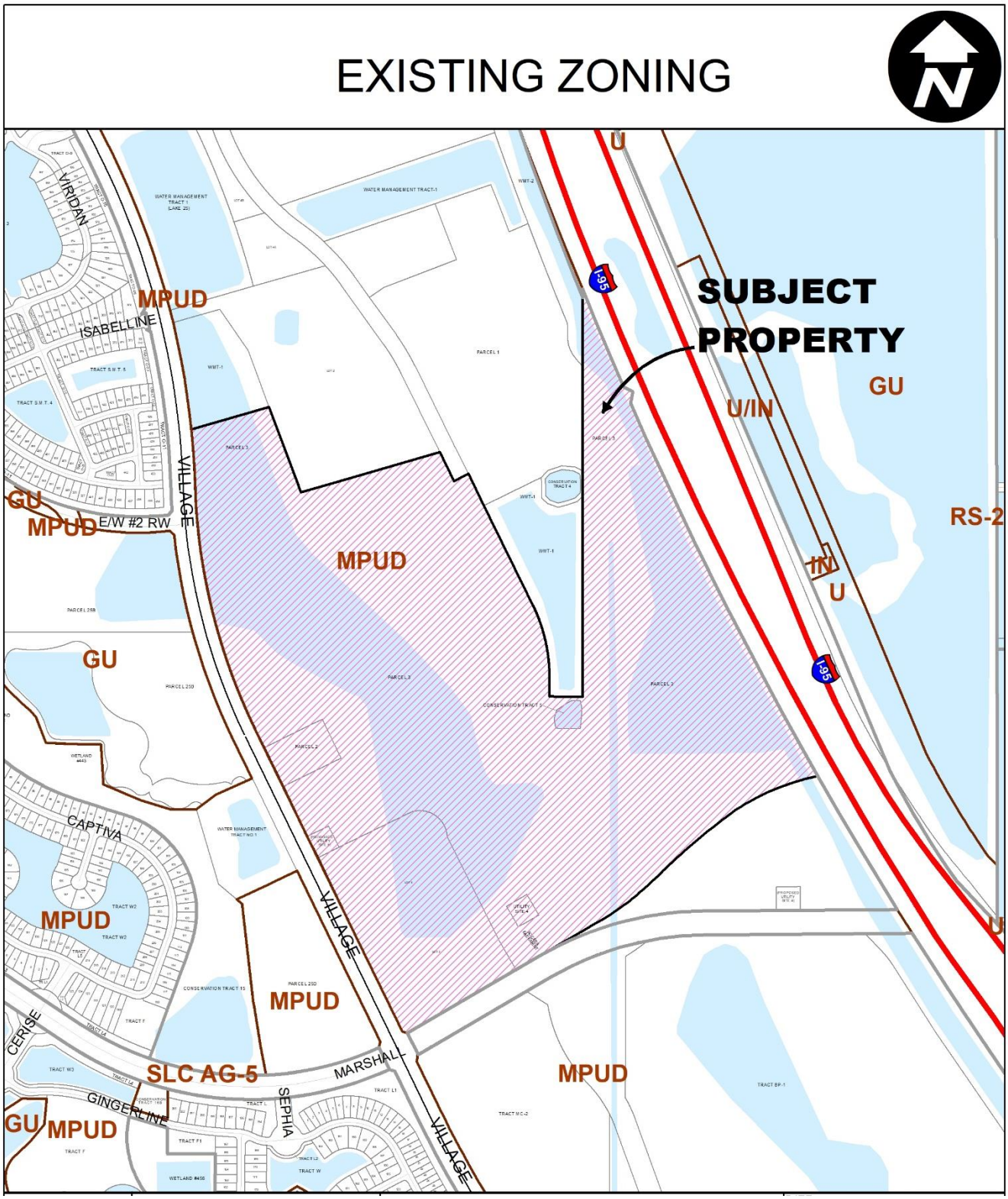
BUTTERCUP
PENROSE
STARMAN
WHIPPLE
ZULLO
LOFGREN
EFFLAND
OPEN VIEW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ISABELLINE
E/W #2 RW
CAPTIVA
CERISE
MARSHALL
GINGERLINE
SEPHIA
I-95

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Southern Grove Development of Regional Impact (DRI) and is within an area designated as a Regional Business Center sub-district on Map H of the Southern Grove DRI and Figure 1-4 of the Future Land Use Element. Map H is the master development plan for the Southern Grove DRI and Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.8 of the Future Land Use Element, the Regional Business Center sub-district (developments with more than 1,000,000 non-residential square feet) shall include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.

The proposed amendment adds additional medical and office uses and entitlements to the MPUD for a post-acute care facility and veterinary clinic. These changes are consistent with the uses allowed under the Regional Business Center sub-district per Policy 1.2.2.8 of the comprehensive plan. These uses are designed to meet the needs of the larger area.

The changes to entitlements are consistent with the Southern Grove DRI. The GFC has available office entitlements in the Southern Grove DRI to add an additional 30,000 square feet to the MPUD. The GFC utilized 208,286 square feet of research and development entitlements it has available in the Southern Grove DRI to convert to 54 hospital beds as provided for under the adopted conversion matrix in the DRI.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the January 28, 2026 Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

APPLICATION FOR CHANGE IN ZONING TO MPUD (MASTER PLANNED UNIT DEVELOPMENT) FOR THE MIXED USE PROJECT TO BE KNOWN AS DESTINATION @ TRADITION MPUD

EXHIBIT A

TRADITION

Application for Change in Zoning to
Master Planned Unit Development Rezoning
City of Port St. Lucie Project Number: 24-099
PSLUSD Project No: 11-900-24

Adopted _____ __, 2024 Ordinance 24-__/ P__-____

APPLICATION FOR CHANGE IN ZONING TO MPUD (MASTER PLANNED UNIT DEVELOPMENT) FOR THE MIXED USE PROJECT TO BE KNOWN AS DESTINATION @ TRADITION MPUD

AMENDMENT # 1

EXHIBIT A

TRADITION

Application for Change in Zoning to
Master Planned Unit Development Rezoning
City of Port St. Lucie Project Number: ~~24-099~~ P26-005
PSLUSD Project No: 11-900-24

Adopted 10/14/2024 Ordinance 24-58/~~P24-099~~

Amendment No 1 Ordinance: 26- (26-005) Adopted: 26-

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LIST OF EXHIBITS

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AMENDMENT SUMMARY

Amendment # 1:

1) Add Post Acute Medical Facility and Veterinary Hospital or Clinic use as permitted uses within the Mixed Commercial area.
2) Addition of parking requirements for Post Acute Medical Facility; Veterinary Hospital or Clinic; Enclosed Assembly Area; Recreational Facility, and Daycare Center.
3) Increase the amount of office entitlements from 60,000 sq ft to 90,000 sq ft
4) Revises minimum lot size and minimum width for parcels within the Business Park area.
5) Adds a minimum gross floor area for non-residential development within the MPUD
6) Adds 54 hospital beds to the entitlements permitted within the MPUD.
7) Update the legal description to reflect the subdivision of the property within the MPUD

SECTION 1 – MPUD APPLICATION

APPLICATION FOR PUD CONCEPT PLAN

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY
P&Z File No.
Fee (Nonrefundable) $
Receipt #

For use only if property is zoned PUD and does not have approved concept plan. 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 advertising for the Planning and Zoning Board meeting. Attach two copies of proof of ownership (e.g., warranty deed, affidavit).

PRIMARY CONTACT EMAIL ADDRESS: **dmurphy@ct-eng.com**

PROJECT NAME: **DESTINATION @ TRADITION MPUD**

OWNER(S) OF PROPERTY: Name **Port St. Lucie Governmental Finance Corp./City of Port St. Lucie**
Address **121 SW PSL Blvd.** (STREET) **Port St. Lucie** (CITY) **Fla** (STATE) **34984** (ZIP)
Phone **772-871-5212** Fax Email: **jdavis@cityofpsl.com**

APPLICANT OR AGENT OF OWNER: Name **Culpepper & Terpening, Inc,**
Address **2980 South 25th Street** (STREET) **Ft. Pierce** (CITY) **Fla** (STATE) **34981** (ZIP)
Phone **772-464-3537** Fax **772-464-9497** Email: **dmurphy@ct-eng.com**

LEGAL DESCRIPTION: **SEE ATTACHED LEGAL DESCRIPTION**

PROPERTY TAX I.D. NUMBER:

4322-801-0001-000-7	4322-801-0005-000-5	4322-801-0009-000-3
4322-801-0002-000-4	4322-801-0006-000-2	4322-801-0010-000-3
4322-801-0003-000-1	4322-801-0007-000-9	
4322-801-0004-000-8	4322-801-0008-000-6	

PARCEL SIZE (GROSS AREA): 217.00 (+/-) Acres 9,435,096 Square Feet

LOCATION OF PROJECT SITE: East side of SW Village Pkwy, between SW Destination Way and SW Marshall Pkwy

SUMMARY OF AMENDMENT: CREATION OF A NEW MPUD AS A SPLIT-OFF FROM THE EXISTING TRADITION COMMERCE PARK NORTH @ TRADITION MPUD

D.J. Murphy	Dennis J. Murphy	June 7, 2024
SIGNATURE OF APPLICANT	HAND PRINT NAME	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.

SECTION 1 – MPUD APPLICATION

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY
P&Z File No.
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: **pseseta@haleyward.com**

PROJECT NAME: **DESTINATION @ TRADITION MPUD Amendment #1**

OWNER(S) OF PROPERTY: Name **Port St. Lucie Governmental Finance Corp./City of Port St. Lucie**

Address	STREET	CITY	STATE	ZIP
	121 SW Port St. Lucie Blvd.	**Port St. Lucie**	**Fla**	**34984**

Phone **772-871-5212** Fax _____ Email: **jdavis@cityofpsl.com**

APPLICANT OR AGENT OF OWNER: Name **Haley Ward, Inc.**

Address	STREET	CITY	STATE	ZIP
	10250 SW Village Pkwy # 201	**Port St. Lucie**	**FL**	**34987**

Phone **772-462-2455** Fax _____ Email: **psesta@haleyward.com**

LEGAL DESCRIPTION: **SEE ATTACHED LEGAL DESCRIPTION**

PROPERTY TAX I.D. NUMBER:

4322-801-0001-000-7	4322-801-0009-000-3	4322-801-0008-000-6
4322-801-0002-000-4	4322-801-0005-000-5	4315-505-0010-020-8
4315-505-0014-000-0	4322-801-0010-000-3	4322-801-0004-000-8
4322-801-0006-000-2	4322-801-0007-000-9	4322-801-0003-000-1

PARCEL SIZE (GROSS AREA): 226.60 (+/-) Acres 9,870,696 Square Feet

FUTURE LAND USE DESIGNATION: NCD ZONING: MPUD

LOCATION OF PROJECT SITE: East side of SW Village Pkwy, between SW Destination Way and SW Marshall Pkwy

SUMMARY OF AMENDMENT: A PUD AMENDMENT TO ALLOW FOR ADDITIONAL PERMITTED USES AND ASSOCIATED PARKING CALCS.

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.

Patricia Sesta	Patricia Sesta (Auth. Agent)	February 2, 2026
SIGNATURE OF APPLICANT	HAND PRINT NAME	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.

PARCEL DESCRIPTION
OF DESTINATION MPUD
(SEPTEMBER 2024)

LOTS 1, 2, 3A, 3B, 4, 5, WMT—1, WMT-2, WMT-3, AND THE UTILITY SITE, AS DEPICTED ON SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALONG WITH THAT PORTION OF LOT 6 , OF SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E/W 3 R/W AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE ***POINT OF COMMENCEMENT;*** THENCE NORTH 23°47'47" WEST, A DISTANCE OF 433.99 FEET TO THE ***POINT OF BEGINNING;*** THENCE SOUTH 77°44'49" WEST, A DISTANCE OF 598.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,250.00 FEET; THE CHORD OF WHICH BEARS SOUTH 69°14'48" WEST, WITH A CHORD DISTANCE OF 369.53 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°00'02", A DISTANCE OF 370.89 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,075.00 FEET, THE CHORD OF WHICH BEARS SOUTH 73°17'17" WEST, A CHORD DISTANCE OF 967.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°57'35", A DISTANCE OF 976.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 59°48'29" EAST, A DISTANCE OF 451.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,500.00 FEET; THE CHORD OF WHICH BEARS NORTH 55°27'43" EAST, A CHORD DISTANCE OF 227.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'33", A DISTANCE OF 227.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,355.95 FEET; THE CHORD OF WHICH BEARS NORTH 48°52'24" EAST, A CHORD DISTANCE OF 184.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'04", A DISTANCE OF 184.40 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET, THE CHORD OF WHICH BEARS NORTH 46°03'21" EAST, A CHORD DISTANCE OF 170.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'21", A DISTANCE OF 170.83 FEET; TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, having a radius of 4,154.62 feet, THE CHORD OF WHICH BEARS NORTH 48°36'05" east, a CHORD DISTANCE OF 148.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°02'41", A DISTANCE OF 148.27 FEET; THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET, THE CHORD OF WHICH BEARS NORTH 51°36'05" EAST, A CHORD DISTANCE OF 336.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°38'44", A DISTANCE OF 336.86 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,500.00 FEET, THE CHORD OF WHICH BEARS NORTH 67°09'07" EAST, A CHORD DISTANCE OF 567.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°49'17", A DISTANCE OF 571.28 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2953, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING ALSO THE

WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 WITH A VARIABLE WIDTH RIGHT-OF-WAY AS LAID OUT AND IN USE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 30°21'23" EAST, A CHORD DISTANCE OF 631.22 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'45", A DISTANCE OF 631.24 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 77°44'49" WEST, A DISTANCE OF 203.82 FEET TO THE POINT OF BEGINNING; ALONG WITH,

PARCEL 2 OF SOUTHERN GROVE PLAT 40, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102 PAGE 39, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND ALONG WITH,

THE ROAD ACCESS EASEMENTS FOR SW DESTINATION WAY, SW TOM MACKIE BLVD., AND SW MARSHAL BOULEVARD (UP TO THE WESTLY SIDE OF THE EXISTING FPL POWER LINE EASEMENT AS DESCRIBED IN OR BOOK 97, PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9,435,096 SQUARE FEET OR 216.6 ACRES, MORE OR LESS.

USE FOR REZONING PURPOSES ONLY

PARCEL DESCRIPTION

OF DESTINATION MPUD

(DECEMBER 2025)

SOUTHERN GROVE PLAT NO. 46 LOTS 1, 2, 3A, 3B, 4, 5, WMA-1, WMA-2 AND WMA 3 AS RECORDED IN PLAT BOOK 125, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA,

ALONG WITH

SOUTHERN GROVE PLAT NO. 40, PARCEL 2 AS RECORDED IN PLAT BOOK 102, PAGE 39 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

ALONG WITH

SOUTHERN GROVE PLAT NO 14 CONSERVATION TRACT 5 AS RECORDED IN PLAT BOOK 71, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

SECTION 2a – AGENT AUTHORIZATION

Port St. Lucie Governmental Finance Corporation
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

CONSENT FORM

Project Name(s): P24-099 Destination at Tradition MPUD Rezoning Application

I hereby give CONSENT to Culpeppering and Terpening, Inc., to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

Signature — CEO (Title) — 9/14/24 (Date)

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of ☒ physical presence or ☐ online notarization**, this 14 day of Sept, 2024, by Jesus Merejo, CEO, who is personally known to me.

Signature of Notary Public

JASMIN PADOVA
Commission # HH 199754
Expires January 25, 2026

NOTARY SEAL/STAMP

Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26

Port St. Lucie Governmental Finance Corporation, Owner of Parcel IDs:

4322-801-0005-000-5; 4322-801-0001-000-7; 4322-801-0007-000-9; 4322-801-0006-000-2; 4322-801-0002-000-4; 4322-801-0008-000-6; 4322-801-0009-000-3; 4322-801-0010-000-3; 4322-801-0003-000-1 and 4322-801-0011-000-0

Signature _____ CEO Title _____ 9/16/24 Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of ☐ physical presence or ☐ online notarization**, this 16 day of Sept, 2024, by Jesus Merejo, CEO, who is personally known to me.

JPadova
Signature of Notary Public

JASMIN PADOVA
Commission # HH 199754
Expires January 25, 2026

NOTARY SEAL/STAMP

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26

City of Port St Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

CONSENT FORM

Project Name(s): P24-099 DESTINATION AT TRADITION MPUD REZONING APPLICATION

I hereby give CONSENT to Culpeppering and Terpening, Inc., to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

Signature | City Manager (Title) | 9/14/24 (Date)

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of ☒ physical presence or ☐ online notarization,** this 14 day of Sept, 2024, by Jesus Merejo, City Manager, who is personally known to me.

Signature of Notary Public

JASMIN PADOVA
Commission # HH 189764
Expires January 25, 2026

NOTARY SEAL/STAMP

Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26

ST. LUCIE COUNTY FIRE DISTRICT

5160 NW MILNER DRIVE

PORT ST LUCIE, FLA., 34983

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AGENT CONSENT FORM

PROJECT NAME:		DESTINATION @ TRADITION MPUD
PROJECT DESCRIPTION:		CREATION OF A NEW MPUD IN THE SOUTHERN GROVES DRI JOBS CORRIDOR AREA AS A SPLIT-OFF FROM THE EXISTING TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE MPUD

PARCEL ID:

4315-804-0004-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Paul Langel (Print Name) Deputy Chief (Title)

WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to **CULPEPPER & TERPENING., INC.,** to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above.

FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this 19 day of September 2024, by Paul Langel who is ~~personally~~ known to me or who has produced _____ as identification.

Signature of Notary Amy Kwasnicki Type or Print Name of Notary Amy Kwasnicki

Commission Number (Seal)

NOTARY PUBLIC Expires 7/30/2026 Amy Kwasnicki My Commission HH 248453 STATE OF FLORIDA

SECTION 2b – STATEMENT OF UNIFIED CONTROL

City of Port St. Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

STATEMENT OF UNIFIED CONTROL AND BINDING MPUD AGREEMENT

Project Name(s): P24-099 Destination at Tradition MPUD Rezoning .

The property described on Exhibit "7" of the application package for the Destination at Tradition MPUD (the "Property") is under the unified control due to the extent the property will be used for private purposes. The private development portion of the Property is subject to a posting-closing agreement between Tradition Land Company, LLC and the Port St. Lucie Governmental Finance Corporation that requires the property to be subjected to the Tradition Commercial Charter recorded in Book 4512, Page 1357 of the Public Records of St. Lucie County, Florida, upon development ("Commercial Charter"). Subjecting property to the Commercial Charter is one mechanism to provide the City with assurances of a unified development plan and control.

All property owners agree to proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement, including but not limited to continuing to subject all portions of the Property to the Commercial Charter, other than those used by for a government purpose.

[SIGNATURES TO FOLLOW]

SECTION 2b – STATEMENT OF UNIFIED CONTROL

City of Port St. Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

STATEMENT OF UNIFIED CONTROL AND BINDING MPUD AGREEMENT

Project Name(s): P24-099 Destination at Tradition MPUD Rezoning .

The property described on Exhibit "7" of the application package for the Destination at Tradition MPUD (the "Property") is under the unified control due to the extent the property will be used for private purposes. The private development portion of the Property is subject to a posting-closing agreement between Tradition Land Company, LLC and the Port St. Lucie Governmental Finance Corporation that requires the property to be subjected to the Tradition Commercial Charter recorded in Book 4512, Page 1357 of the Public Records of St. Lucie County, Florida, upon development ("Commercial Charter"). Subjecting property to the Commercial Charter is one mechanism to provide the City with assurances of a unified development plan and control.

All property owners agree to proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement, including but not limited to continuing to subject all portions of the Property to the Commercial Charter, other than those used by for a government purpose.

[SIGNATURES TO FOLLOW]

City of Port St. Lucie, Owner of Parcel IDs: **4315-505-0010-010-5 and 4315-505-0010-020-8**

Signature | City Manager (Title) | 9/16/24 (Date)

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of ☒ physical presence or ☐ online notarization**, this 16 day of Sept, 2024, by Jesus Merejo, City Manager, who is personally known to me.

Signature of Notary Public

JASMIN PADOVA
Commission # HH 190754
Expires January 25, 2026

NOTARY SEAL/STAMP

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26

Port St. Lucie Governmental Finance Corporation, Owner of Parcel IDs:

4322-801-0005-000-5; 4322-801-0001-000-7; 4322-801-0007-000-9; 4322-801-0006-000-2; 4322-801-0002-000-4; 4322-801-0008-000-6; 4322-801-0009-000-3; 4322-801-0010-000-3; 4322-801-0003-000-1 and 4322-801-0011-000-0

Signature _____ CEO Title 9/16/24 Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of ☐ physical presence or ☐ online notarization**, this 16 day of Sept, 2024, by Jesus Merejo, CEO, who is personally known to me.

_____
Signature of Notary Public

JASMIN PADOVA
Commission # HH 199754
Expires January 25, 2026

NOTARY SEAL/STAMP

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26

SECTION 2c – BINDING PUD AGREEMENT

City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

STATEMENT OF UNIFIED CONTROL AND CONSENT TO AMENDMENT

Project Name(s): P26-005 DESTINATION AT TRADITION MPUD AMENDMENT

The property described on Section "7" of the Destination at Tradition MPUD, the currently controlling MPUD document, is included in the application package for the 1st Amendment to the Destination at Tradition MPUD and described in Section "8" hereto (the "Property"). The Property was subjected to a Statement of Unified Control and Binding PUD Agreement when the Property was originally rezoned to the MPUD zoning designation by the City, as memorialized in Section 2B and 2C of the Conceptual Development Plan approved by City Ordinance 24-58 (the "Original Agreement"). The Original Agreement bound the then petitioners, the Port St. Lucie Governmental Finance Corporation ("GFC") and the City of Port St. Lucie ("City"), to bind all successors in title to the commitments therein and provide assurances that the Property would function as set forth in the Original Agreement. The private development portion of the Property is subject to a post-closing agreement between Tradition Land Company, LLC ("TLC") and the GFC that requires that the private development property be subjected to the Tradition Commercial Charter recorded in Book 4512, Page 1357 of the public Records of St. Lucie County, Florida, upon development ("Commercial Charter"). Subjecting property to the Commercial Charter is one mechanism to provide the City with assurances of the unified control and development agreed to in the Original Agreement. All of the private development portion of the Property is currently subject to the Commercial Charter except those properties identified on GFC's signature page hereto, and which shall be subjected to the Commercial Charter upon development.

TLC's successor in interest as "Founder" under the Commercial Charter is Mattamy Palm Beach, LLC ("Mattamy"). The Commercial Charter indicates that it shall run with the title to the property subjected to the Commercial Charter, govern the development and use of such property, and be binding on Mattamy, its successors and assigns. Pursuant to Section 2.1 and Section 15.3 of the Commercial Charter, the Founder has the authority to make changes to the Master Plan for the Commercial Area subject to and in accordance with the terms thereof.

To the extent of Mattamy's authority under the Commercial Charter as Founder and subject to the rights of the owners of the Property, Mattamy consents to the proposed development as modified by the 1st Amendment to the Destination at Tradition MPUD, in accordance with the provisions of the City's zoning regulations and any conditions as may be attached by the City; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for

completion of the development according to the approved plans; and bind all successors in title to any commitments made under this agreement, including but not limited to continuing to subject all portions of the Property to the Commercial Charter, other than those used for governmental purpose. The parties acknowledge that the "Association" under the Commercial Charter has assumed and is responsible for the continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense.

Additionally, all Property continues to be bound as agreed upon in the Original Agreement, this document showing unified control does not modify or alter the Original Agreement.

[SIGNATURES TO FOLLOW]

EXHIBIT "A"

SOUTHERN GROVE PLAT NO. 46 LOTS 1, 2, 3A, 3B, 4, 5, WMA-1, WMA-2 AND WMA 3 AS RECORDED IN PLAT BOOK 125, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA,

ALONG WITH

SOUTHERN GROVE PLAT NO. 40, PARCEL 2 AS RECORDED IN PLAT BOOK 102, PAGE 39 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

ALONG WITH

SOUTHERN GROVE PLAT NO 14 CONSERVATION TRACT 5 AS RECORDED IN PLAT BOOK 71, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

FOUNDER CONSENT TO AMENDMENT AND UNIFIED CONTROL DOCUMENT RELATING TO PROPERTY SUBJECTED TO COMMERCIAL CHARTER

MATTAMY PALM BEACH, LLC AS FOUNDER

Vice President 3/5/26

Signature Title Date

Kari Karl Albertson
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of** ☑ **physical presence or** ☐ **online notarization**, this 5TH day of MAR, 2026, by KARI KARL ALBERTSON who is personally known to me.

Martha Silcox
Signature of Notary Public

MARTHA SILCOX
Print Name of Notary Public

NOTARY SEAL/STAMP

MARTHA H. SILCOX
Notary Public - State of Florida
Commission # HH 596381
My Comm. Expires Dec 13, 2028
Bonded through National Notary Assn.

Notary Public, State of Florida

My Commission expires 12/13/2028

GFC CONSENT TO AMENDMENT AND UNIFIED CONTROL DOCUMENT

Project Name(s): P26-XXX DESTINATION AT TRADITION MPUD 1ST AMENDMENT

Parcel Info: 4322-801-0005-000-5 & 4322-801-0010-000-3

Signature | CEO (Title) | 2/11/26 (Date)

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of** ☒ **physical presence or** ☐ **online notarization**, this 12 day of Feb., 2026, by Jesus Merejo, CEO, who is personally known to me.

MARY ANN VERILLO
MY COMMISSION # HH 361481
EXPIRES: June 9, 2027

NOTARY SEAL/STAMP

Signature of Notary Public

Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 06/09/2027

EXHIBIT 1 – LOCATION MAP

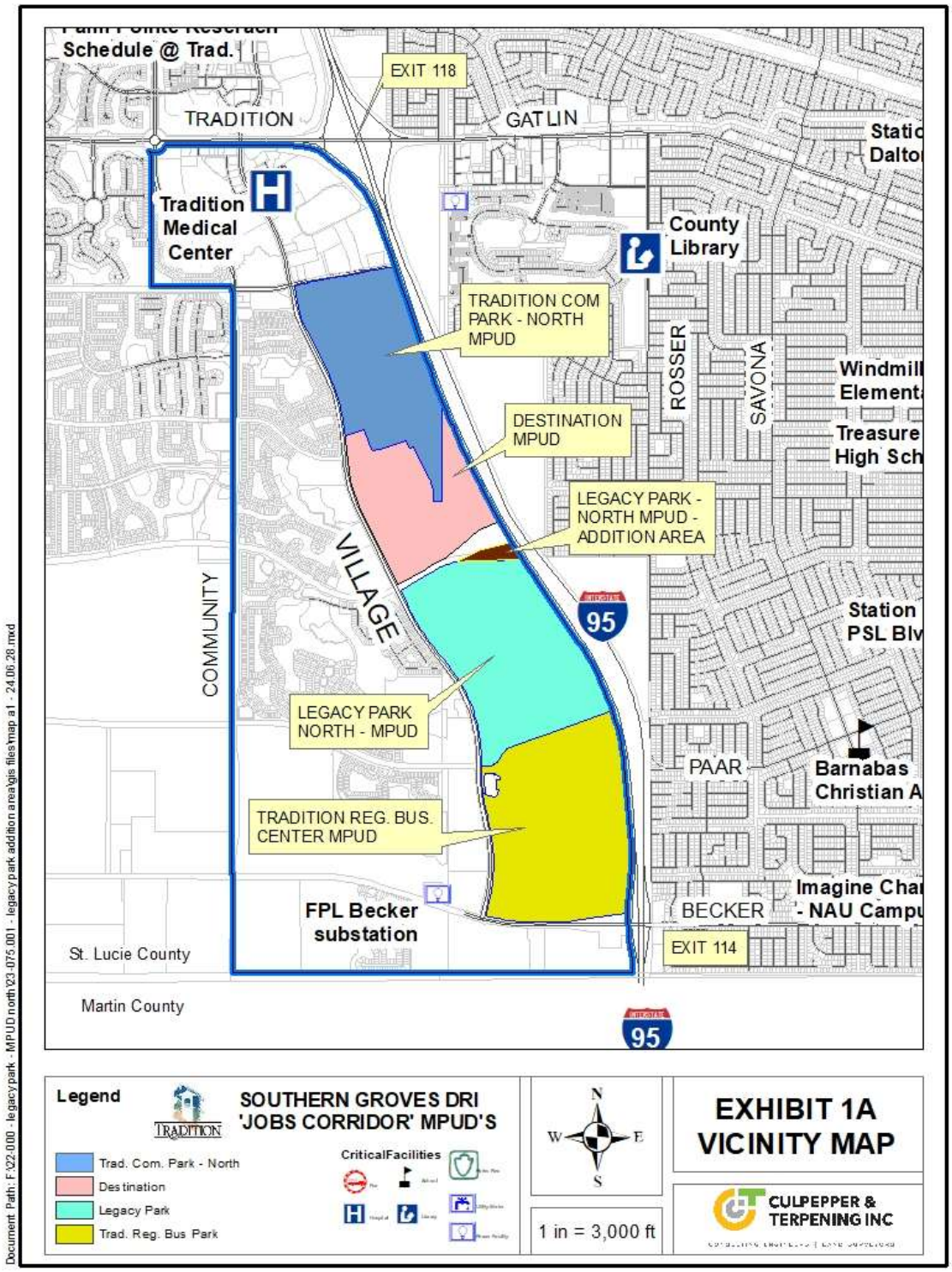
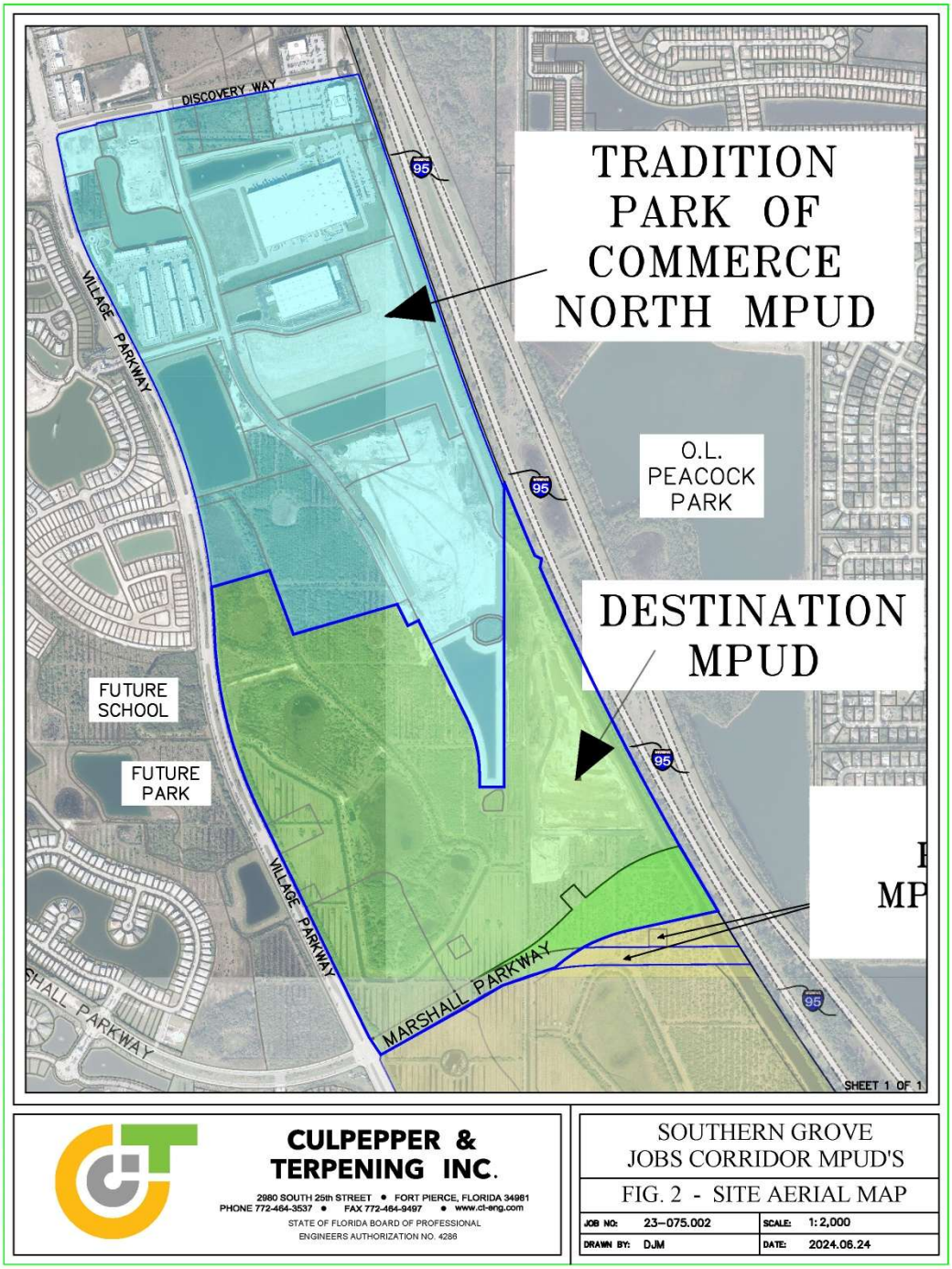


EXHIBIT 2 – SITE AERIAL



1

SECTION 3
APPLICATION NARRATIVE

The ~~proposed~~ *Destination @ Tradition - Master Planned Unit Development* (DSG-MPUD) is a division from existing the Tradition Commerce Park North@ Southern Groves MPUD (TCP-MPUD) and includes that portion of the existing TCP-MPUD that is now to be designated as a 'Regional Business Center' under the sub area land use classification of both the Southern Grove DRI Map H and Figure 4-1 of the City Comprehensive Plan.

~~In addition, to the bifurcation of the existing TCP-MPUD, the~~ ~~proposed~~ *Destination @ Tradition MPUD* Amendment # 1 will allow for the addition of a Post Acute Medical Facility and Veterinary Hospital or Clinic use along with associated parking requirements to the Mixed Commercial Area sub area land use classification. This amendment also includes the addition of definitions. The amendment updates project entitlements to increase office space and to add 54 hospital beds. It adds parking requirements for enclosed assembly area, recreational facility, and day care centers and other miscellaneous changes. ~~recognize the necessary realignment of the SW Marshall Parkway and its point of future intersection with I-95, in order to address the Florida Department of Transportation (FDOT) interchange spacing criteria. This amendment also serves to recognize the property line adjustments being made to the Legacy Park North MPUD (P22-155-A2) area that is being processed concurrent with this proposed MPUD as a result of the realignment of SW Marshall Parkway~~.

The *Destination @ Tradition - Master Planned Unit Development* is bounded on the west by SW Village Parkway; on the north by the Tradition Commerce Park North@ Southern Groves MPUD; on the south by the Legacy Park North MPUD, and on the east by Interstate 95. Exhibits 1 and 2 provide for a general map depiction of this proposed MPUD site.

The DT-MPUD includes approximately 226.6 acres (mol) and lies within the area identified with a 'Regional Business Center' sub-area classification, as depicted on Map H of the overall master development plan for the Southern Grove DRI. In general, land uses within the *Destination @ Tradition MPUD* may be characterized, and are divided, into two (2) broad activity categories; 'Business Park' and 'Mixed Commercial'. Specific permitted uses within the 'Regional Business Center' area of the project site are identified in Section 6 this Master MPUD Manual. Section 8 of this MPUD Manual depicts the Conceptual Land Use Plan for the *Destination @ Tradition MPUD*.

The general land use entitlements for the *Destination @ Tradition MPUD - Master Planned Unit Development* include 600,000 square feet of industrial use; approximately 90~~60~~,000 square feet of office use; approximately 500,000 square feet of commercial use; approximately 200,000 square feet of Research and Development use; 400 residential units~~;~~ ~~and~~ 300 hotel rooms; and 54 hospital beds. Only those uses identified in Section 6 are to be permitted within the *Destination @ Tradition MPUD.*

SECTION 4
GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. **Pursuant to Article X.5 of Chapter 158 of Title XV of the Port St. Lucie City Code:**

a. Area Requirements:

The *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* is 216 +-/ acres (gross); which exceeds the 30-acre minimum requirement for the establishment of a MPUD required by Policy 1.2.6.2 of the City's Comprehensive Plan.

b. Relation to Major Transportation Facilities:

The *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* is bounded on the west by SW Village Parkway; on the north by the Tradition Commerce Park (TCP) North@ Southern Groves MPUD; on the south by the Legacy Park North MPUD, and on the east by Interstate 95. Refer to Exhibits 1 and 2 for a general location map depicting this proposed MPUD site. Primary access into the property will be along SW Village Parkway and portions of SW Marshall Parkway. The overall project area is 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.

A north-south collector road, to be known as Tom Mackie Boulevard, is proposed to provide internal access to the MPUD's individual development sites. Tom Mackie Boulevard will have a minimum one-hundred (100) foot right-of-way section as shown in the project Master Plan found in Section 7. The required cross-section for this primary internal access road is shown in Section 9. This illustration shows that the initial phases of the road will be built as a 2-lane, rural, section that can be expand to a 4-lane urban section, if warranted by traffic counts.

c. Relation to Utilities, Public Facilities and Services:

The *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* property will be served by Port St. Lucie Utilities for water & wastewater services. Hometown Cable (or any successor thereto) is expected to be the primary service provider for phone and cable service. Florida Power & Light will provide electric services. All utilities will be underground.

d. **Physical Character of the Site:**

Destination @ Tradition - Master Planned Unit Development (DT-MPUD) is located within the Southern Grove Development of Regional Impact (DRI). The site is currently vacant and was previously used as citrus grove that was subsequently converted to improved pasture with active cattle grazing taking place on the site until individual development sites are ready for use. The site includes one small wetland along the primary north/south FP&L Easement area. This area, referred to as Conservation Tract 5 (as described in Southern Grove Plat 14, (PB 71-35) has already been set aside and is under the management authority of the Southern Grove Community Development District #5.

e. **Consistency with the City's Comprehensive Plan:**

The *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* is consistent with the City's Comprehensive Plan. The total project area is approximately 216 acres. Policy 1.2.2.8 of the

City's Comprehensive Plan requires a minimum size of 30 acres for all areas to be designated Regional Business Center' under any proposed MPUD application.

2. **For the purpose of this MPUD the following definitions/use authorizations shall apply:**
   a. **Research and development.**
   A use that includes, but is not limited to the following: research, experimental and testing laboratories, prototype fabrication; production requiring advanced technology and skills; manufacturing of biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes; production of experimental products; manufacturing of biological, biomedical and pharmaceutical products; and manufacturing of scientific, engineering and medical instruments.

   b. Pursuant to Policy 1.2.2.12 of the comprehensive plan, agriculture and agriculture related activities shall be permitted in areas intended for future development until areas are developed for nonagricultural uses.

SECTION 5
SITE INFORMATION

SECTION 5.1 SITE INFORMATION

A. **ACREAGE**:

Development areas included with this MPUD:

- Regional Business Center 216.6 acres

Sub-Area Land Use/Activity Areas include:

- Mixed Commercial: 75.77 ac
- Business Park: 30.96 ac
- Water Management (Common Open Space): 75.87 ac
- Streets/Roads: 30.10 ac
- Conservation/ Municipal Use: 4.10 ac

See graphic Section 8 for the MPUD Conceptual Plan.

B. **PEDESTRIAN WAYS:**

Pedestrian movement along Tom Mackie Boulevard will be accommodated via a combination of six-foot sidewalks within the initial two-lane roadway designs. Bike paths are to be added to the roadway if widening to four lanes is warranted. These facilities will be developed within the *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* as development occurs in the locations generally depicted on Section 8 and in accordance with the general cross-sections shown in Section 9. If not otherwise addressed during the construction of Tom Mackie Boulevard, sidewalks will be required to be constructed as part of each individual lots development fronting Tom Mackie Boulevard. Sidewalks will be required to be constructed as part of each individual lots development fronting SW Marshall Boulevard and SW Destination Way.

C. **DENSITY/INTENSITY**

The overall density and intensity within the *Destination @ Southern Groves - Master Planned Unit Development* shall be as follows (maximum):

Residential	400	Industrial/Warehouse(S.F.)	600,000
Retail (S.F.)	500,000	Hotel (rooms)	300
Office (S.F)	~~60~~ 90,000	Research & Development.	200,000
~~Education (non-public)~~ Institutional	N/A ~~0~~	Hospital	54 bed

[go to next page]

SECTION 5.2 DEVELOPMENT USE/STANDARDS

5.2.1 Regional Business Center

The purpose of the *Regional Business Center* area is to locate and establish areas within the NCD District which are deemed to be suited for industrial uses, warehouse/distribution, manufacturing, retail, commercial and office and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.

A. Zoning (Lot) Regulations.
Minimum lot size standards for those properties within the Destination @ Tradition - Master Planned Unit Development area based on the sub-area land use designation as depicted on the Conceptual Master Plan, as depicted in Section 8, and are as follows:

i. Minimum Lot Size and minimum lot requirements ~~Road Frontage~~ (Base Development Parcels):

SUB-AREA DESIGNATION	AREA	FRONTAGE
Mixed Commercial:	20,000 sq. ft.	100 feet
Business Park:	~~10 acres~~ 20,000 sq. ft.	1~~5~~00 feet

ii. Multi-Family Residential:
A minimum of five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) dwelling units per acre and the maximum density shall be twenty-eight (28) dwelling units per acre.

iii. Minimum Setbacks:

1. For those uses located in the 'Business Park' and 'Mixed Use Commercial' activity areas of the Regional Business Center Sub-District as depicted on the Conceptual Master Plan found in Section 7 of this MPUD Manual, the following minimum yard setbacks are to be met:

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

   b. All other permitted or special exception uses: Setback requirements shall be twenty-five (25) feet for front yard and from public rights of way and ten (10) feet from side and rear property lines.

2. For uses in the 'Mixed Use Commercial Area' sub-district, as depicted on the Conceptual Master Plan found in Section 7 of this manual, and in order to provide for a pedestrian oriented design in the 'Mixed Use Commercial Area', an applicant may request that alternative minimum building setbacks be established for each specific use as part of the required site plan review process. This City is under no obligation to approve any such request if it is determined inconsistent with the overall objectives of this MPUD.

   To support parcel and community connectivity and encourage flexibility of design, the City may consider a zero (0) foot setbacks for buildings located adjacent to a shared property line between individual development sites as part of the required site plan review process, provided that each property owner acknowledges in writing the shared building condition and that all applicable fire and public safety construction standards are complied with.

iv. Building Coverage (development parcel):
The maximum permitted building coverage on each non-residential development site is eighty (80) percent; provided that, the maximum impervious surface area of the individual development site does not exceed ninety (90) percent of the gross lot area.

v. Building Height:
Except as may otherwise be addressed in this Manual, the maximum permitted building heights within the Destination @ Tradition - Master Planned Unit Development is:

Non-residential.....One hundred (150) feet.
Residential (including Mixed Use Residential) Sixty-five (65) feet*

*: provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.

vi. Permitted Exclusions from Height Limits.
In addition to the uses listed under Section 158.215 of the City of Port St. Lucie Zoning Code, safety netting associated with any permitted use in the 'Mixed Use Commercial Area' may exceed the permissible height limit by not more than twenty-five (25) percent, subject to the Zoning Administrators' determination.

Minimum Building Size and Minimum Living Area:
~~'Business Park' area: 600 square feet (accessory use only)~~

Residential ~~'Mixed Use Commercial' area:~~ Studio apartment, five hundred (500) sq. ft.;
One (1) bedroom, six hundred (600) sq. ft;
Two (2) bedroom, eight hundred (800) sq. ft;
Three (3) bedroom, eight hundred (800) sq. ft.

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

vii. Minimum Open Space Standard.
Each development site shall provide a minimum of ten (10) percent of the gross site area as open space. Within all open space areas, include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

viii. Off-Street Parking and Loading Requirements.
As set forth in Section 6 of this Design Manual.

B. Permitted Uses and Accessory Uses.

i. Business Park:
For development activities that are located, in the Business Park activity area, in the *Destination @ Tradition - Master Planned Unit Development*, as depicted on the Conceptual Master Plan found in Section 7 of this manual, the following principal uses and structures are considered as permitted uses, provided that all businesses, services, manufacturing activities and operations, including those engaged in shipping packing and receiving materials or product processing activities, are conducted within a fully-enclosed building, unless otherwise specified below:

1. **Office for administrative, business, professional or medical use;**
2. **Recreation amusement facility;**
3. **Enclosed Assembly Area**

4. **Daycare Center**
5. **Warehouse & Distribution Uses;** means a facility which has the primary purpose of storage and transfer of goods and products, but that does not include retail or wholesale operations\activities that are open for general public use.
6. **E-commerce warehousing and distribution;** including the receiving, storing, assembling, shipping, distributing, preparing, selling, and serving as pick-up/drop-off location for products, materials, food, grocery, and liquor items; parking, storage, and use (including driving into and through the building for loading, unloading and parking inside of the building) of automobiles, trucks, machinery, and trailers, including outdoor loading and unloading; outdoor storage of property, provided that any property storage shall be identified on the project site plan, screened from all adjacent properties, and shall not be located in any required parking area or circulation element for the project site on which the use is located; printing; making products on demand; warehouse and office use; ancillary and related uses for any of the foregoing.
7. **Manufacturing,** including the assembly, processing, packaging, warehousing and storing, of goods and materials manufactured or assembled on site;
8. **Cold storage warehouse and pre-cooling plant;**
9. **Food processing facility;** means a commercial operation that manufactures, packages, labels, or stores food for human consumption and does not provide food directly to the consumer and is operating under a federal or state inspection program. For the purpose of this definition, a food processing facility does not include those uses identified under NACIS Codes 3111; 3112; and 3116.
10. **Bottling and Beverage Production Facilities;**
11. **Packaging and Delivery Service or Uses.**
12. **Wholesale Trade, including the wholesale trade of alcoholic beverages;**
13. **Public or semi-public facility or use;**
14. **Buildings Supply (wholesale);**
15. **Food Products, wholesale storage and sales**.

ii. **<u>Mixed Commercial Area:</u>**

For development activities that are located within the Mixed Commercial Activity Area, as depicted on the Conceptual Master Plan found in Section 7 of this manual, the following principal uses, and structures are permitted:

1. **Any retail business, or personal service use** (including repair of personal articles, furniture, and household appliances) that is conducted wholly within an enclosed building, where any repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales activities;
2. **Hotel or Motel;**
3. **Office for administrative, business, professional or medical use**;
4. **Bank, Credit Union, or Savings and Loan Association,** including drive-thru (provided that any drive-thru or remote ATM or equivalent drive-thru dispensing equipment is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with);
5. **Pharmacy,** including drive-through (provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with):
6. **Restaurant** (including those uses that provide drive-through service and/or outdoor seating, provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with));
7. **Gas Fueling** (excluding truck stops) as separate use or in conjunction with a permitted use;

8. **Car wash, self-service or full service,** provided any such use is not located within 100 feet of a residential development area;
9. **Recreation amusement facility;**
10. **Retail sales of alcoholic beverages for on and off premises consumption;**
11. **Enclosed assembly area,**
12. **Multi-family housing;**
13. **Daycare center;**
14. **Public facility or use.**
15. **Park or playground or other public or private recreation or cultural facility;**
16. **Uses with drive-through services** shall be in accordance with Section 158.222(D) of the City of Port St Lucie Code of Ordinances which include City stacking requirements.
17. **Post Acute Medical Facility**: A physical hospital or healthcare center that provides rehabilitative and/or specialized healthcare services to patients recovering from a serious illness, injury, surgery, complex medical condition, or acute care hospital stay.
18. **Veterinary Hospital or Clinic** including doggy daycare or boarding.

C. Special Exception Uses.

i. The following uses may be permitted in the Business Park Activity Area upon review and specific approval by the Port St. Lucie City Council through the Special Exception, or equivalent, process as set out in the City of Port St. Lucie Code of Ordinances and the Comprehensive Plan
   1. Wireless communication antennas and towers with a maximum height of 150 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Code of Ordinances, as may be amended from time to time, are complied with.
   2. Car wash, full service or self-service (Mixed Use Commercial area only).
   3. Data Centers; A data center is a building, a dedicated space within a building, or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems.

D. Accessory Uses.

i. General Provisions:
   1. Accessory structures and uses are permitted in connection with any principal permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other applicable requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.
   2. 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 for in this manual.
   3. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.
   4. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided when adjacent to a right-of-way.

E. Home Occupation:

A home occupation shall be permitted within any proposed residential use area located in the Mixed Commercial Activity Area, as depicted on the Conceptual Master Plan found in Section 7 of this manual, subject to the provisions of Section 158.217(F) of the City of Port St. Lucie Code of Ordinances.

F. <u>Fences and Walls:</u>

i. General:

1. All fences or walls to be located on property designated as being "Mixed Commercial' or 'Business Park' in the Destination @ Tradition - Master Planned Unit Development land use areas may consist of the following materials only:

- Chain Link,
- Masonry,
- Stone,
- Aluminum,
- Vinyl Coated Steel or Polyester Powder Steel,
- Ornamental,
- Imitation Wood, and,
- Natural Wood.

Chicken wire or barbed wire fences (including barbed wire strands atop an otherwise permitted fence type) in either the "Mixed Commercial' or "Business Park' Activity Areas are not permitted.

Masonry or stone walls shall be prohibited in utility and drainage easements, unless a specific waiver has been approved by the Planning and Zoning Director and City Engineer. All fences located in utility or drainage easements shall be constructed to be easily removable.

ii. Fences/Walls to be Inside Property Line, Maintenance Responsibility:
All fences/walls shall be erected inside the property line of the parcel on which they are located. Maintenance of the property on both sides of the fence shall be the responsibility of the property owner.

iii. Fences/Walls Height:
In the Mixed Use Commercial Activity Area, no fence or wall shall be of a height greater than eight (8) feet, as measured from the finished grade at the fence location. All other fencing or walls located in the Mixed Use Commercial Activity Area shall be consistent with the provisions of Section 158.216 of the City of Port St. Lucie Code of Ordinances.

In the Business Park Activity Area, no fence or wall, located within 25 feet of the perimeter property line of the lot or parcel on which it is located shall be of a height greater than ten (10) feet as measured from the finished grade at the fence or wall location. All other fencing or walls located in the Business Park area shall be consistent with the provisions of Section 158.216 of the City of Port St. Lucie Code of Ordinances.

G. Provisions for Vehicular and Pedestrian Circulation:

In the 'Business Park' activity area of the Regional Business Center sub-district, an on-site pedestrian circulation system which links the street and the primary entrance(s) of the structure or structures on the site shall be provided with each conceptual plan or final site plan. Sidewalks or other on-site pedestrian ways must connect to any sidewalk or pedestrian system in an adjacent street or road right-of-way (existing or proposed) along the perimeter of any development parcel.

In the 'Mixed Use Commercial' activity area of the Regional Business Center sub-district, sidewalks or pedestrian ways must connect to, or provide for the potential to be connected to, any existing, or proposed sidewalk. This connectivity requirement applies to any onsite pedestrian system on adjacent development sites, if adequate safety and security can be maintained, for the proposed development site under site plan review. The City of Port St. Lucie shall be the determining authority in the event that there are questions if adequate safety and security can be maintained.

The pedestrian circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet in width.

H. Buffering:

i. In the "Business Park" activity area of the Regional Business Center sub-district, all mechanical equipment shall be screened from public view in accord with City and Tradition architectural review board standards. This screening shall be designed as both a visual barrier and a noise barrier. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances.

ii. In the 'Mixed Use Commercial' activity area of the Regional Business Center sub-district, all mechanical equipment shall be screened from public view. This screening shall be designed as both a visual barrier and a noise barrier. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances. For multi-family development, air conditioning condensing and compressor units should be screened so that no part of the unit is visible from a street right-of-way.

I. Site Plan Review.

All proposed development within the 'Business Park' and 'Mixed Commercial' area MPUD shall submit a site plan to the City of Port St. Lucie, in accord with the application procedures described in Section 158.235 thru 158.254 of the City of Port St Lucie Code of Ordinances, as may be amended from time to time. All site plans shall demonstrate compliance with the provisions of this MPUD Design Manual, and the City Of Port St Lucie Development Codes, as may be required. In the event of any conflict between the specific site development provisions or standards of this Manual and the City Code of Ordinances, the provision of this Manual shall apply, unless otherwise preempted by law. Final site plan approval actions/approving authority for any site plan submitted in accord with this paragraph shall be as prescribed in the City Code of Ordinances.

J. Transit Oriented Design Features.

Reserved.

K. Off-Street Parking and Off-Street Loading Requirements.

i. **Parking Requirements – General.**

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 in Chapter 158, Code of Ordinances of the City of Port St. Lucie. On-street parking spaces shall be directly and fully adjacent to a site and available to the development concurrent with any request for use authorization.

ii. **Required Minimum Parking:**

As applied to the Destination @ Tradition MPUD, the following specific parking standards shall apply in lieu of the general City standards. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158, Code of Ordinances of the City of Port St. Lucie:

1. Retail and office, including medical 4 spaces per 1,000 sq. ft.
2. Multi-tenant retail (restaurant, retail, office, including medical): 4 spaces per one thousand (1,000) sf.
3. Residential (Parcel 2, Southern Grove Plat No. 46 only): 1.5 spaces per dwelling unit
4. Residential: 1.75 spaces per dwelling unit plus one space for everything 5 dwelling units for guest parking

5. Restaurant (stand-alone): 1 space per 100 sq. ft. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds percent of the gross floor area of an approved restaurant.
6. Research & development: 1 space per 400 sq. ft.
7. Manufacturing: 1 space per 500 sq. ft.
8. Warehouse/Distribution Uses: 1 space per 1,000 sq. ft.
9. E-Commerce Warehousing and Distribution: 1 space per 1,000 sq. ft.
10. Data Centers; – 1 space per 5,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.
11. Cold storage warehouse and pre-cooling plant: 1 space per 1,000 sq. ft.
12. Food processing facilities; 1 space per 1,000 sq. ft.
13. Hotels: 1 space for each guest room, plus 1 space for each ten guest rooms.
14. Post Acute Medical Facility: 2.5 spaces per bed.
15. Veterinary Hospital or Clinic which includes Doggy Daycare or Boarding: 1 space per 250 sq. ft of gross floor area.
16. Enclosed assembly area not including day care center and recreational facility: One (1) space for each forty (40) square feet of assembly area or one (1) space for each two hundred (200) square feet of gross floor area, whichever requirement is greater
17. Recreational Facility: 1 space per 250 sq. ft of gross floor area.
18. Day care center: One (1) space per 300 sq ft of gross floor area

iii. All required parking shall be located on the same lot as the principal use(s) it serves, except as otherwise provided below.

iv. On-site parking may be reduced where on-street parking spaces are directly and fully adjacent and available to a lot.

v. Parking areas in the Mixed Commercial Use Activity Area of the Destination @ Tradition - Master Planned Unit Development shall be encouraged to be located to the rear or side of the property.

L. Determination for Unlisted Uses or Alternative Parking Ratios.

For qualified targeted industries as identified per Policy 8.3.1.3 of the Comprehensive Plan (as may be amended), parking standards in situations where an applicant can sufficiently demonstrate that a particular situation, where upon submission of adequate technical justification such as independent parking analyses, application of ULI or ITE parking standards, or similar justification, alternative off street loading requirements may be considered as part of the site plan review process. Requests under this section shall be based strictly upon the criteria of this section, and shall not be based upon hardship, which is the purview of the variance process, nor inconvenience or cost.

i. An applicant for development may propose an alternate parking standard based upon a parking study or recognized national parking code or standard (such as the Institute of Transportation Engineers Parking Manual (most current edition)) or other data that justifies an alternative standard, and based upon best professional practices, taking into account any applicable national standard or technical support documentation; the availability level of transit service to the proposed project site or area; proximity to multimodal transportation facilities and other best practices as determined by the Planning and Zoning Director for the City of Port St. Lucie.

ii. The Planning and Zoning Director, after consultation with the City Engineer, may approve alternative parking standards in situations where an applicant can sufficiently demonstrate, through the submission of adequate technical justification, through such items as an independent parking analyses; application of ULI or ITE parking standards, or other similar justification documentation such

as the availability and level of transit services, proximity to multimodal transportation facilities or other best practices as determined by the Director.

iii. City Council review and approval of such alternate parking standards shall be governed by the site plan approval process.

M. Off Street Loading (Service Delivery Areas).

i. Off-Street Loading and Service Delivery Areas shall be provided in accordance with Section 158.221(G) of the City of Port St. Lucie Code of Ordinances.

ii. Off-Street loading docks and service delivery areas in the 'mixed use commercial' activity area of the Destination @ Tradition - Master Planned Unit Development, shall be encouraged to be located at the rear of the property, and not visible from SW Village Parkway. All truck loading docks and service delivery areas shall be screened so not to be considered as any type of visual nuisance.

N. Landscaping and Buffering.

Landscaping and buffering requirements are subject to Chapter 154, of the City of Port St. Lucie Code of Ordinances.

i. **General - 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 in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than 25% of the required trees may be palm trees.
5. A minimum of 50% of all required trees shall be native species

ii. **Hydroseed Options:**

For sites located within 300 feet from SW Village Parkway and SW Marshall Parkway, as depicted on the MPUD Concept Plan, and for building sites in the 'Business Park' activity area that provide for buildings more than 100,000 square feet in area, open areas intended for future building expansion may be hydroseeded.

iii. **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 or proposed utility pole, guy wire, and pad mounted transformer. All proposed utilities shall maintain separation distances from potable water mains as required by the City and FDEP.

iv. **Interior Parking Lot Requirements:**

Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, except that in those instances where truck and trailer parking requirements make the provision of interior landscape islands impactable, alternative landscaping designs may be considered.

v. **Landscape Buffer Requirements.**

1. Landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, except for those items specified herein.
2. 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.
3. No fence or wall shall be required in a landscape buffer strip unless it is determined as part of site plan review process that a fence or wall is required to address incompatible uses or to provide visual screening.
4. Any perimeter fence or wall shall be located so as to permit reasonable access to both sides of the fence or wall for landscape maintenance purposes.
5. Perimeter landscape buffers in the Mixed Commercial area 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. If a zero (0) foot-building setback is allowed for shared property lines between developments, perimeter landscaping may apply to the entire site rather than each individual lot provided each property owner acknowledges in writing.
6. A landscape strip that is at least five (5) feet in depth shall be located between a building and a parking space, driveway or a sidewalk.
    a. Where the rear of the building is not generally visible to the general public, such as a strip commercial center or loading dock, there shall be no requirement for a landscape strip to be located between vehicular use areas and building.
    b. Where the proposed development use or activity is a material distribution center making use of long walled loading dock conditions, foundation landscape strips shall not be required.
7. 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.

vi. **Alternative Landscape Option:**

For qualified targeted industries as identified per Policy 8.3.1.3 of the Comprehensive Plan, an applicant may request approval of an alternative landscape plan prepared by a licensed landscape architect which varies from the strict application of the requirements of the MPUD District. An alternative landscape plan may be approved by the Planning and Zoning Director or Site Plan Review Committee when it can be demonstrated that:

1. the alternative landscape plan adequately buffers the developed site and is designed to assure that the overall appearance and function of the proposed project is compatible with other properties in the immediate area.

Requests for an alternative landscape plan must be accompanied by sufficient explanation and justification, in written and/or graphic form, to allow appropriate evaluation and decision making. The Planning and Zoning Director, or the Site Plan Review Committee, may refer the request for approval of an alternative landscape plan to the City Council for final action. Approval of an alternative landscape plan will be limited to the specific project under consideration and will not establish precedent for acceptance in other cases.

vii. **Dumpsters and Ground Located Mechanical Equipment Screening:**

A minimum, six-foot masonry buffer wall shall be required to screen dumpsters and ground located mechanical equipment. This screening shall be designed as both a visual barrier and a noise barrier. Where dumpsters and mechanical equipment are visible from a public use right-of-way, a five-foot landscape strip shall be required around the outside of the buffer wall. Where applicable, buffering

shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances

O. Meter Banks for Multi-Tenant Buildings.

Screening maybe required when meter banks for multi-tenant buildings are located on an exterior wall and visible to the public. The location shall be identified on the site plan or elevation drawings.

P. Lighting.

Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind. The maximum allowable mounting height of all outdoor lighting fixtures in the 'Mixed Use Commercial' activity area shall not exceed 25 feet above grade or pavement.

The maximum allowable mounting height of all outdoor lighting fixtures in the 'Business Park' activity area shall not exceed 35 feet above grade or pavement.

Q. Utilities.

Within the Destination @ Tradition - Master Planned Unit Development, all utilities, including telephone, television cable, and electrical systems shall be installed underground (i.e. excluding transmission and distribution power lines). Appurtenances to these systems which require above-ground installation shall be effectively screened and, thereby, may be exempted from this requirement. Primary electrical supply facilities providing services to the Destination @ Tradition - Master Planned Unit Development, may be exempted administratively from the underground placement requirement as part of the site plan review process, if, it shown to the satisfaction of the City that burial options are not feasible. Cost of underground installation is not to be the sole determiner in determining feasibility.

1. Proposed Sanitary Sewer System:

The proposed Destination @ Tradition - Master Planned Unit Development is located within the City of Port St. Lucie Sewer Service Area. The proposed Sanitary Sewer System for the Destination @ Tradition - Master Planned Unit Development project will consist of a combination of gravity and pressurized Sanitary Sewer Mains, which will flow into the proposed on-site sewage pump (lift) station which will connect into the existing 16" Sewer Force Main along SW Village Parkway. The master plan, as presented, proposes no more than one City owned (maintained) utility lift station, unless otherwise addressed through mutual agreement between the City of Port St. Lucie and the site developer.

All proposed sewage pump (lift) stations shall require a connection to the City's existing fiber optics system for communication and system monitoring purposes.

2. Proposed Water Distribution System:

The proposed Destination @ Tradition - Master Planned Unit Development is located within the City of Port St. Lucie Water and Sewer Service Area. Water service to this area will be looped via the existing 24-inch water main located in the SW Village Parkway right-of-way.

The proposed internal Water Distribution System for the Destination @ Tradition - Master Planned Unit Development will consist of a combination of 8 and 12-inch waterlines that will be constructed along SW Tom Mackie Blvd., with connection into the lines along SW Anthony F. Sansone, Sr. Blvd, SW Marshall Parkway; and SW Destination Way, as generally depicted in conceptual utility plan found in Section 8.

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

R. Wetlands and Uplands:

The site is a former citrus grove that was converted in the late 2000's to improved pasture, with active cattle grazing currently (2020) taking place on the property.

S. Stormwater:

Refer to Section 7 for a general identification of the areas proposed to address the sites stormwater management requirements. In general, all site stormwater retention areas shall be consistent with South Florida Water Management District (SFWMD) requirements and permit standards. Unique to the design of the Destination @ Tradition - Master Planned Unit Development is the concept of providing for the areas required stormwater treatment and attenuation in one combined wet system design. Retention area shapes and dimensions as depicted on the Conceptual Master Plans for the Destination @ Tradition MPUD are conceptual and may be modified to accommodate final site plans and agency permitting requirements.

SECTION 6
LEGAL DESCRIPTION

PARCEL DESCRIPTION
OF DESTINATION MPUD
(SEPTEMBER 2024)

LOTS 1, 2, 3A, 3B, 4, 5, WMT—1, WMT-2, WMT-3, AND THE UTILITY SITE, AS DEPICTED ON SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALONG WITH THAT PORTION OF LOT 6 , OF SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E/W 3 R/W AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE ***POINT OF COMMENCEMENT;*** THENCE NORTH 23°47'47" WEST, A DISTANCE OF 433.99 FEET TO THE ***POINT OF BEGINNING;*** THENCE SOUTH 77°44'49" WEST, A DISTANCE OF 598.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,250.00 FEET; THE CHORD OF WHICH BEARS SOUTH 69°14'48" WEST, WITH A CHORD DISTANCE OF 369.53 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°00'02", A DISTANCE OF 370.89 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,075.00 FEET, THE CHORD OF WHICH BEARS SOUTH 73°17'17" WEST, A CHORD DISTANCE OF 967.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°57'35", A DISTANCE OF 976.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 59°48'29" EAST, A DISTANCE OF 451.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,500.00 FEET; THE CHORD OF WHICH BEARS NORTH 55°27'43" EAST, A CHORD DISTANCE OF 227.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'33", A DISTANCE OF 227.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,355.95 FEET; THE CHORD OF WHICH BEARS NORTH 48°52'24" EAST, A CHORD DISTANCE OF 184.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'04", A DISTANCE OF 184.40 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET, THE CHORD OF WHICH BEARS NORTH 46°03'21" EAST, A CHORD DISTANCE OF 170.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'21", A DISTANCE OF 170.83 FEET; TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, having a radius of 4,154.62 feet, THE CHORD OF WHICH BEARS NORTH 48°36'05" east, a CHORD DISTANCE OF 148.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°02'41", A DISTANCE OF 148.27 FEET; THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET, THE CHORD OF WHICH BEARS NORTH 51°36'05" EAST, A CHORD DISTANCE OF 336.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°38'44", A DISTANCE OF 336.86 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,500.00 FEET, THE CHORD OF WHICH BEARS NORTH 67°09'07" EAST, A CHORD DISTANCE OF 567.84 FEET; THENCE EASTERLY ALONG THE

WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 WITH A VARIABLE WIDTH RIGHT-OF-WAY AS LAID OUT AND IN USE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 30°21'23" EAST, A CHORD DISTANCE OF 631.22 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'45", A DISTANCE OF 631.24 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 77°44'49" WEST, A DISTANCE OF 203.82 FEET TO THE POINT OF BEGINNING; ALONG WITH,

PARCEL 2 OF SOUTHERN GROVE PLAT 40, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102 PAGE 39, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND ALONG WITH,

THE ROAD ACCESS EASEMENTS FOR SW DESTINATION WAY, SW TOM MACKIE BLVD., AND SW MARSHAL BOULEVARD (UP TO THE WESTLY SIDE OF THE EXISTING FPL POWER LINE EASEMENT AS DESCRIBED IN OR BOOK 97, PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9,435,096 SQUARE FEET OR 216.6 ACRES, MORE OR LESS.

USE FOR REZONING PURPOSES ONLY

SECTION 6
LEGAL DESCRIPTION

PARCEL DESCRIPTION

OF DESTINATION MPUD

(DECEMBER 2025)

SOUTHERN GROVE PLAT NO. 46 LOTS 1, 2, 3A, 3B, 4, 5, WMA-1, WMA-2 AND WMA 3 AS RECORDED IN PLAT BOOK 125, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA,

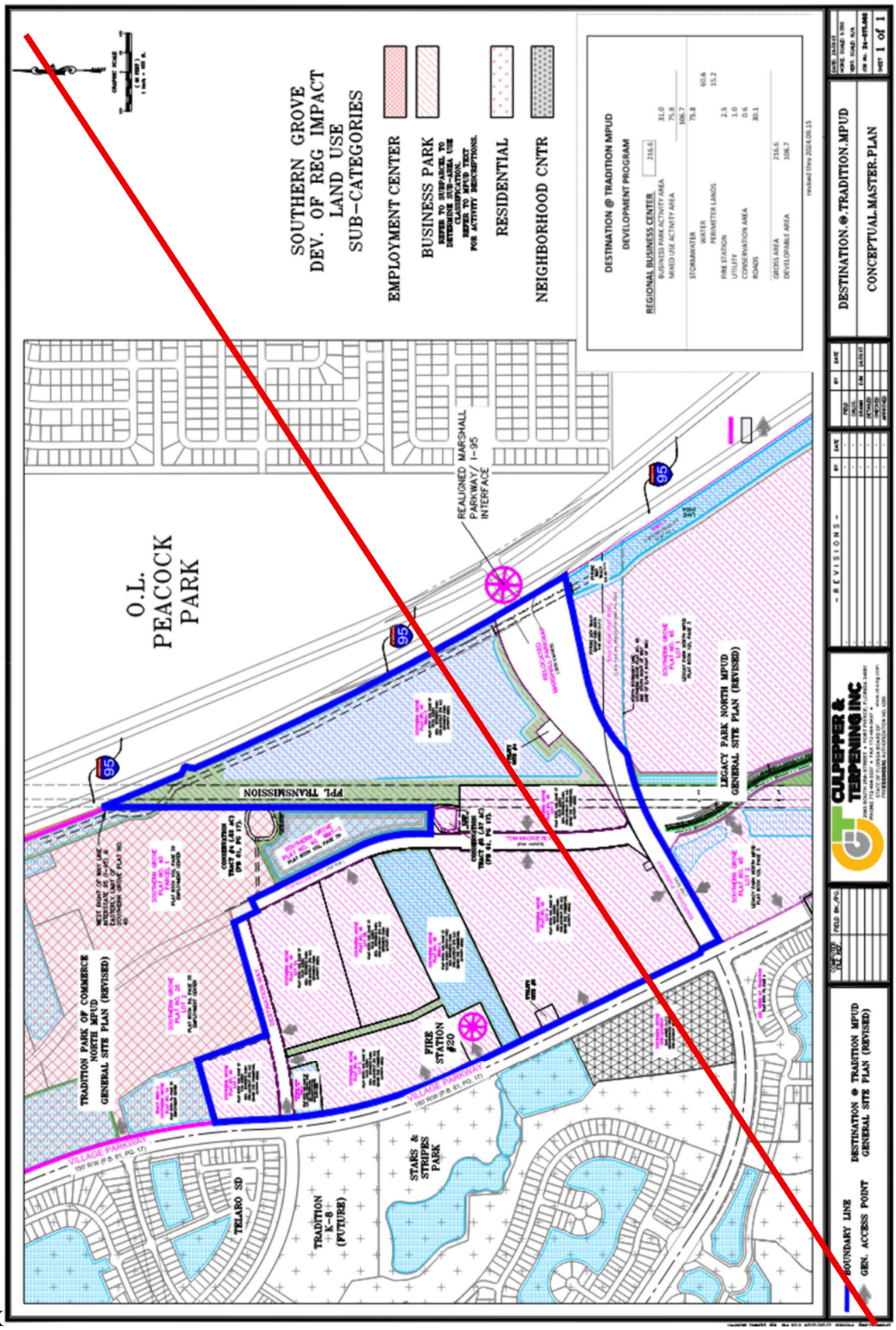
ALONG WITH

SOUTHERN GROVE PLAT NO. 40, PARCEL 2 AS RECORDED IN PLAT BOOK 102, PAGE 39 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

ALONG WITH

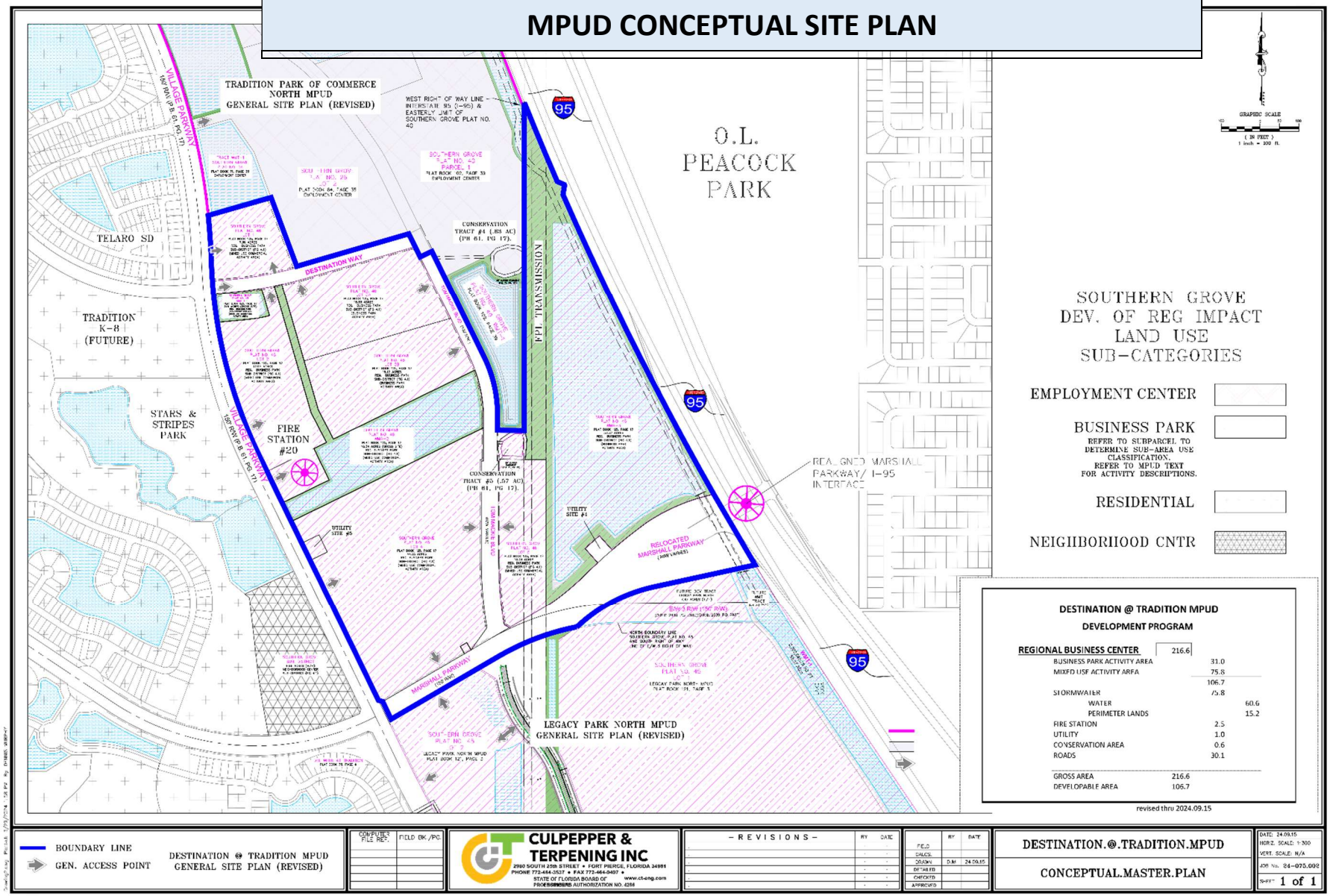
SOUTHERN GROVE PLAT NO 14 CONSERVATION TRACT 5 AS RECORDED IN PLAT BOOK 71, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

USE FOR REZONING PURPOSES ONLY


SOUTHERN GROVE
DEV. OF REG IMPACT
LAND USE
SUB-CATEGORIES
EMPLOYMENT CENTER
BUSINESS PARK
RESIDENTIAL
NEIGHBORHOOD CNTR
DESTINATION @ TRADITION MPUD
DEVELOPMENT PROGRAM
O.L.
PEACOCK
PARK
REALIGNED MARSHALL
PARKWAY/ I-95
INTERFACE
PPL TRANSMISSION
LEGACY PARK NORTH MPUD
GENERAL SITE PLAN (REVISED)
TRADITION PARK OF COMMERCE
NORTH MPUD
GENERAL SITE PLAN (REVISED)
FIRE
STATION
#20
VILLAGE PARKWAY
STARS &
STRIPES
PARK
TRADITION
K-8
(FUTURE)
TELARO SD
DESTINATION @ TRADITION.MPUD
CONCEPTUAL.MASTER.PLAN
CULPEPPER &
TERPENING INC

X

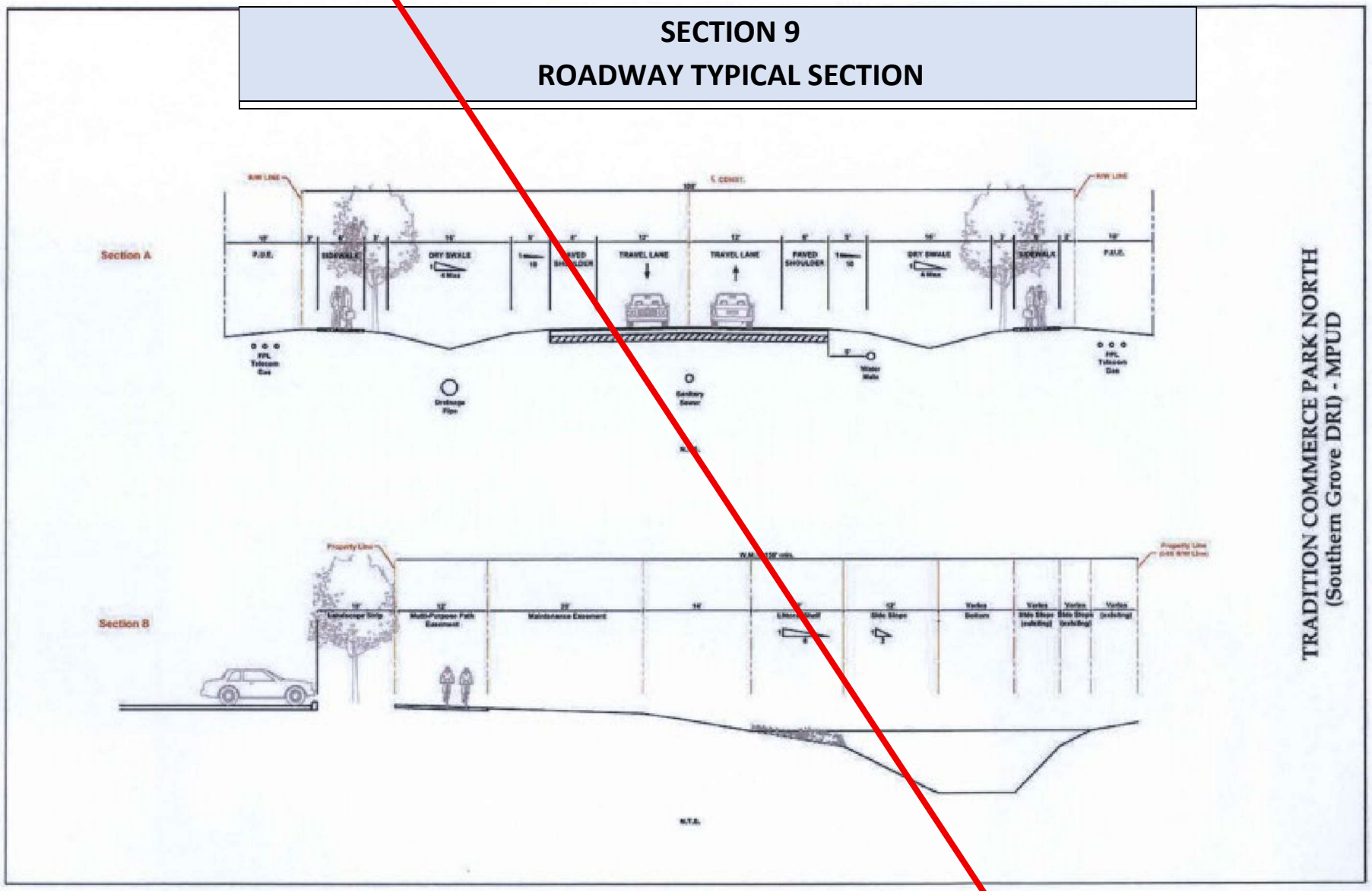
SECTION 7
MPUD CONCEPTUAL SITE PLAN



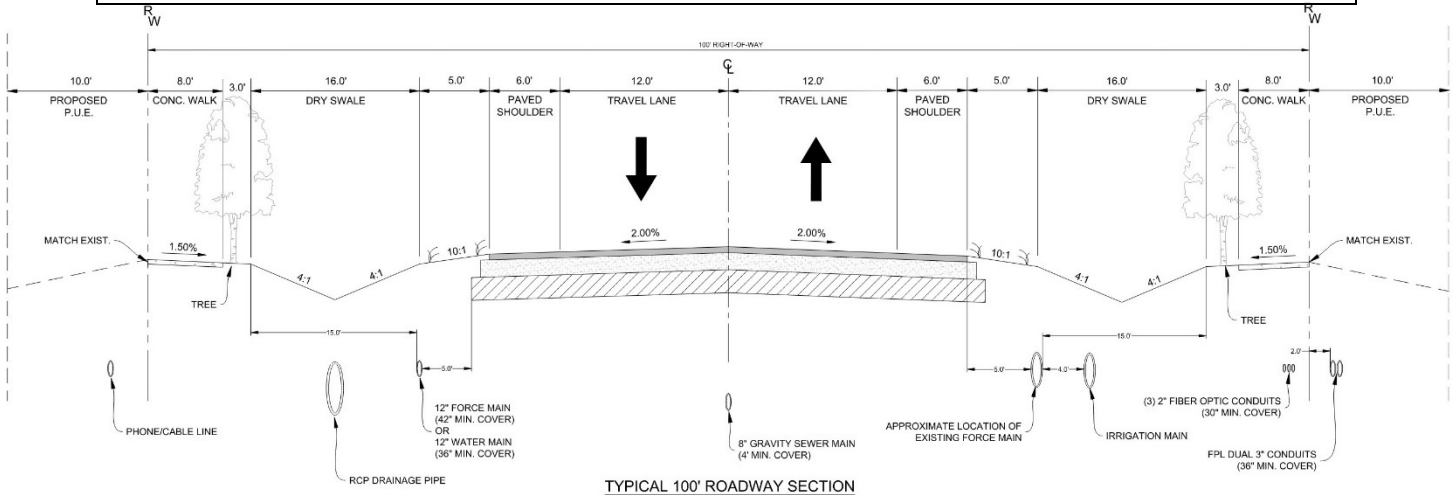
SECTION 8
LAND USE ENTITLEMENTS

Land Use Sub-District	Acreage	Units	Sq. Ft.*
Regional Business Center	240.70		
Retail			500,000
Office			90,000~~60,000~~
Warehouse/Industrial			600,000
~~School~~ Institutional			n/a
Research & Development			200,000
Hotel			300 Rooms
Residential		400	
Hospital			54 beds

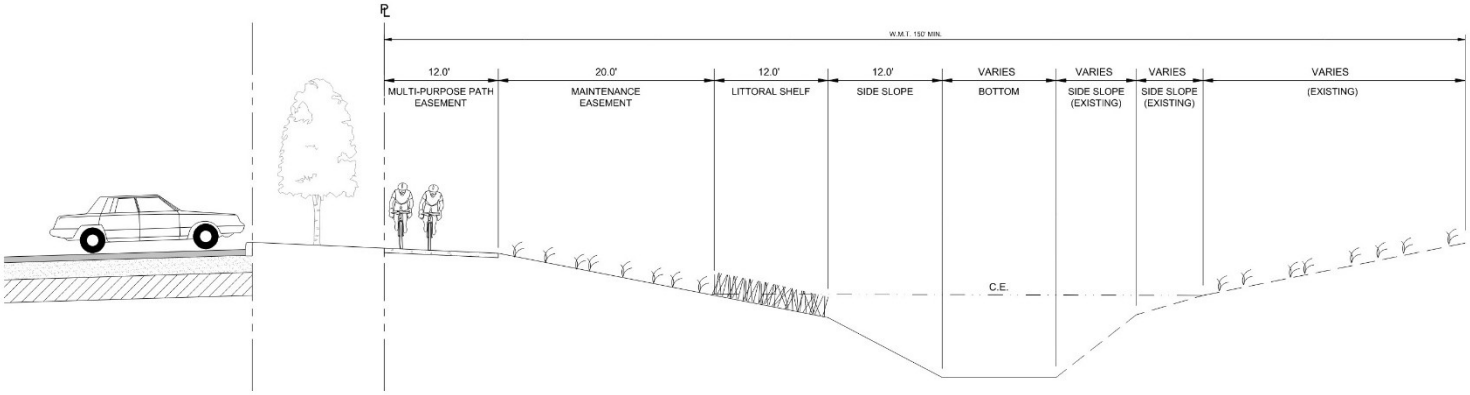
SECTION 9
ROADWAY TYPICAL SECTION



SECTION 9
ROADWAY TYPICAL SECTION



TYPICAL 100' ROADWAY SECTION
DESIGN SPEED = 45 MPH
NOT TO SCALE



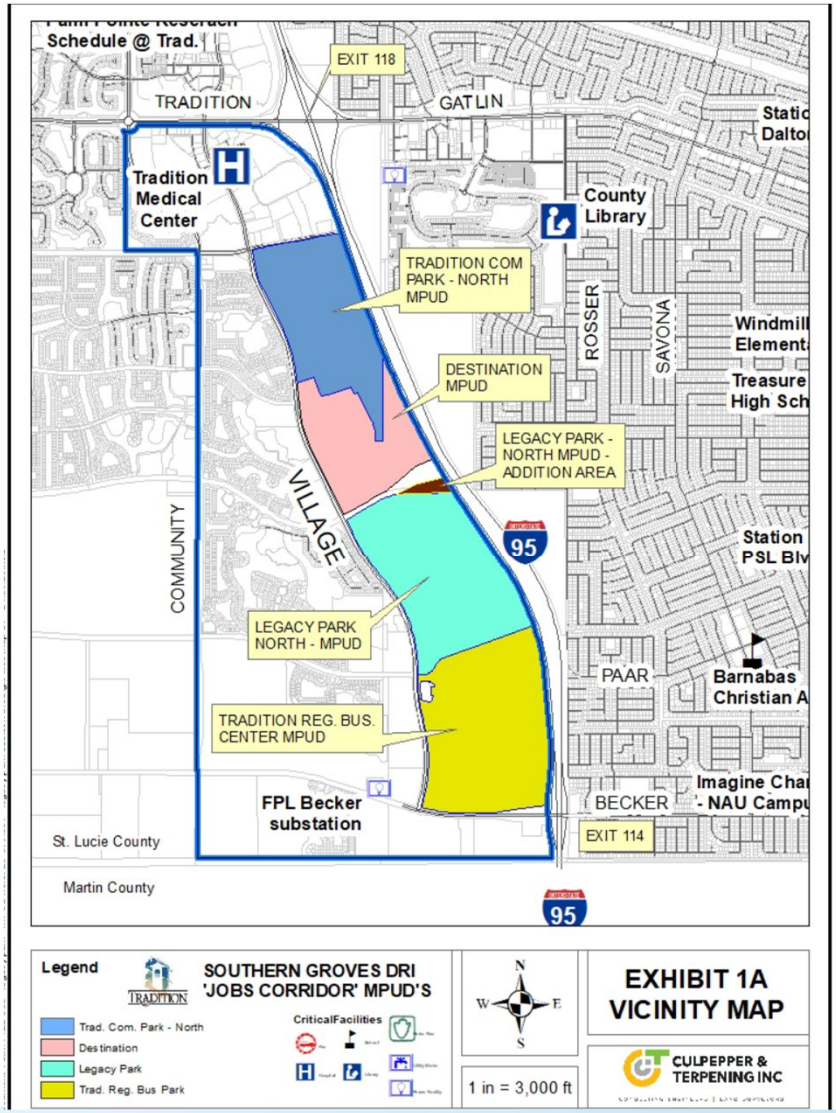
TYPICAL W.M.T. SECTION
NOT TO SCALE

Destination at Tradition MPUD Amendment No. 1
P26-005
Planning and Zoning Board Meeting
April 7, 2026

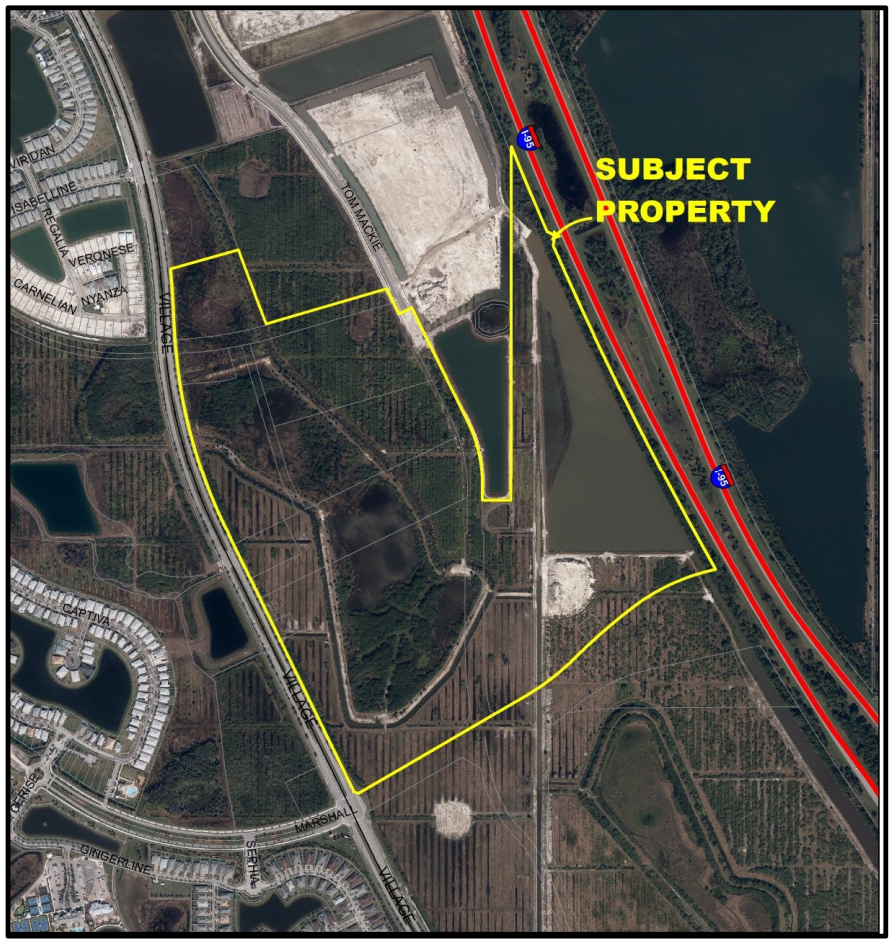
Request Summary

Owner:	Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC
Applicant:	Brad Currie, AICP, Haley Ward
Location:	The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and north of Marshall Parkway.
Request:	A request to amend the Destination at Tradition MPUD

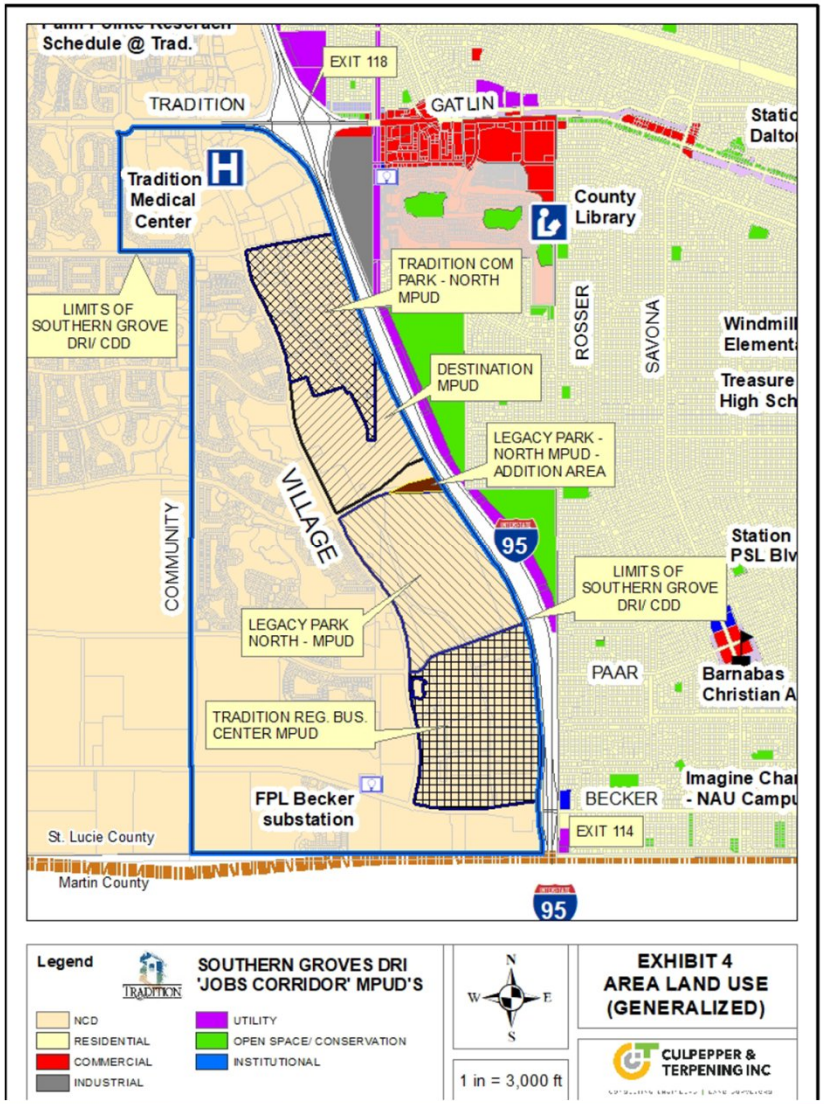
Location Map



Aerial


SUBJECT
PROPERTY
VIRIDIAN
ISABELLINE
REGALIA
VERONESE
CARNELIAN
NYANZA
VILLAGE
TOM MACKIE
CAPTIVA
VILLAGE
CERISE
MARSHALL
GINGERLINE
SEPHIA
VILLAGE
95
95

Future Land Use Map



Project Background

- The Destination at Tradition MPUD is approximately 217 acres in size. The MPUD was approved in October 2024.
- The Destination at Tradition MPUD is approved for industrial use, office use, commercial use, hotel, and multi-family development.
- The MPUD is divided into two development areas with approximately 31 acres designated as a Business Park and 80 acres designated as Mixed Commercial. The remainder of the acreage is drainage, roads, etc.

Proposed Project

- This application is the first amendment to the MPUD.
- It adds two new uses to the Mixed Commercial Area: Post Acute Medical Facility and Veterinary Hospital or Clinic.
- The proposed amendment also adds parking requirements for Post Acute Medical Facility and Veterinary Hospital or Clinic and other uses.
- It updates the amount of non-residential development allowed in the MPUD by adding 54 hospital beds for the post-acute care facility and an additional 30,000 sq ft of office use to accommodate the veterinary hospital/clinic and future office development for a total of 90,000 sq ft of office space.
- The amendment also revises the minimum lot size and minimum width for parcels within the Business Park area. It updates the legal description and other minor changes.

Post Acute Medical Facility

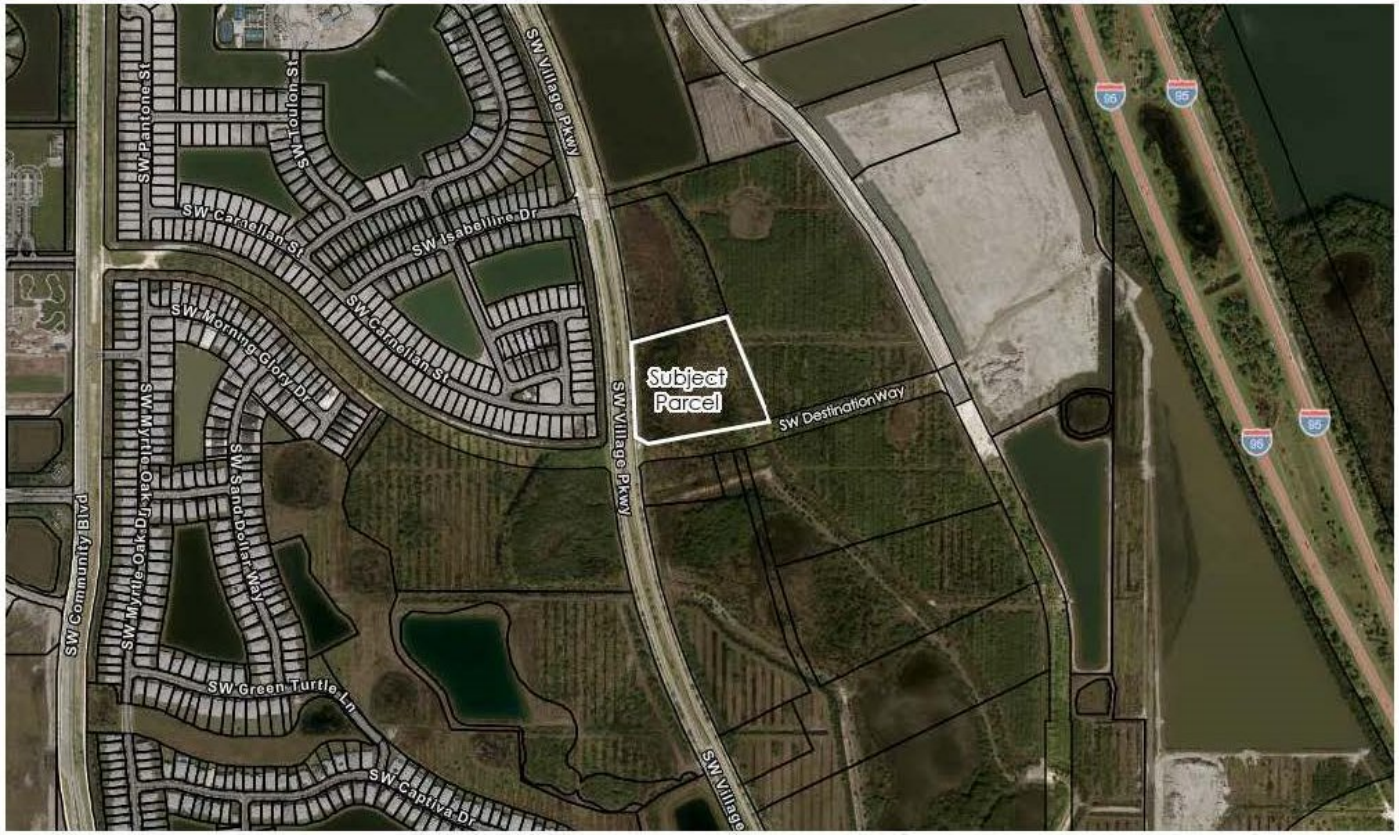
- The proposed MPUD amendment identifies a Post Acute Medical Facility as a physical hospital or healthcare center that provides rehabilitative and/or specialized healthcare services to patients recovering from a serious illness, injury, surgery, complex medical condition, or acute care hospital stay.

- A site plan application has been submitted for a Post Acute Medical Facility on 7.86 acres of property located at the northeast corner of the intersection of SW Village Parkway and Destination Way (P26-037 – Catalyst Site Plan).

HALEY WARD

CATALYST

SITE PLAN APPLICATION
AERIAL MAPUSE MAP



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W E
S

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Land Use Consistency

- The subject property is located within the Southern Grove DRI and within a designated Regional Business Center sub-district as depicted on Map H of the Southern Grove DRI and Figure 1-4 of the Future Land Use Element.
- Per Policy 1.2.2.8, Regional Business Centers (developments with more than 1,000,000 non-residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.

Staff Findings

- The proposed amendment adds additional medical and office uses to the Destination at Tradition MPUD for a post-acute care facility and veterinary clinic.
- These changes are consistent with the uses allowed under the Regional Business Center sub-district.
- These uses are designed to meet the needs of the larger area.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the January 28, 2026 Site Plan Review Committee meeting.

- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Agenda Summary

2026-324

Agenda Date: 4/7/2026 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16

Location: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.

Legal Description: As set forth in the attached Warranty Deed

The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Retail/Office use.

Submitted By: Bridget Kean, AICP, Deputy Director

Executive Summary: The Tradition MPUD is approximately 3,038 acres and is located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway. The development plan divides the project into major districts or uses consistent with the NCD future land use sub-district categories. The land use sub-districts/areas with the MPUD are Residential, Mixed Use, Village Center, and Town Center. As shown in Exhibit 5 of the MPUD regulation book, Exhibit 8, the MPUD concept plan, and Exhibit 8B, the MPUD conceptual land use plan, the acreage in the Tradition MPUD is divided into parcels for planning purposes. The purpose of this amendment is to revise the use for approximately 9.48 acres of undeveloped land that is located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive from Residential to Retail/Office.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed amendment with the following condition:

1. Future development of the property shall include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the amendment.
2. Move that the Board not approve and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the February 25, 2026 Site Plan Review Committee meeting.

Issues/Analysis: See attached staff report.

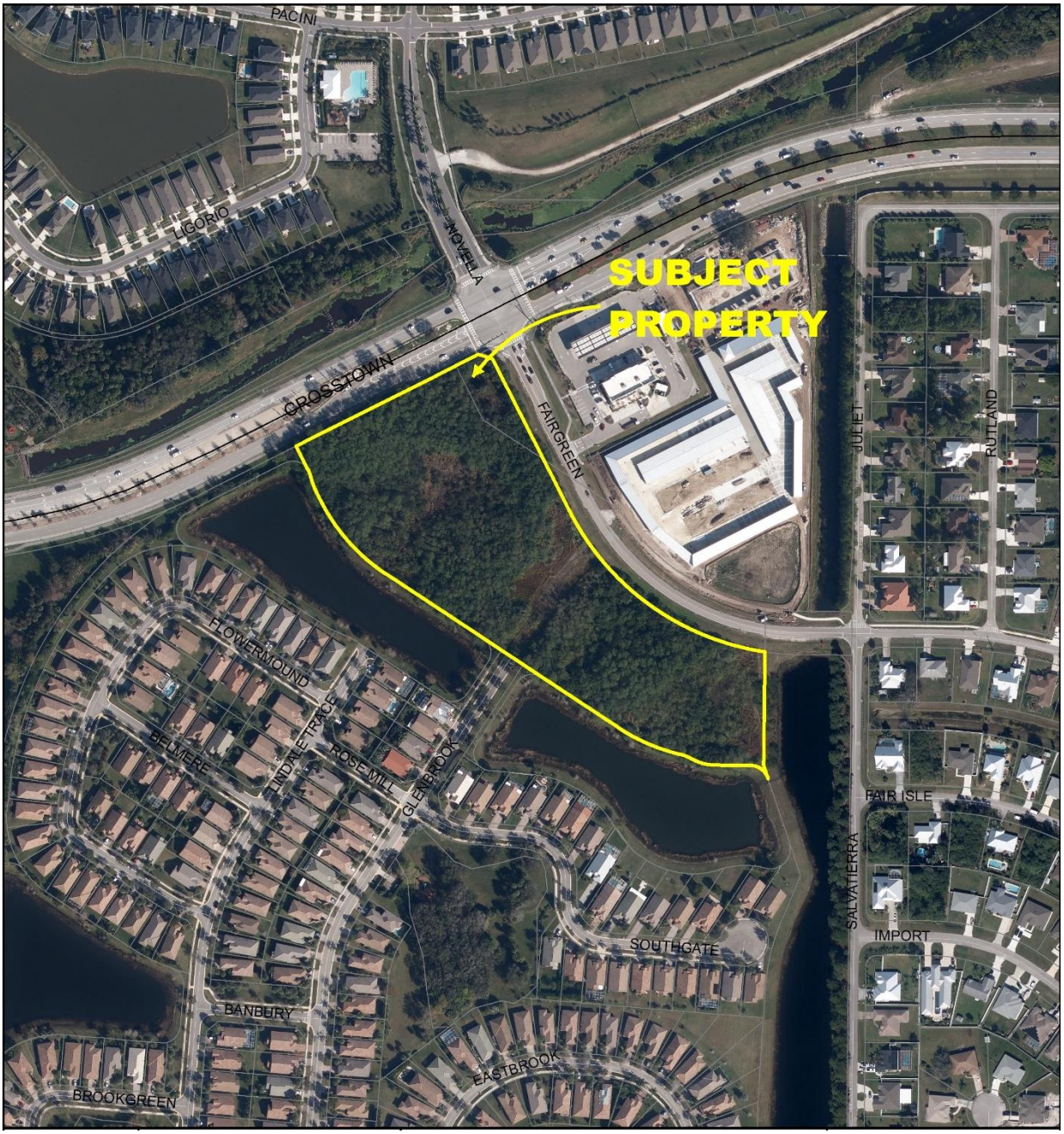
Special Consideration: N/A

Location of Project: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.

Attachments:

1. Staff Report
2. Exhibit A Tradition MPUD Amendment No. 16
3. Warranty Deed - Winding River Crosstown, LLC,
4. Staff Presentation

Tradition MPUD Amendment No. 16
MPUD Amendment Application
P26-026



Project Location Map

S**UMMARY**

Applicant's Request:	A request to amend the Tradition MPUD
Agent:	Brad Currie, AICP, Haley Ward
Applicants/Property Owners:	Winding River Crosstown, LLC
Location:	The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
Address:	N/A
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description and Background

The Tradition MPUD is approximately 3,038 acres and is located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway. The development plan divides the project into major districts or uses consistent with the NCD future land use sub-district categories. The land use sub-districts/areas with the MPUD are Residential, Mixed Use, Village Center, and Town Center. As shown in Exhibit 5 of the MPUD regulation book, Exhibit 8, the MPUD concept plan, and Exhibit 8B, the MPUD conceptual land use plan, the acreage in the Tradition MPUD is divided into parcels for planning purposes. Each parcel is designated for a certain use such as residential, town center, mixed use, and village center. The proposed amendment addresses the development plan for approximately 9.48 acres of undeveloped land that is located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive and adjacent to the Heritage Oaks residential community.

The subject property was previously Phase C of Heritage Oaks at Tradition. A conceptual site plan was submitted in 2006 for approximately 106 townhome units. The conceptual site plan was approved by the Site Plan Review Committee but the project never moved forward. The property eventually escheated to the County due to unpaid taxes and the County deeded the property to the City. The property was sold to a private entity and purchased by Winding River Crosstown, LLC, in 2025.

Winding River Crosstown, LLC, has applied to amend the use designated for the 9.48 acre property from residential to a Retail/Office use. The 9.48 acre property is currently within the area identified as Parcel 10 in Exhibit 5, of the Tradition MPUD, Exhibit 8, the Tradition MPUD concept plan, and Exhibit 8B, the Tradition MPUD conceptual land use plan. Parcel 10 is designated for residential uses. This application will remove the 9.48 acres from Parcel 10, reclassify the 9.48 acres as Parcel 11A, and designate the use for Parcel 11A as Retail/Office to provide for the property to be developed for commercial and other uses in the future.

Policy 1.1.7.3 of the comprehensive plan does states that the City should encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors. The subject property is located at the southwest corner of Crosstown Parkway and SW Fairgreen Road. The property at the southeast corner of this intersection was developed as a Circle K convenience store and gas facility, two retail strip centers and self-storage facility. As noted, the subject property was originally intended to be a future phase of the Heritage Oaks residential community and is separated from the larger Heritage Oaks residential community by two water management tracts to the south. A water management tract also separates the property from residential development to the east. As a condition of approval, the Planning and Zoning Department would recommend a requirement for enhanced landscaping and an architectural wall along the eastern and southern boundaries of the property to buffer the existing residential communities from future commercial/non-residential development.

The proposed amendment is attached as Exhibit A to the staff report with additions shown as <u>underlined</u> and deletions shown as strikethrough.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the February 25, 2026 Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

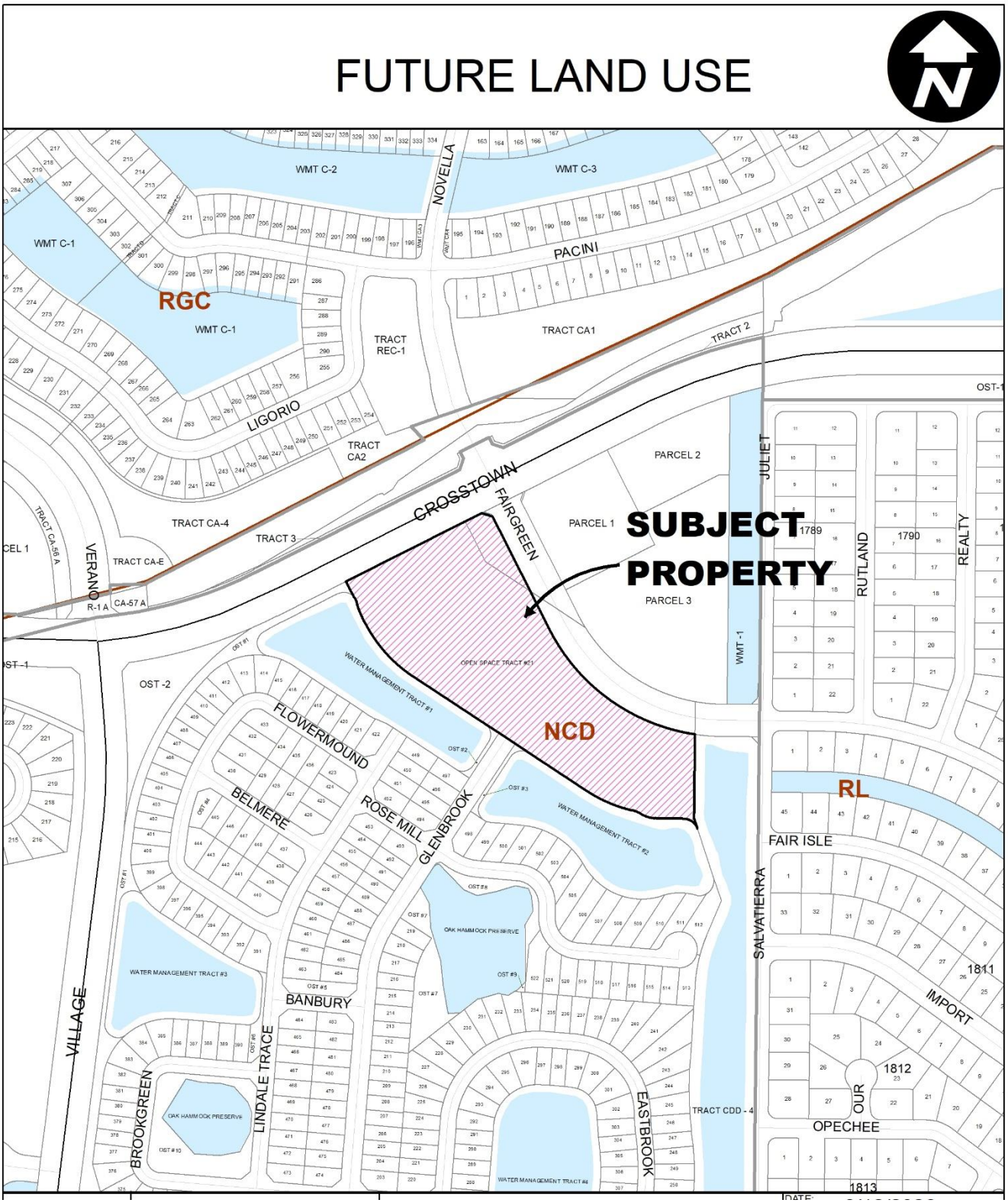
Location and Site Information

Parcel Numbers:	4304-502-0022-000-6 and 4304-111-0002-000-0
Property Size:	Approximately 9.48 acres
Legal Description:	The parcels are legally described as portions of Open Space Tract 21, Tradition Plat No. 18.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	Tradition MPUD Amendment No. 15

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Convenience store, gas, and self-storage
South	NCD	MPUD	Heritage Oaks residential community
East	RL	RS-2	Single-family residential community
West	RGC	Verano South PUD 1 Pod C	Open space tracts

NCD – New Community Development District
MPUD – Master Planned Unit Development
RL – Low Density Residential
RS-2 – Single-Family residential
RGC – Residential Golf Course
PUD – Planned Unit Development


FUTURE LAND USE
N
WMT C-2
WMT C-3
WMT C-1
NOVELLA
PACINI
RGC
WMT C-1
TRACT REC-1
TRACT CA1
TRACT 2
LIGORIO
TRACT CA2
CROSSTOWN
PARCEL 2
JULIET
TRACT CA-4
TRACT 3
FAIRGREEN
PARCEL 1
SUBJECT PROPERTY
PARCEL 3
TRACT CA-56 A
VERANO
TRACT CA-E
R-1 A
CA-57 A
OST -2
WATER MANAGEMENT TRACT #1
OPEN SPACE TRACT #51
WMT -1
NCD
RUTLAND
REALTY
1789
1790
FLOWERMOUND
BELMERE
ROSE MILL
GLENBROOK
WATER MANAGEMENT TRACT #2
RL
FAIR ISLE
SALVATIERRA
WATER MANAGEMENT TRACT #3
OAK HAMMOCK PRESERVE
BANBURY
VILLAGE
LINDALE TRACE
BROOKGREEN
EASTBROOK
TRACT CDD - 4
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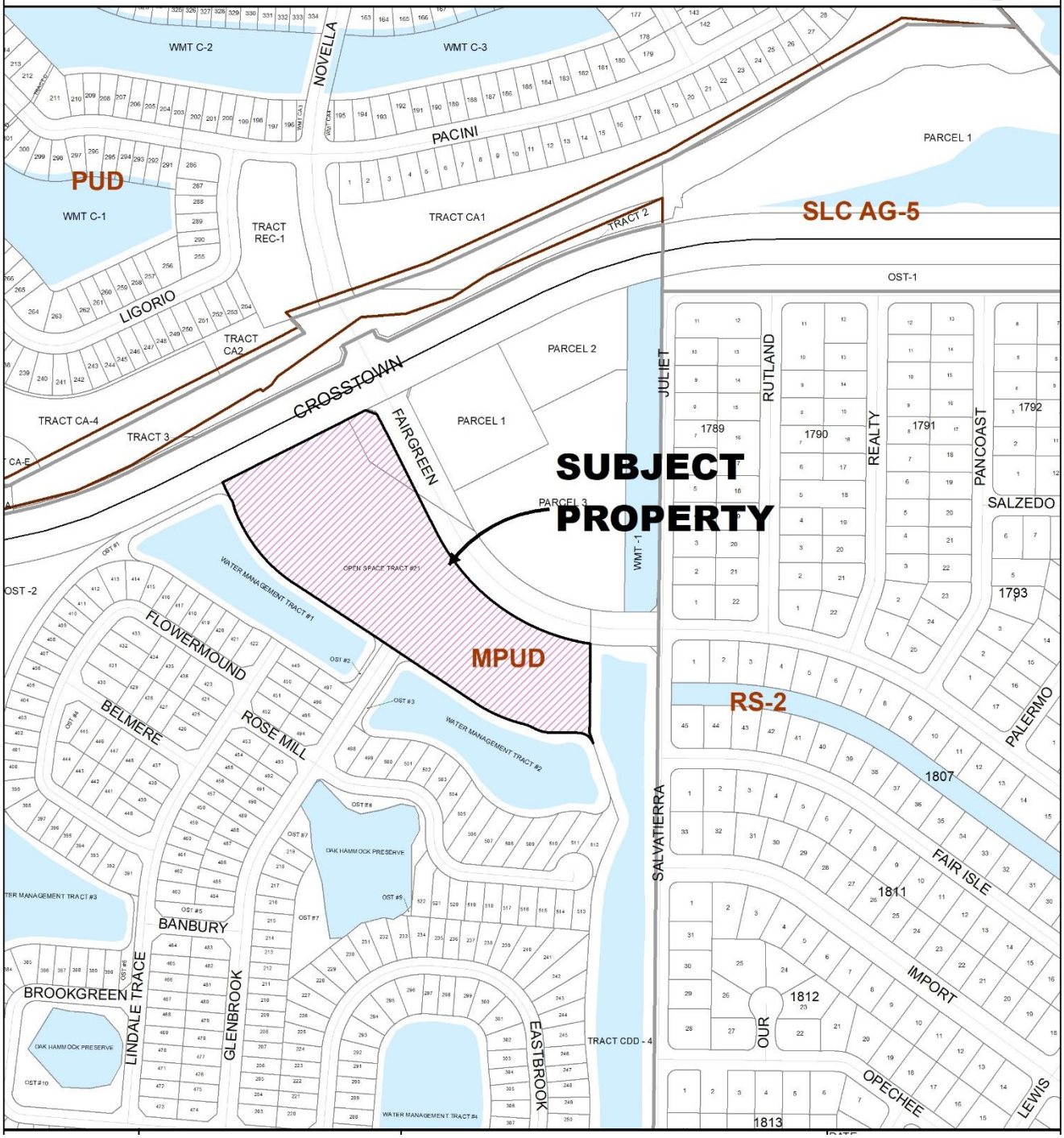
1813

EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Tradition Development of Regional Impact (DRI) and is within an area designated as a Mixed Use sub-district as shown on Map H of the Tradition DRI and Figure 1-3 of the Future Land Use Element. Map H is the master development plan for the Tradition DRI and Figure 1-3 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.7 of the comprehensive plan, Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. Each mixed use area must contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Mixed-Use Area as part of an MPUD master plan. Individual parcels within a Mixed-Use Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential.

The Tradition MPUD provides for a variety of uses under the Mixed Use Sub-Area including residential. As shown under Exhibit 5 of the MPUD, the Mixed Use Sub-Area of the Tradition MPUD consists of Parcels 4, 5, 7, 8, 10, 11 for a total of 443.73 acres. Parcels 7 and 10 are designated for residential use and make up 47.07% of the mixed use acreage. The removal of 9.48 acres from Parcel 10 reduces the percent of residential acreage in the Mixed Use Area to 44.93%. The 44.93% is still within the thresholds for multi-family development in a Mixed Use Area established under Policy 1.2.2.7.

Policy 1.1.7.3 of the comprehensive plan does state that the City should encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors. Given the proximity of the property to the Heritage Oaks residential community, staff does recommend as a condition of this amendment that future development of the property must include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval subject to the following condition of approval:

1. Future development of the property shall include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

MPUD APPLICATION FOR
MPUD REZONING

TRADITION 3,038 ACRES

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

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

City of Port St. Lucie P#26-026

LIST OF AMENDMENTS
Amendment No. ~~15~~ 16

~~1. Updated Letter of Authorization from Mattamy Palm Beach, LLC~~

~~2. Update to Exhibit 6; Section 4, Mixed Use Area, (B) Permitted Uses, to identify a restaurant with drive-in service can also include a walk-up window (pg. 30)~~

~~3. Update to Exhibit 6; Section 4, Mixed Use Area, (I) (2) Minimum Building Size and Minimum Living Area, to allow a minimum gross floor area of 300 square feet for a quick service restaurant with drive-through, walk up service, and no indoor seating. (pg. 32).~~

~~4. Update to Exhibit 6, Section 7, Street, Parking and Pedestrian Requirements, to correct a scrivener's error~~ under ~~(C) (9) to clarify the parking for Parcels 17 and 17A as 1.75 spaces for each multi-family residential unit.~~

5. Minor changes to the list of Exhibits and the typical lot drawings to correct exhibit numbering.

---

1. Update Exhibit 5, Section II, Development Area, to remove 9.48 acres from Parcel 10 and to designate tthe 9.48 as Parcel 11A

2. Designate the use for Parcel 11A as retail/office.

3. Revise the acreage calculations for Parcel 10

4. Update Exhibit 8, MPUD Conceptual Plan, development area table to be consistent with the above revisions to Exhibit 5.

5. Update Exhibit 8B, Tradition Conceptual Land Use Plan, to be consistent with the above revisions to Exhibit 5.

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LIST OF EXHIBITS

Exhibit 1	Page 6	Application for MPUD Plan Approval
Exhibit 1A	Page ~~7~~ 8	Agent Authorization Letter
Exhibit 2	Page ~~9~~ 10	MPUD Application Checklist
Exhibit 3	Page ~~10-13~~ 11-18	Letter of Unified Control, ~~Tradition, Horizon~~ Mattamy
Exhibit 4	Page ~~14-15~~ 19-20	General Standards for District Establishment
Exhibit 5	Page ~~16~~ 21-23	Site Information
Exhibit 6	Page ~~19-39~~ 24-44	Proposed Development Uses/Standards
Exhibit 7	Page ~~40-43~~ 45-48	Legal Description
Exhibit 8	Page ~~44-45~~ 50	Conceptual Plan
Exhibit 8A	Page ~~46~~ 52	Previously Approved Areas
Exhibit 8B	Page ~~47~~ 54	Land Use Plan
Exhibit 9	Page ~~48-49~~ 55	Binding MPUD Agreement, Tradition
Exhibit 10A-10S	Page(s) ~~50-68~~ 56 -74	Typical Lot/Building Layouts
Exhibit 11	Page ~~69~~ 75	Transportation
Exhibit 12	Page ~~70~~ 76	Entitlement Allocation Exhibit
Exhibit 13	Page ~~71~~ 77	Quarter Mile/800 Unit Exhibit

TRADITION

PROJECT PROFESSIONALS

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

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

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

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

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

EXHIBIT 1

Digital Application Submitted Via City's Online FUSION Portal

EXHIBIT 1A

Mattamy Homes USA – Southeast Florida
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426
561-413-6100

April 2, 2025

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

RE: Owners Authorization — Traditional MPUD

To Whom It May Concern:

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

Thank you for your attention to this matter.

Sincerely,

Karl Albertson, Vice President of Land Acquisition and Entitlements

Winding River Crosstown, LLC

2801 Ocean Drive, Suite 302
Vero Beach, FL 32963

April 1, 2026

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

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

To Whom It May Concern:

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

Thank you for your attention to this matter.

WINDING RIVER CROSSTOWN LLC,
a Florida limited liability company

By: _____
Michael J. Kirwin
Authorized Representative

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

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

JOSLYN KALEKA
MY COMMISSION # HH 594587
EXPIRES: October 29, 2028

_____
Notary Public – State of Florida

NOTARY SEAL/STAMP

INTRODUCTION

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

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

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

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

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed MPUD is enclosed as Exhibit 3.

2. TRADITION is a proposed mixed use community designed to encompass residential, neighborhood/village commercial, town center and institutional uses.

3. The Conceptual Plan for TRADITION is enclosed as Exhibit 8 of this submittal package.

4. Please see Exhibit 4 for the General Standards established for this Master Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibits 6 and 10. Development uses and standards are shown in Exhibit 6.

5. The community is also known as TRADITION

EXHIBIT 3

TRADITION

January 15, 2018

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

RE: Tradition MPUD - 12th Amendment

Dear Ms. Tobin:

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

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

Sincerely,

TRADITION LAND COMPANY, LLC

David C. Feltman
President

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

DocuSign Envelope ID: D3C00EB6-006A-4164-B968-60E89FF2BC1C

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

February 21, 2023

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

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

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

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

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

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

MATTAMY PALM BEACH LLC

Tony Palumbo

By: Anthony J. Palumbo, III, Vice President

DocuSign Envelope ID: 71EF8BAD-3790-4244-83F2-82BB0FF42E77

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

Tradition MPUD – Amendment Application

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that:

1. **Recitals**. The aforementioned Recitals are true and correct and are hereby incorporated as if fully set forth herein.

2. **Amendment Application**. The Board hereby approves the Amendment Application.

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

ANTHONY PALUMBO

Signature: DocuSigned by: Anthony Palumbo

Title: Board Member, President

Date: 2/17/2023

FRANK COVELLI

Signature: DocuSigned by: Frank Covelli

Title: Board Member, Vice President

Date: 2/16/2023

TYLER GAFFNEY

Signature: DocuSigned by: Tyler Gaffney

Title: Board Member, Secretary/Treasurer

Date: 2/17/2023

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

January 30, 2026

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

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

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

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

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

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

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

MATTAMY PALM BEACH LLC

By: _____
Kari Karl Albertson, its Vice President

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

STATEMENT OF UNIFIED CONTROL

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

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

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

[SIGNATURE TO FOLLOW]

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

Signature	Authorized Representative Title	2/26/2026 Date

Michael J. Kirwin
Print Name

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

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

JOSLYN KALEKA
MY COMMISSION # HH 594587
EXPIRES: October 29, 2028

Signature of Notary Public

Joslyn Kaleka
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 10-29-2028

NOTARY SEAL/STAMP

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of TRADITION is 3,038 acres, which exceeds the 200-acre minimum establishment of a MPUD within the NCD land use.

2. TRADITION is located on the west side of I-95 and north and south of Tradition Parkway. Main access to the MPUD will be along Tradition Parkway.

3. TRADITION is designated to include residential uses together with town centers and mixed uses.

4. All recreation areas may be a park or playground or other recreational or cultural facility. Furthermore, there may be a golf course and clubhouse with or without an alcoholic beverage license.

5. TRADITION is located within the TRADITION Development of Regional Impact. Storm water management will be provided by an on-site water lake system, which will be part of Tradition Community Development District (TCDD) water management system, located in TCDDs 1, 2, 3, 4, 5, 6, 7, & 8. The Tradition MPUD will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such service. Furthermore, the Tradition Phase I PUD acknowledged that the City may require reuse water be utilized for irrigation, equal to the amount of wastewater generated by the PUD, upon availability to the site. The design of the roadway sections shall conform to PSLUSD landscaping specifications and policies, latest revision. All utilities will be located underground. Irrigation will be provided by an onsite system.

6. The original physical characteristics of TRADITION MPUD can be described as approximately 3,038 acres of "improved pasture". There are no existing wetlands within the neighborhood boundaries designated for impact that have not been approved during the original permitting of TRADITION by the South Florida Water Management District (SFWMD). A modification to an existing Army Corps of Engineers permit is in process. There are within the 3,038 acres, wetlands and upland buffers to be preserved. These areas will not be impacted but enhanced by the dedication of additional upland preserve areas.

7. Within TRADITION the minimum finish floor elevations are to be at or above of the minimum elevation for the associated drainage basin as shown in the SFWMD Permit #56- 01569-P.

8. This MPUD application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan. The intent of this MPUD is set forth designated land use areas which illustrate compliance with the policy provisions of the New Community Development District land use.

For purposes of this MPUD the following definition shall apply:

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

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

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE: 3,038 acres

Development areas included within this MPUD:

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

Note: Development area acreages are approximate.

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

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

Development areas included with this MPUD submittal:

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

II. DEVELOPMENT AREA - Overall

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

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

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

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

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

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

- Office/Retail, Civic:
  Parcel 1 75.89 acres

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

- Residential: Parcel 7 & Parcel 10 % of Total: 44.93% ~~47.07~~
  Parcel 7 23.79 acres ~~185.07 acres~~
  Parcel 10 175.59 acres

- Retail/Office/Hospital/Utility/Civic/Institutional/Assisted Living Facilities and Nursing Homes
  Parcel 4 179.03 acres
  Parcel 8 10.41 acres

- School/Civic/Institutional
  Parcel 5 33.63 acres

- Retail/Office
  Parcel 11 11.73 acres

- Retail/Office:
  Parcel 11A 9.48 acres

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

Retail/Office/Civic/Church 7.37acres

III. Intentionally Left Blank

IV. UPLAND PRESERVATION

Uplands will be preserved consistent the Tradition DRI development order.

V. MODEL AREA

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

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

VI. PEDESTRIAN WAYS

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

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

EXHIBIT 6

PROPOSED DEVELOPMENT USE/STANDARDS

Section 1. Residential Area.

(A) Purpose. The purpose of the residential area shall be to locate and establish neighborhoods within the NCD District which are deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment. Residential areas shall contain integrated neighborhoods within a 2-mile radius of shops, services, and other activities. Neighborhoods within the residential area shall be a minimum of ten (10) acres and a maximum of six hundred (600) acres. Gated neighborhoods are permitted provided arterial roads are not gated and they are integrated into the overall community via pedestrian and bicycle connections. Higher density residential uses within the Residential area shall be encouraged to be located near Neighborhood/Village areas, Town Centers and Mixed Use areas, central focal points and the center or edge of neighborhood areas. The following standards shall be met in designing neighborhoods within the residential area.

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

1. Single-family dwelling (attached and detached);

2. Single unit accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;

3. Townhouse dwelling;

4. Multiple-family dwelling;

5. Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; Open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);

6. Civic, institutional, or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

7. Temporary sales trailers located upon the parcel for which sales activities are to be conducted;

8. Senior living campus; and Nursing Home.

9. Paired Villa dwelling

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

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

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

(E) Minimum Lot Requirements / Maximum Residential Density.

1. Single-family dwelling: Two thousand eight hundred (2,800) square feet and width of thirty-five (35) feet with a maximum gross project density of fifteen (15) dwelling units per acre;

2. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of fifteen (15) dwelling units per acre.

3. Multiple-family dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of ten (10) units per acre and maximum gross project density of twenty (20) dwelling units per acre.

4. Schools:
   a. Day Care 0.75 acres
   b. K-8th 7.5 acres
   c. High 15 acres

5. All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

6. Paired Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-seven and one-half (37.5) feet, with a maximum gross project density of seven (7) dwelling units per acre.

(F) Maximum Building Coverage.

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

(G) Minimum Open Space. Thirty (30) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

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

(a) Aggregately parcels 17 and 17a are restricted to two (2) vertically attached multi-family dwelling unit buildings not to exceed four stories.

(b) The buildings must be located no less 360 feet south of Westcliffe Lane, 765 feet north of Tradition Parkway, 65 feet west of Parcel 18 and 80 feet east of the FPL Easement located adjacent to Parcels 17 and 17A.

(I) Minimum Living Area.

1. Single-family dwelling: One thousand two hundred (1,200) square feet.

2. Townhouse and Multiple-family dwellings:

   i. Studio apartment, six hundred (600) square feet;
   ii. One (1) bedroom, seven hundred (700) square feet;
   iii. Two (2) bedroom, eight hundred (800) square feet;
   iv. Three (3) bedroom, nine hundred (900) square feet.

3. Senior living campus – six hundred (600) square feet for independent units (attached & detached).

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

1. Single-family dwelling:

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

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

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

between adjacent buildings. A side yard of at least ten (10) feet shall be provided adjacent to rights-of-ways or eighteen (18) feet for street-side-loaded garage.
Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet, eighteen (18) feet for garages on alleys, and a fifteen (15) foot setback where there is eighteen (18) feet to the alley travel lane. Exhibit 10H rear loaded garage village units may have a rear yard setback of ten (10) feet to garages.

2. Townhouse dwelling:

Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet for townhouse dwellings with alleys or a front yard with a minimum depth of ten (10) feet and a front load garage setback line of eighteen (18) feet for townhouse dwellings without alleys and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

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

No portion of a townhouse or accessory structure in or related to one (1). group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse or accessory structure related to another group. A side yard having a minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

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

    a. Parcels 17 and 17a, shall have a building setback of twenty-five (25) feet from the front yard and public rights-of-ways, and ten (10) feet from the side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet for vertically attached units, fifteen (15) feet 4-plex to 8-plex attached units, and a minimum of ten (10) feet for multi-family horizontal detached units.

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

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

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

7. Paired Villa dwelling:

Each paired villa dwelling shall have a front yard with a minimum depth of eighteen (18) feet for a front load garage setback and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line.

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

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

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

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

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

Section 2. Neighborhood/Village Commercial Areas

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

services deemed appropriate and proper for location and development within said areas; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses with the areas. Neighborhood/Village commercial areas shall function as a community of compatible uses in a compact setting, with a minimum area of three (3) acres and a maximum area of thirty-five (35) acres, serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. The following standards shall be met in designing neighborhood/village commercial areas:

(B) Permitted Principal Uses and Structures. A minimum of two (2) of the following principal uses and structures shall be contained in the neighborhood /village commercial area, provided that a maximum of fifty (50) percent of the net developable area within a neighborhood / village commercial area may be residential and the maximum gross floor area of any one (l) retail use shall be thirty thousand (30,000) square feet:

1. Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and on premises consumption;

2. Office for business, professional or medical use;

3. Personal service uses, such as, bank or savings and loan association, dry cleaning or laundry pick up station for work to be sent elsewhere;

4. Day care center;

5. Restaurant (not including drive-in facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages;

6. Service station (as separate use or in conjunction with a permitted use);

7. Park or playground or other public or private recreation or cultural facility;

8. Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

9. Townhouse dwelling;

10. Multiple-family dwellings;

11. Temporary sales trailers located upon the parcel for which sales activities are to be conducted; and

12. Congregate living facilities

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

Wireless communication antennas and towers with a maximum height of 100 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

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

(E) Minimum and Maximum Lot Requirements and Residential Density.

1. Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.
2. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

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

(G) Minimum Open Space. Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas, and/ or conservation areas.

(H) Maximum Building Height.

1. Residential: Thirty-five (35) feet provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet.
2. Non-residential: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.

(I) Minimum Building Size and Minimum Living Area

1. Residential: As set forth in Section 1(H) hereof.
2. Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

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

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

(L) Site Plan Review. Prior to approval of site plans for non-residential development in the neighborhood /village commercial area, a conceptual plan meeting the criteria set forth above shall be submitted for review and approval of the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the neighborhood/village commercial area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director of the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 3. Town Center Areas.

(A) Purpose. The purpose of town center areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of commercial facilities, said areas to be primarily along established highways where a mixed pattern of commercial usage is to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Town centers shall be designed, with a minimum size of thirty (30) acres and a maximum size of one hundred fifty (150) acres, to meet the needs of the larger residential area. The following standards shall be met in designing town centers:

(B) Permitted Principal Uses and Structures. A minimum of three (3) of the following principal uses and structures shall be contained within the town center area, provided a minimum of thirty (30) percent and a maximum of fifty (50) percent of the net developable area within a town center shall be residential, a minimum of 800 residential units shall be assigned to the town center and areas within 1/4 mile, and maximum gross floor area of any one (1) retail use shall be sixty thousand (60,000) square feet:

1. Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premise sales;

2. Office for administrative, business, professional or medical use;

3. Bank or savings and loan association;

4. Restaurant, including drive-in service;

5. Retail sales of alcoholic beverages for on and off premises consumption;

6. Hotel, motel, inn or bed and breakfast;

7. Theater (indoor);

8. Service station;

9. Car wash as an accessory to a service station only;

10. Public facility or use;

11. Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

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

13. School (technical or vocational);

14. Day care center;

15. Single-family dwellings (attached and detached; minimum density of 8 du/ac);

16. Townhouse dwellings;

17. Multiple-family dwellings;

18. Recreation amusement facility;

19. Park or playground, or other public recreation or cultural facility (including but not limited to: Open space devoted to the conservation and maintenance of natural waterways, vegetation, and wildlife; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);

20. A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures.

21. Temporary sales trailers located upon the parcel for which sales activities are to be conducted.

22. Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

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

Wireless communication antennas and towers with a maximum height of 200 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

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

(E) Minimum and Maximum Lot Requirements and Residential Density.

a. Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.

b. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

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

(G) Minimum Open Space. Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/ or conservation areas.

(H) Maximum Building Height. Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet and residential only uses shall be limited to thirty-five (35) feet.

(I) Minimum Building Size and Minimum Living Area

a. Residential: As set forth in Section I(H) hereof.

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

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section 1(I)(l) and (2).

2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

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

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

(L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Town Center area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the Town Center area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 4. Mixed Use Areas

(A) Purpose. The purpose of mixed use areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of a mixture of uses, said areas to be primarily along established highways where a mixed pattern of housing, big box retail, corporate office and large institutional uses are to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Mixed use areas shall be designed with a minimum size of thirty (30) acres and a maximum of three hundred (300) acres, to meet the needs of the NCD District and areas beyond. The following standards shall be met in designing mixed use areas:

(B) Permitted Principal Uses and Structures. A minimum of three (3) of the following principal uses and structures shall be contained within the mixed use area, provided a minimum of thirty (30) percent and a maximum of seventy (70) percent of the net developable area within a mixed use area shall be residential:

1. Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;

2. Office for administrative, business, professional or medical use;

3. Bank or savings and loan association;

4. Restaurant, including drive-in service; and/or walk-up window

5. Retail sales of alcoholic beverages for on and off premises consumption;

6. Hotel, motel, inn or bed and breakfast;

7. Theater(indoor);

8. Service station

9. Car wash;

10. Self-storage;

11. Public facility or use;

12. Civic or cultural facility (private); Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

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

14. School (technical or vocational);

15. Day care center;

16. Single-family dwellings (attached and detached);

17. Townhouse dwellings;

18. Multiple-family dwellings;

19. Recreation amusement facility;

20. Park or playground, or other public recreation or cultural facility (including but not limited to: Open space devoted to the conservation and maintenance of natural waterways, vegetation, and wildlife ; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);

21. A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures. Any retail use in a mixed use project will be located on the ground floor;

22. Temporary sales trailers located upon the parcel for which sales activities are to be conducted;

23. Hospital and other medical facilities;

24. Research uses, including product development and engineering.

25. Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

26. Assisted Living Facilities: and

27. Nursing home.

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

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

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

(E) Minimum and Maximum Lot Requirement.

1. Residential: As set forth in Section l(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 l(H) hereof.

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

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section l(I)(l) and (2).

2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

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

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

(L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Mixed Use area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to mix of uses, lot sizes and setbacks, and minimum open space.

Residential uses within the Mixed Use area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 5. Resort Areas. (Reserved) Section

6. Accessory Uses and Structures.

(A) General Provisions. Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements, or as restricted in the Homeowners Association documents. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under section B as follows. Accessory uses are not considered a part of building coverage standards. Detached garages and storage buildings are also subject to size and design standards as listed in subsection (B)(2)h and (B)(2)i.

(B) Accessory Uses in Residential Areas.

Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided below. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to two (2) feet. The minimum setback from side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of- way and five (5) feet shall be provided adjacent to an alley and accept where units share a common side property line where then will be be no side setback. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.

1) The following accessory uses are allowed in the residential areas, all other accessory uses are prohibited, or as restricted in the Homeowners Association documents.

a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.

b. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.

c. A basketball backboard and goal may be located in that area extending from the front building line and on driveways as long as they are portable and a minimum of two (2) feet off the edge of the pavement and not on a collector or arterial road.

d. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.

e. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.

f. Fences or screening walls meeting the requirements of Section 158.216 (A) & (B) per the City of Port St. Lucie Zoning Ordinances. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216 (A), (B), (F) & (G). Section 158.216 (C), (D), (E) (H), (I) through (J) are not required to be met and do not apply.

g. Garages. Maximum size = 900 square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roofline. These uses conform in appearance, materials and design to the principal structure (house) if over 300 square feet in size. Only one garage per lot is permitted.

h. Solar collection systems, windmills, and other energy devices based on renewable resources.

i. Outdoor fireplaces, outdoor kitchens, and barbecue pits.

j. Doghouse with a size not to exceed four (4) feet in height by four (4) feet in depth by six (6) feet wide.

k. Noncommercial greenhouses.

l. Dish antennas provided the meet the above and following requirements:

1. Only one (1) dish antenna per residence shall be permitted;

2. Dish antennas shall not exceed eighteen (18) inches in diameter, nor shall the dish in any position exceed a height of fifteen (15) feet.

m. Recreational accessory uses shall be construed to include incidental retail uses such as cafeterias, gift or variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons or visitors.

(C) Accessory Uses in Non-Residential Areas.

Accessory uses or structures shall not be located in th 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 Capacity Agreement, Tradition Parkway from I-95 to Village Parkway together with that portion of Village Parkway from Tradition Parkway to the north property line will be dedicated to the City of Port St. Lucie. All landscaping shall meet the sight distance and clear zone requirements of FDOT. Arterial, collector and minor collector roads allowing access within the Tradition MPUD as shown on Exhibits shall be designated in accordance with the following minimum criteria.

1. Arterials. Arterial roads shall have a minimum right-of-way width of one hundred thirty (130) feet with ten (10) foot utility easements on each side.

    a. Sidewalks. Arterial roads shall have a five (5) foot minimum sidewalk on both sides if bike lanes are provided in each direction of travel or an eight (8) foot minimum sidewalk on both sides without bike lanes.

2. Major Collector. Collector roads shall have a minimum right-of-way width of one hundred (100) feet.

    a. Sidewalks. Collector roads shall have an eight (8) foot minimum sidewalk on one side with bike lanes.

3. Minor Collector. Minor Collector roads shall have a minimum right-of-way width of eighty (80) feet.

    a. Sidewalks. Minor Collector roads shall have one five (5) foot sidewalk if there are bike lanes in the roadway or one eight (8) foot sidewalk if there are no bike lanes.

4. Intersections.

    a. The minimum intersection radii of pavement or cartway edge, or back of curb, where used, at all typical intersections approximately at right angle shall be a minimum of ten (10) feet to allow for improved pedestrian circulation in neo- traditional neighborhoods and Town Center areas that have been previously approved by St. Lucie County. A minimum radius of twenty-two (22) feet shall be used in additional neo-traditional neighborhoods and town centers approved by the City of Port St. Lucie. All other areas shall have a minimum radius of twenty-five (25) feet.

5. Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed one hundred fifty (150) feet in length from the centerline of the intersecting street.

6. Bus Shelters. Bus shelters shall be located in neighborhoods where appropriate and as recommended by the School District, transit authority or other public agency with appropriate pull offs. Locations of bus shelters are subject to the review and approval of the city.

(B) Private Street Requirements. Collector and local roads within neighborhoods which are not dedicated for public access shall be designed in accordance with the following minimum criteria.

1) Typical right-of-way cross-sections for collector and local roads within gated neighborhoods shall be included as part of the conceptual plan prior to subdivision plat approval.

a. Sidewalks. Collector and local roads within gated neighborhoods shall have a five (5) foot minimum sidewalk on one side.

b. Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed 150' in length from the centerline of the intersecting street.

(C) Parking Requirements. Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein, to the extent a building, use or structure is not identified below, on-street and/or off-street parking and service facilities shall be in accordance with the provisions set forth on Chapter 158, City of Port St. Lucie Zoning Ordinances. On- street parking spaces (min. dimensions 8'x20' for areas previously approved by St. Lucie County; min. dimensions 9'x20' for all other areas except the collector roads where spaces shall be 10'x20') directly and fully adjacent to a site and available to a development shall be counted toward the maximum. On-street parking (min. dimension 10'x20') may be permitted on collector roads and on local roads subject to site plan review. On-street parking shall not be permitted on arterial roads.

1) Retail and Office: 4 spaces per 1,000 sq. ft.

2) Medical Office:4 spaces per 1,000 sq. ft. (Hospital parking to be reviewed at the time of site plan review).

3) Mixed-use including restaurants: to be reviewed based on individual use of proposed mix of use at the time of site plan review.

4) Residential: 1.5 spaces per dwelling unit.

5) Parks and Recreation:

a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.

b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.

6) Restaurant (stand-alone): 1 space per 100 sq. ft.

7) Senior Living Units: Independent units (attached and detached) 1 space per unit. All other units (rooms) shall provide a half space (.5) per unit plus 1 space per employee per shift.

8) Nursing Home: One half (0.5) space per unit (room) plus one (1) space per employee per shift.

9) Parcels 17 and 17A shall provide 1.75 spaces for each multi-family residential unit and one guest parking space for every five (5) units. Multi-family dwelling units with garage spaces may include the garage spaces as required parking spaces.

(D) Shared or joint use of parking facilities between and among uses is authorized in Town Center and Mixed Use areas when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,

2. There is adequate linkage between the parking and each of the uses sharing the parking; and,

3. The applicant has submitted a properly drawn legal instrument executed by the parties concerned showing agreement to such joint use and specifying the duration of the agreement.

4. Use of ULI's Shared Parking or comparable analysis is encouraged.

(E) Parking areas shall be encouraged to be located to the rear or side of the property.

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

(G) Parking decks where proposed shall be designed with internal ramping not visible from the street and access should not be off of major streets. Parking deck interiors shall be screened from view adjacent to roadways and residential areas by use of landscape screening grates, parapet walls or architectural facade treatment.

(H) Pedestrian Access.

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

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

3. Where the system crosses driveways, parking areas, and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method.

4. Lighting for parking lots and pedestrian ways shall be provided to ensure public safety. Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets.

Section 8. Landscaping

(A) Plant Materials

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.

2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread and two (2) inch caliper DBH in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. No more than 80% of the required trees may be palm trees.

5. A minimum of 25% of all required trees shall be native species.

6. Landscaping shall meet the city's requirements for xeriscape.

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

(C) Site Perimeter Landscaping

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

may exceed 24 inches on center.

(D) Landscape Buffer Strips

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

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

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

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

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

(1) Lots less than 6,000 sq. ft. shall provide two (2) trees.

(2) Lots from 6,000 to 7,500 sq. ft. shall provide three (3) trees.

(4) Lots over 7,500 sq. ft. shall provide four (4)trees.

EXHIBIT 7

DESCRIPTION: TRADITION

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

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

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

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

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

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

THENCE CONTINUE NORTH 00°35'12" EAST DEPARTING SAID BOUNDARY, ALONG THE NORTHERLY PROLONGATION OF THE EAST OF THE NORTHEAST ONE QUARTER OF SAID SECTION 4, A DISTANCE OF 259.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE O.L. PEACOCK CANAL AS DESCRIBED BY DRAINAGE AND IRRIGATION 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 178.59 FEET;
13. SOUTH 76°04'00" WEST, A DISTANCE OF 1244.50 FEET;
14. SOUTH 74°14'30" WEST, A DISTANCE OF 2525.46 FEET;

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

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

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

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

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

CONTAINING 3014.818 ACRES, MORE OR LESS

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

NORTH 54°52'19" EAST, A DISTANCE OF 129.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.826 ACRES, MORE OR LESS.

SAID ABOVE LANDS TOTAL 3037.649 ACRES, MORE OR LESS.

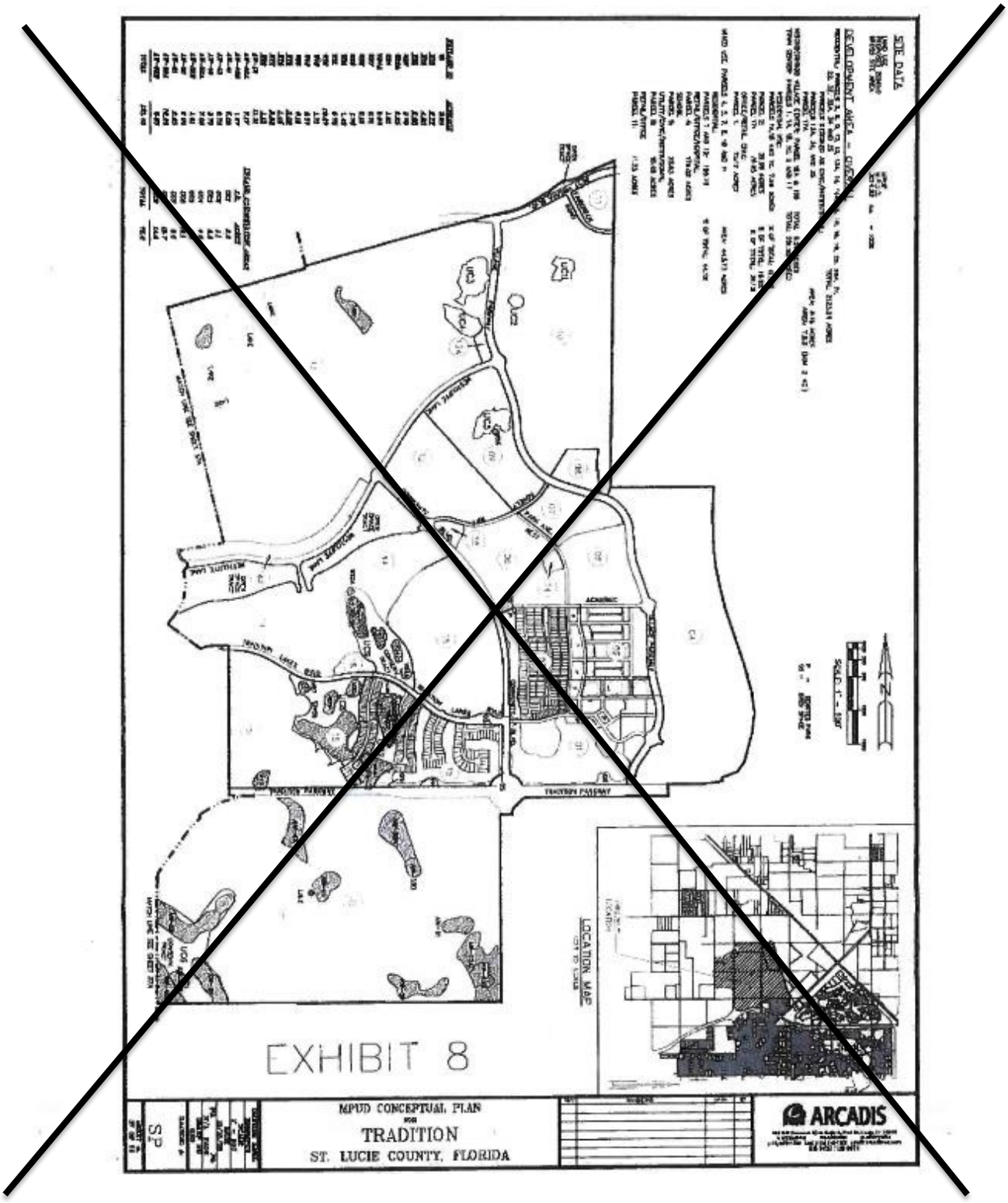
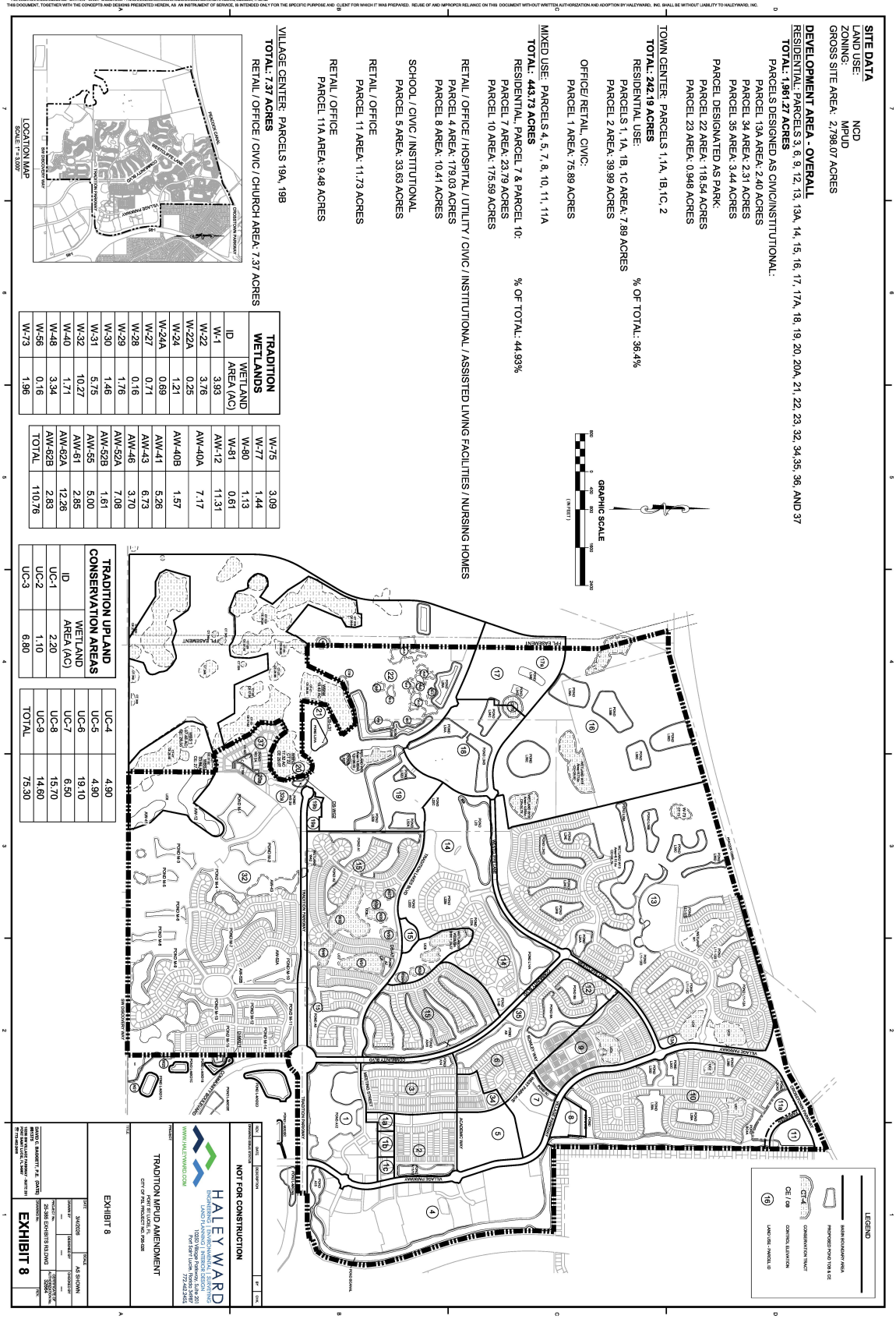


EXHIBIT 8
MPUD CONCEPTUAL PLAN
FOR
TRADITION
ST. LUCIE COUNTY, FLORIDA
ARCADIS
LOCATION MAP

EXHIBIT 8


SITE DATA
LAND USE: NCD
ZONING: MPUD
GROSS SITE AREA: 2,798.07 ACRES
DEVELOPMENT AREA - OVERALL
RESIDENTIAL: PARCELS 3, 6, 9, 12, 13, 13A, 14, 15, 16, 17, 17A, 18, 19, 20, 20A, 21, 22, 23, 32, 34,35, 36, AND 37
TOTAL: 1,961.27 ACRES
PARCELS DESIGNED AS CIVIC/INSTITUTIONAL:
PARCEL 13A AREA: 2.40 ACRES
PARCEL 34 AREA: 2.31 ACRES
PARCEL 35 AREA: 3.44 ACRES
PARCEL DESIGNATED AS PARK:
PARCEL 22 AREA: 118.54 ACRES
PARCEL 23 AREA: 0.948 ACRES
TOWN CENTER: PARCELS 1;1A, 1B,1C, 2
TOTAL: 242.19 ACRES % OF TOTAL: 36.4%
RESIDENTIAL USE:
PARCELS 1, 1A, 1B, 1C AREA: 7.89 ACRES
PARCEL 2 AREA: 39.99 ACRES
OFFICE/ RETAIL, CIVIC:
PARCEL 1 AREA: 75.89 ACRES
MIXED USE: PARCELS 4, 5, 7, 8, 10, 11, 11A
TOTAL: 443.73 ACRES % OF TOTAL: 44.93%
RESIDENTIAL, PARCEL 7 & PARCEL 10:
PARCEL 7 AREA: 23.79 ACRES
PARCEL 10 AREA: 175.59 ACRES
RETAIL / OFFICE / HOSPITAL / UTILITY / CIVIC / INSTITUTIONAL / ASSISTED LIVING FACILITIES / NURSING HOMES
PARCEL 4 AREA: 179.03 ACRES
PARCEL 8 AREA: 10.41 ACRES
SCHOOL / CIVIC / INSTITUTIONAL
PARCEL 5 AREA: 33.63 ACRES
RETAIL / OFFICE
PARCEL 11 AREA: 11.73 ACRES
RETAIL / OFFICE
PARCEL 11A AREA: 9.48 ACRES
VILLAGE CENTER: PARCELS 19A, 19B
TOTAL: 7.37 ACRES
RETAIL / OFFICE / CIVIC / CHURCH AREA: 7.37 ACRES
LOCATION MAP
SCALE 1" = 3,000'
GRAPHIC SCALE
LEGEND
MAIN BOUNDARY AREA
PROPOSED POND TOP & TOE
CONSERVATION TRACT
CONTROL ELEVATION
LAND USE / PARCEL ID
TRADITION WETLANDS
ID | WETLAND AREA (AC)
W-1 3.93
W-22 3.76
W-22A 0.25
W-24 1.21
W-24A 0.69
W-27 0.71
W-28 0.16
W-29 1.76
W-30 1.46
W-31 5.75
W-32 10.27
W-40 1.71
W-48 3.34
W-56 0.16
W-73 1.96
W-75 3.09
W-77 1.44
W-80 1.13
W-81 0.61
AW-12 11.31
AW-40A 7.17
AW-40B 1.57
AW-41 5.26
AW-43 6.73
AW-46 3.70
AW-52A 7.08
AW-52B 1.61
AW-55 5.00
AW-61 2.85
AW-62A 12.26
AW-62B 2.83
TOTAL 110.76
TRADITION UPLAND CONSERVATION AREAS
ID | WETLAND AREA (AC)
UC-1 2.20
UC-2 1.10
UC-3 6.80
UC-4 4.90
UC-5 4.90
UC-6 19.10
UC-7 6.50
UC-8 15.70
UC-9 14.60
TOTAL 75.30
NOT FOR CONSTRUCTION
HALEY WARD
TRADITION MPUD AMENDMENT
CITY OF PSL PROJECT NO. P26-026
EXHIBIT 8
EXHIBIT 8

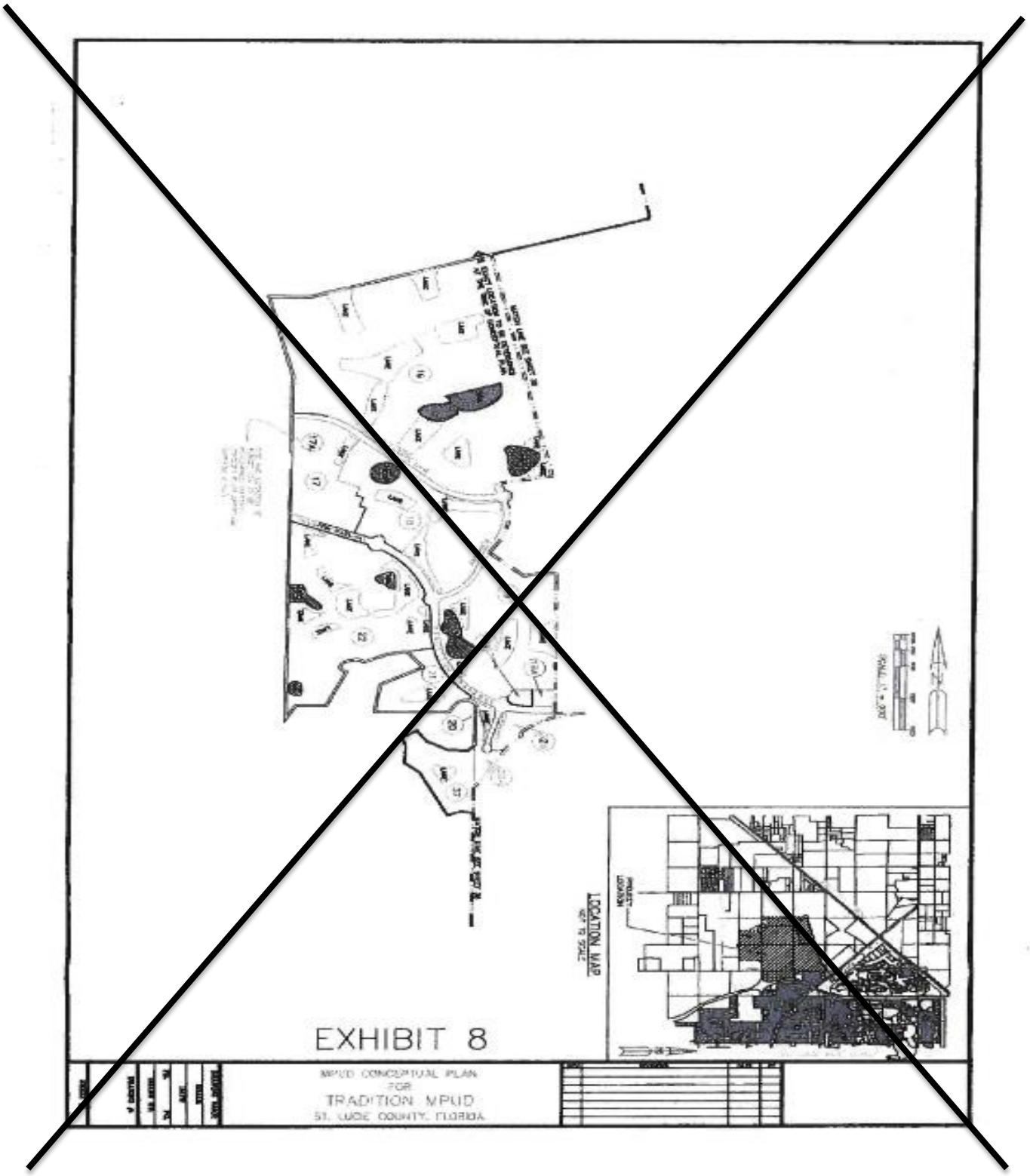


EXHIBIT 8
MPUD CONCEPTUAL PLAN
FOR
TRADITION MPUD
ST. LUCIE COUNTY, FLORIDA

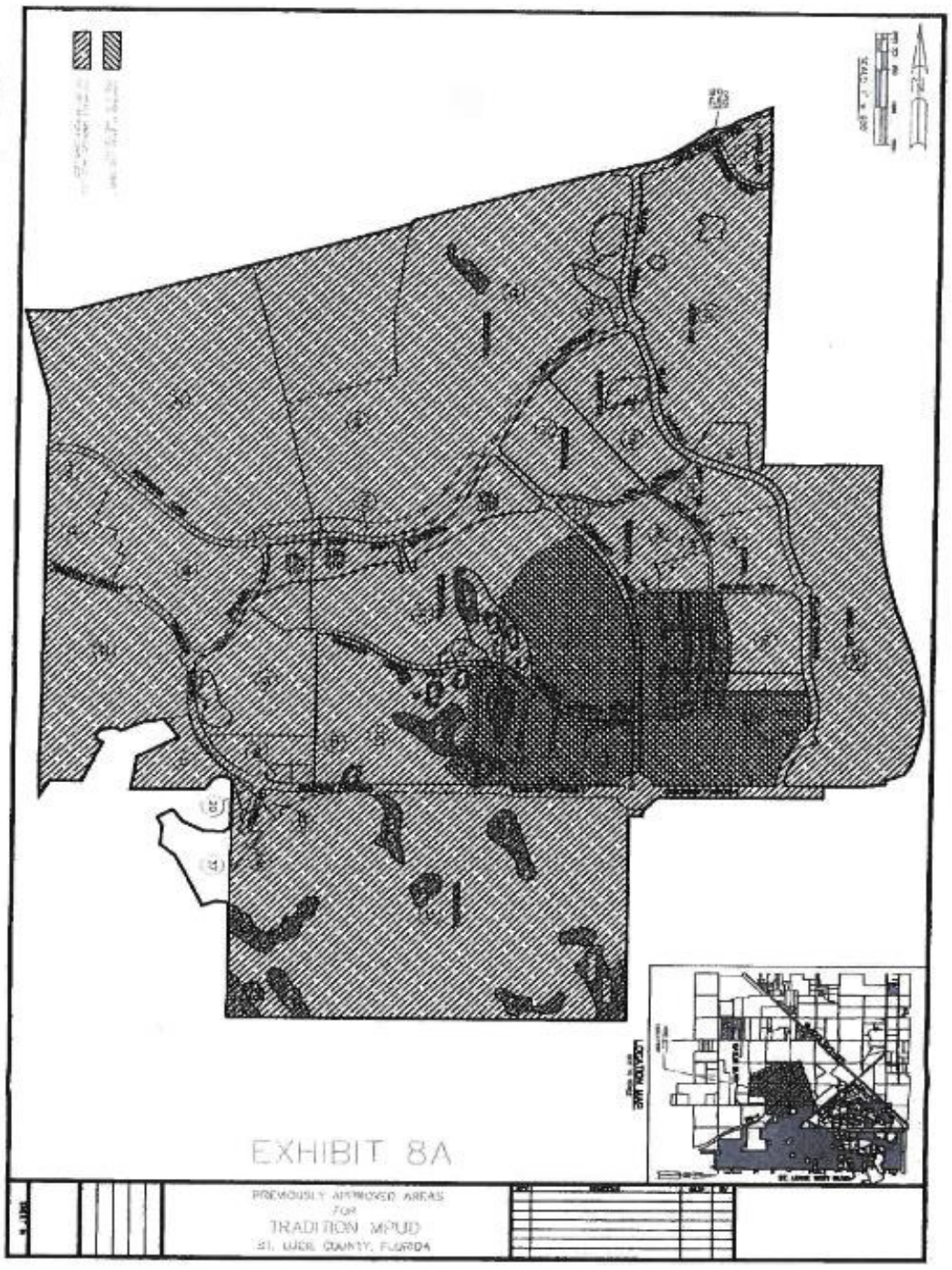


EXHIBIT 8A
PREVIOUSLY APPROVED AREAS
FOR
TRADITION MPUD
ST. LUCIE COUNTY, FLORIDA

EXHIBIT 8B

Crosstown Parkway
Village Pkwy
Westcliffe Ln
Community Blvd
Interstate 95
Tradition Pkwy
SW Discovery Way
11
10
13
13a
16
9
12
8
17a
7
17
6
5
18
34
14
15
22
3
2
4
19
1a 1b 1c
15
1
21
19b
19a
20
32a
37
20a
32
Legend:
Sub-district Boundary
Residential
Mixed Use
Town Center
Village Center
OSC/OSR
Tradition
Conceptual Land Use Plan

EXHIBIT 8B

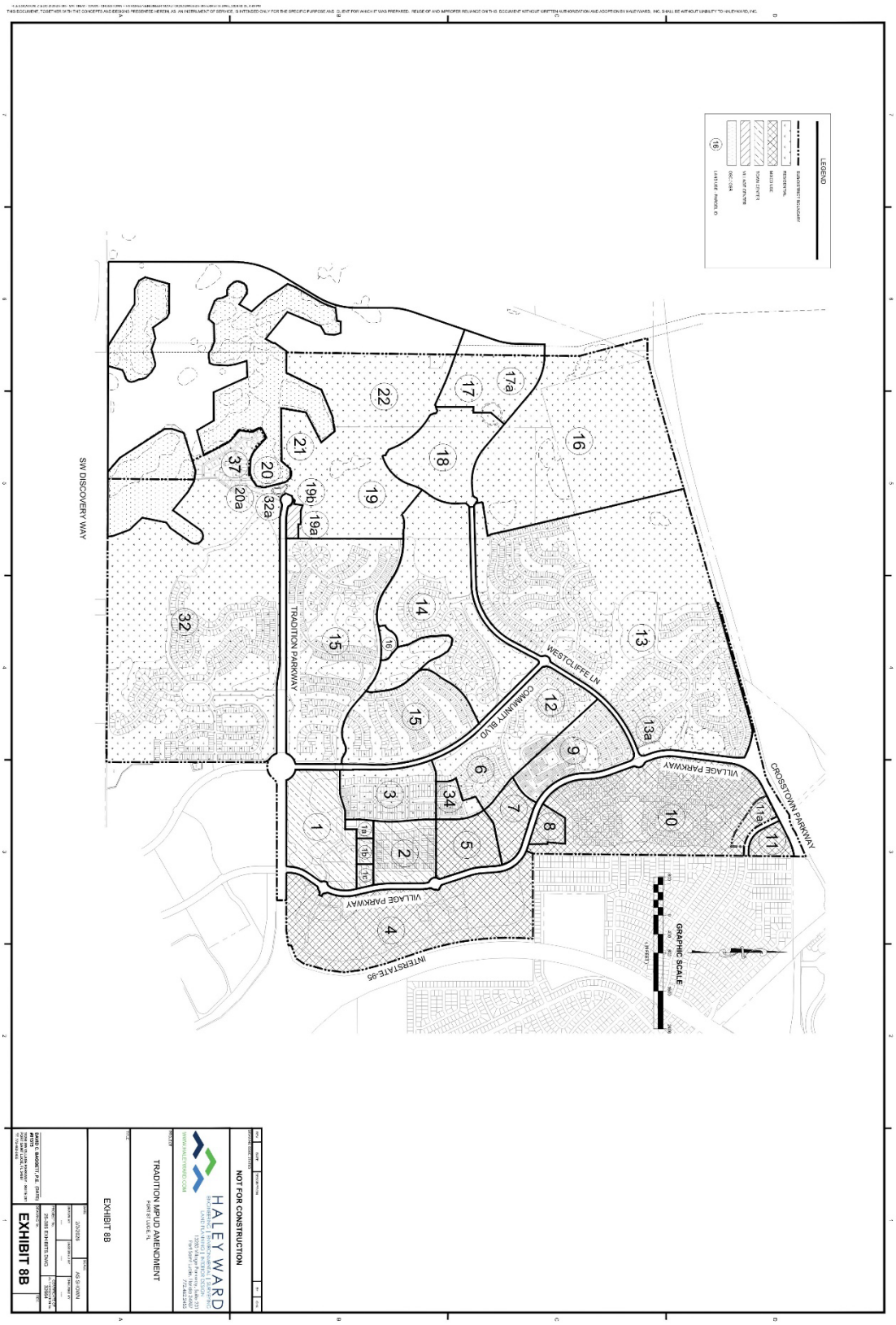

LEGEND
RESIDENTIAL
MIXED USE
TOWN CENTER
VILLAGE PARKWAY
CROSSTOWN PARKWAY
WESTCLIFFE LN
COMMUNITY BLVD
TRADITION PARKWAY
SW DISCOVERY WAY
INTERSTATE-95
GRAPHIC SCALE
NOT FOR CONSTRUCTION
HALEY WARD
TRADITION LMPUD AMENDMENT
EXHIBIT 8B
EXHIBIT 8B

EXHIBIT 9

BINDING P.U.D. AGREEMENT

TRADITION

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

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

WITNESS

BY: _____
Lon Martin

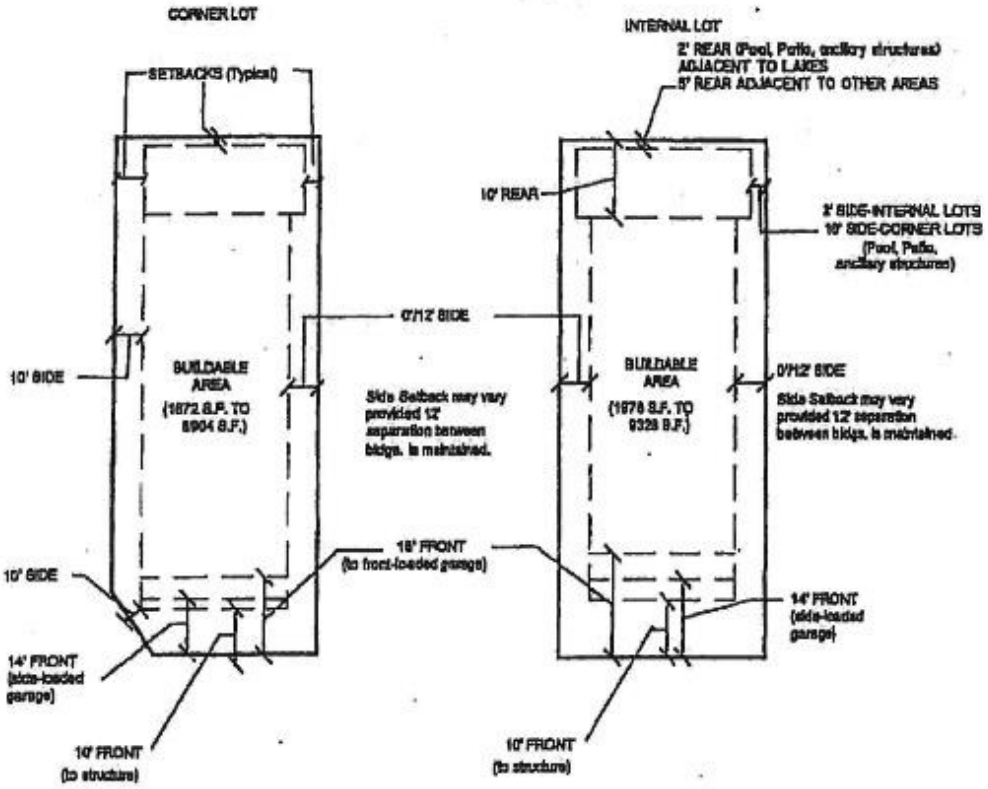
BY: _____
Dyana Watkins

TRADITION LAND COMPANY, LLC

BY: _____
David C. Feltman
President

EXHIBIT 10A

SINGLE FAMILY – NON ALLEY
TRADITION
NOT TO SCALE



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

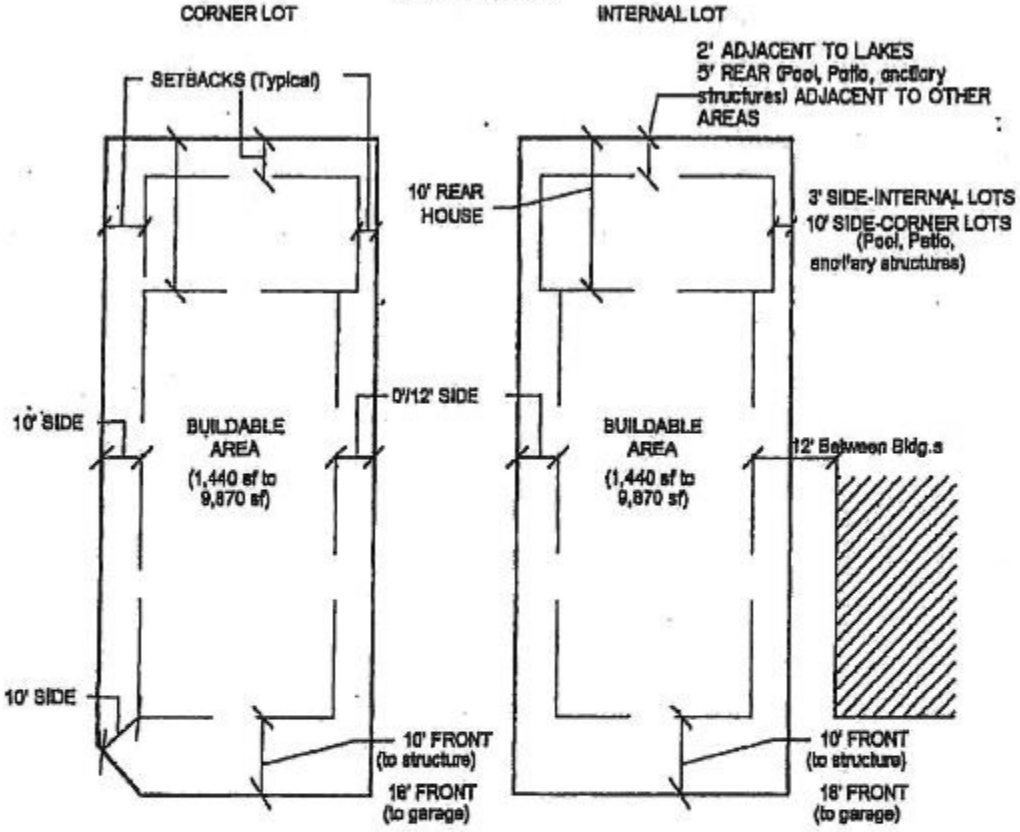
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

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.

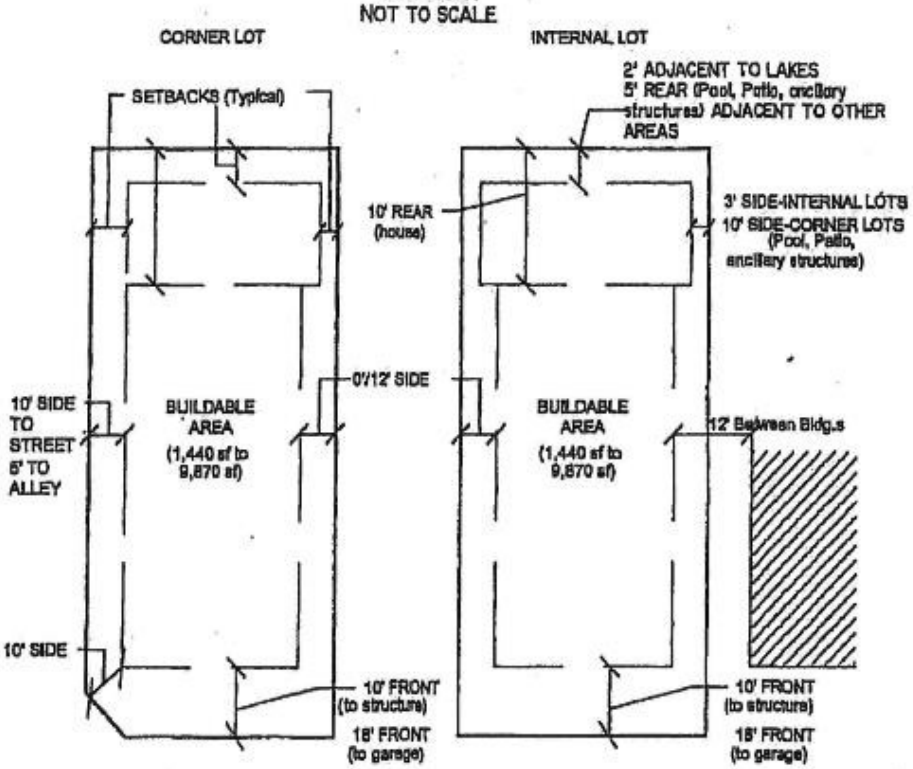
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

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 may 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 T THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

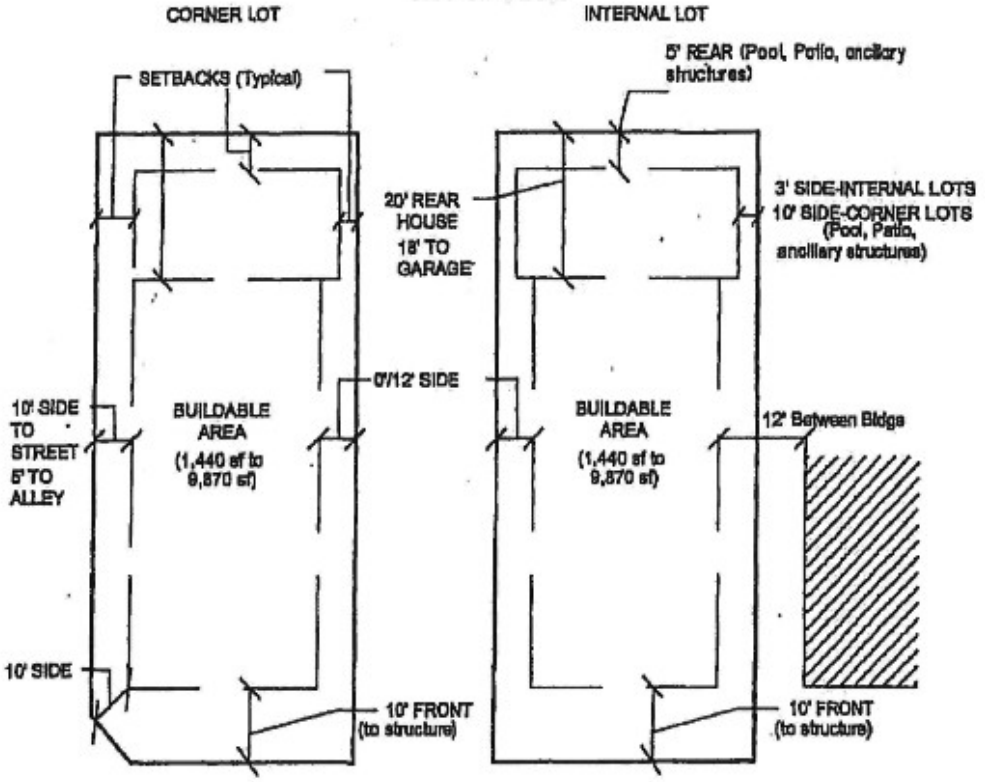
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

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 very 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'.

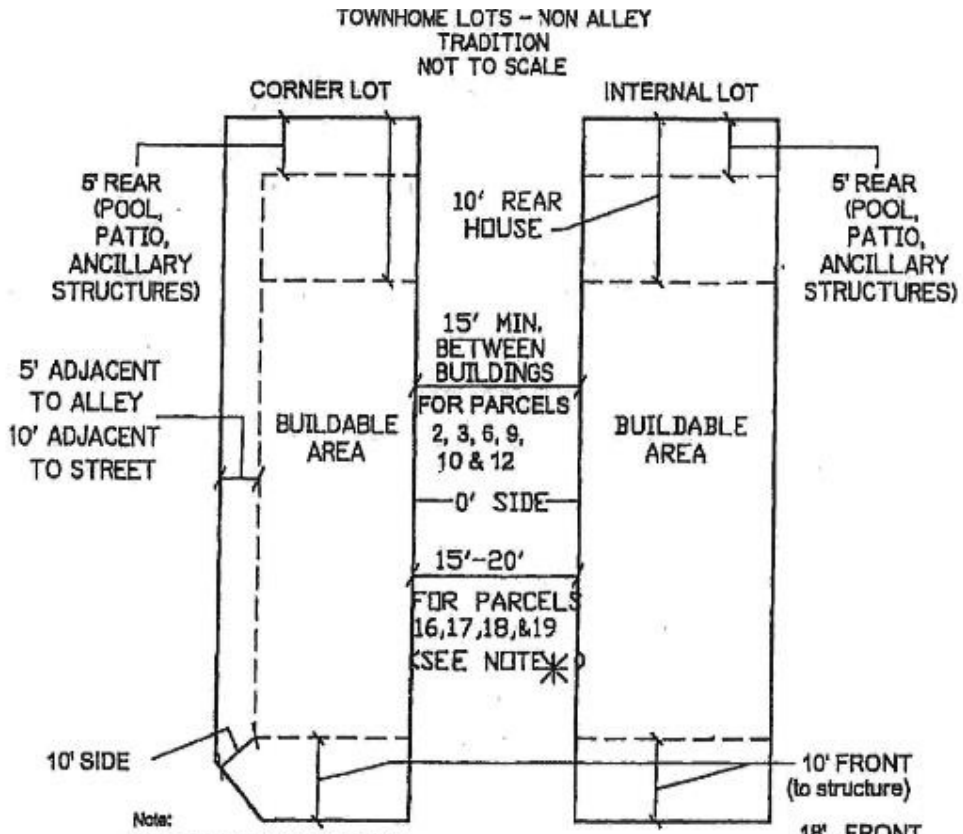
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES T THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

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

TYPICAL ALLEY LOT

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

EXHIBIT 10E



Note:
Townhomes to have 0' Side Setbacks.
Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.
Building separation shall be 15'.
Building area shall be a maximum of 60% of lot area. Maximum impervious shall be 80%

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

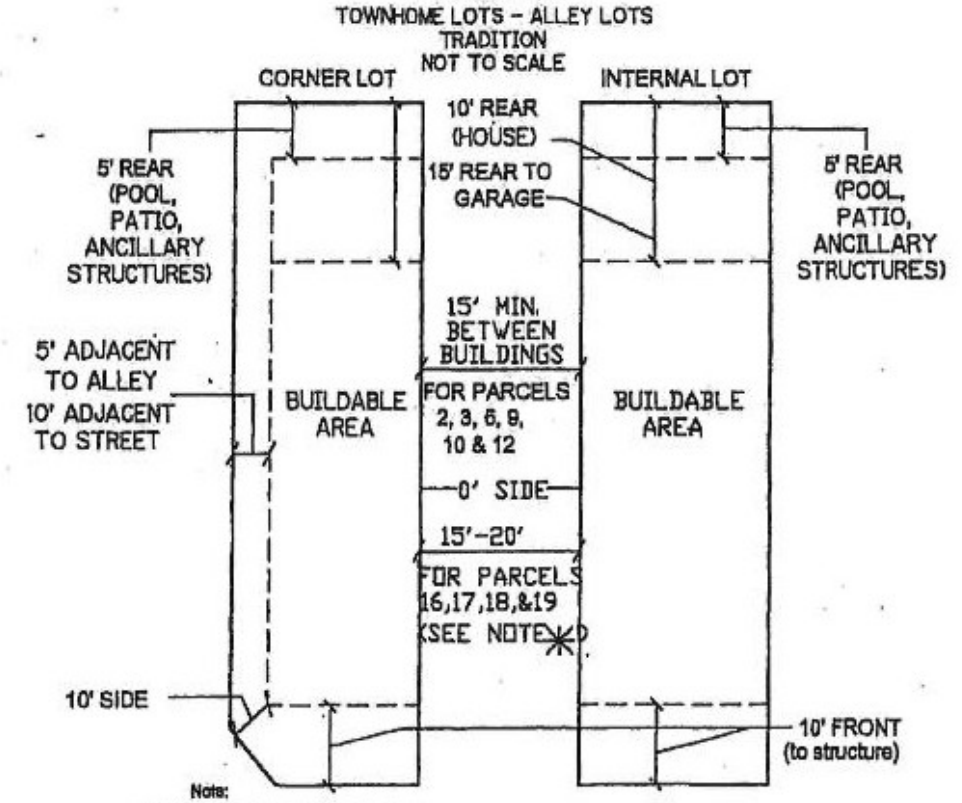
TYPICAL TOWNHOUSE LOT

Non alley lot

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

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

EXHIBIT 10F



Note:

Townhomes to have 0' Side Setbacks.
Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.
Building separation shall be 15'.
Building area shall be a maximum of 60% of lot area. Maximum impervious shall be 80%

TYPICAL TOWNHOUSE LOT
ALLEY LOT

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

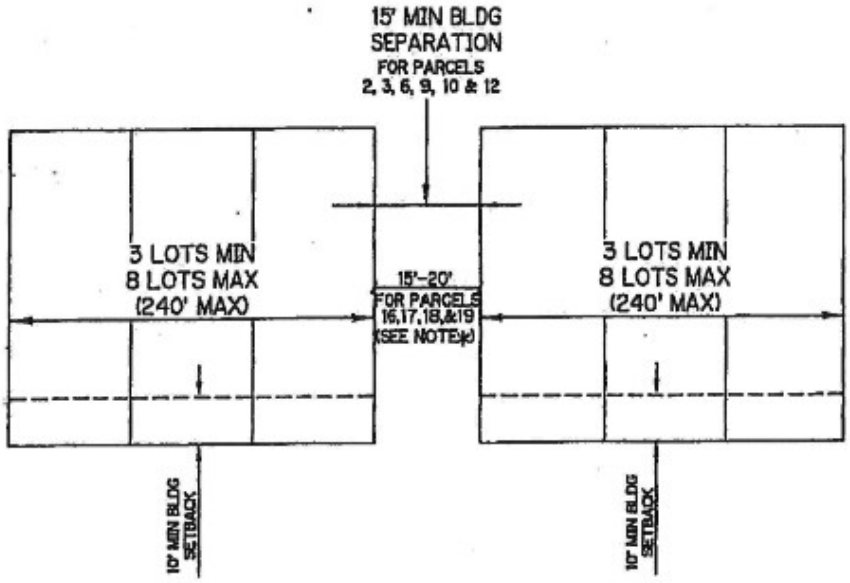
PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.

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

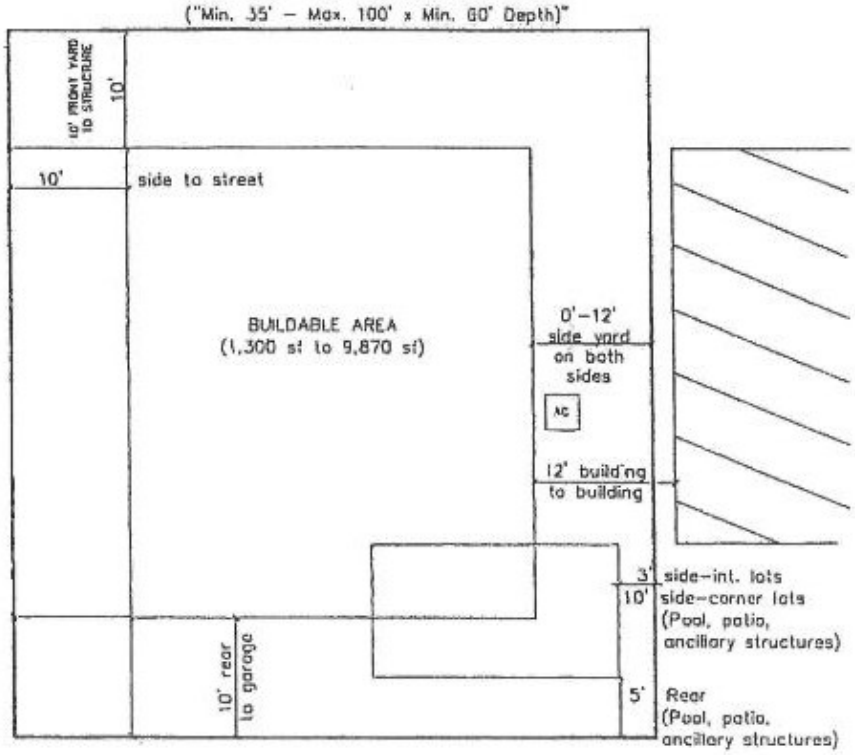
* PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.



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



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' seperation between buildings

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

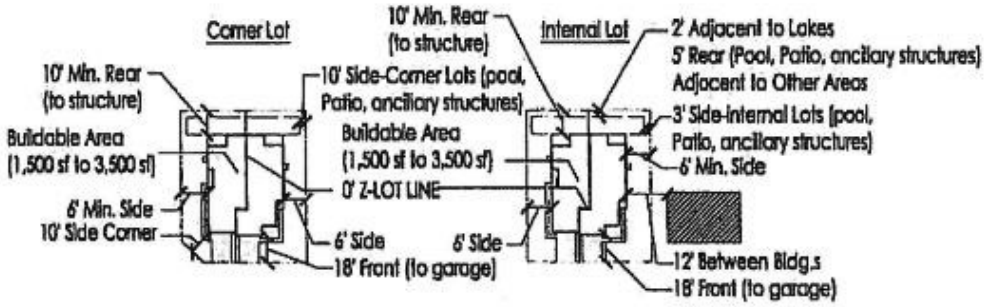
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES

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 10I

PAIRED VILLA
TRADITION
NOT TO SCALE



TYPICAL PAIRED VILLA LOT

(PAIRED VILLA ATTACHED MIN. 110' 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'.

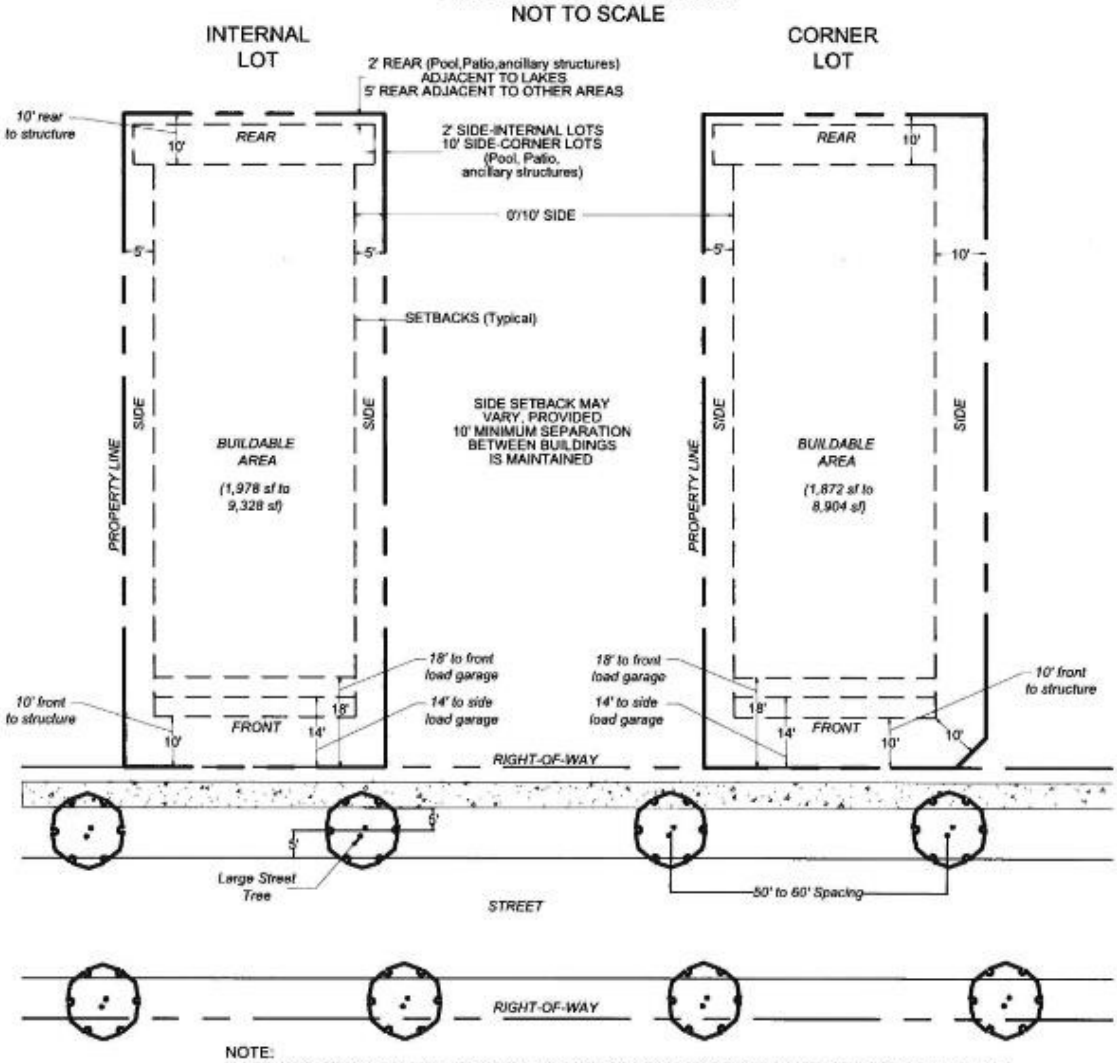
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

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 PSUSD PRESSURE MAINS ARE REQUIRED TO MEET CURRENT PSUSD SEPARATION REQUIREMENTS AND BE CONTAINED IN A DEDICATED CITY UTILITY EASEMENT.

EXHIBIT 10J

PARCELS 17, 17A, and 18

SINGLE FAMILY - NON ALLEY
NOT TO SCALE



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

TYPICAL LOT (NON ALLEY)

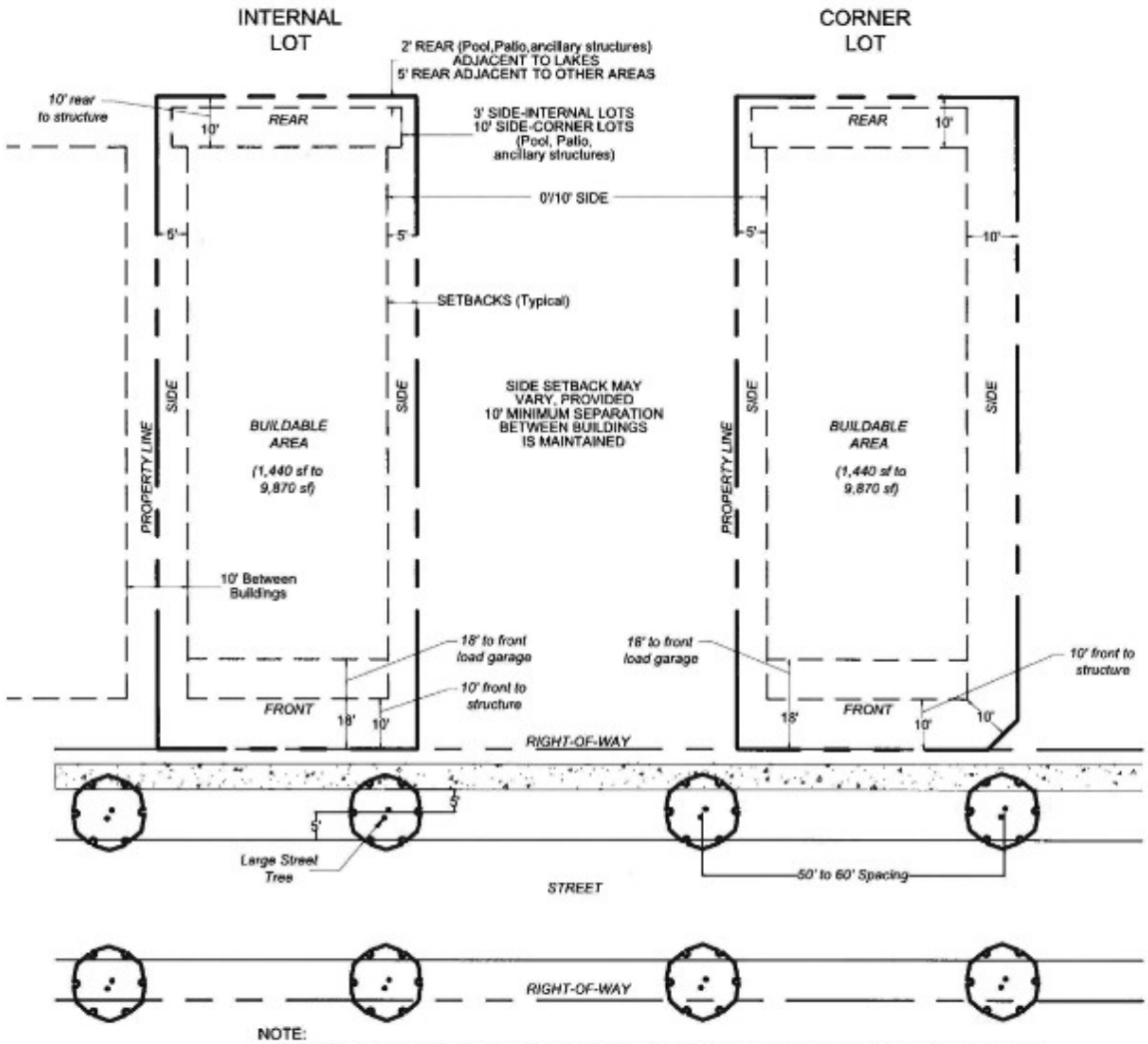
(Single Family Detached Min. 38' - Max 100' Width x Min 100' Depth)

EXHIBIT 10K

PARCELS 17, 17A, and 18

SINGLE FAMILY - NON ALLEY

NOT TO SCALE



NOTE:

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

TYPICAL LOT (NON ALLEY)

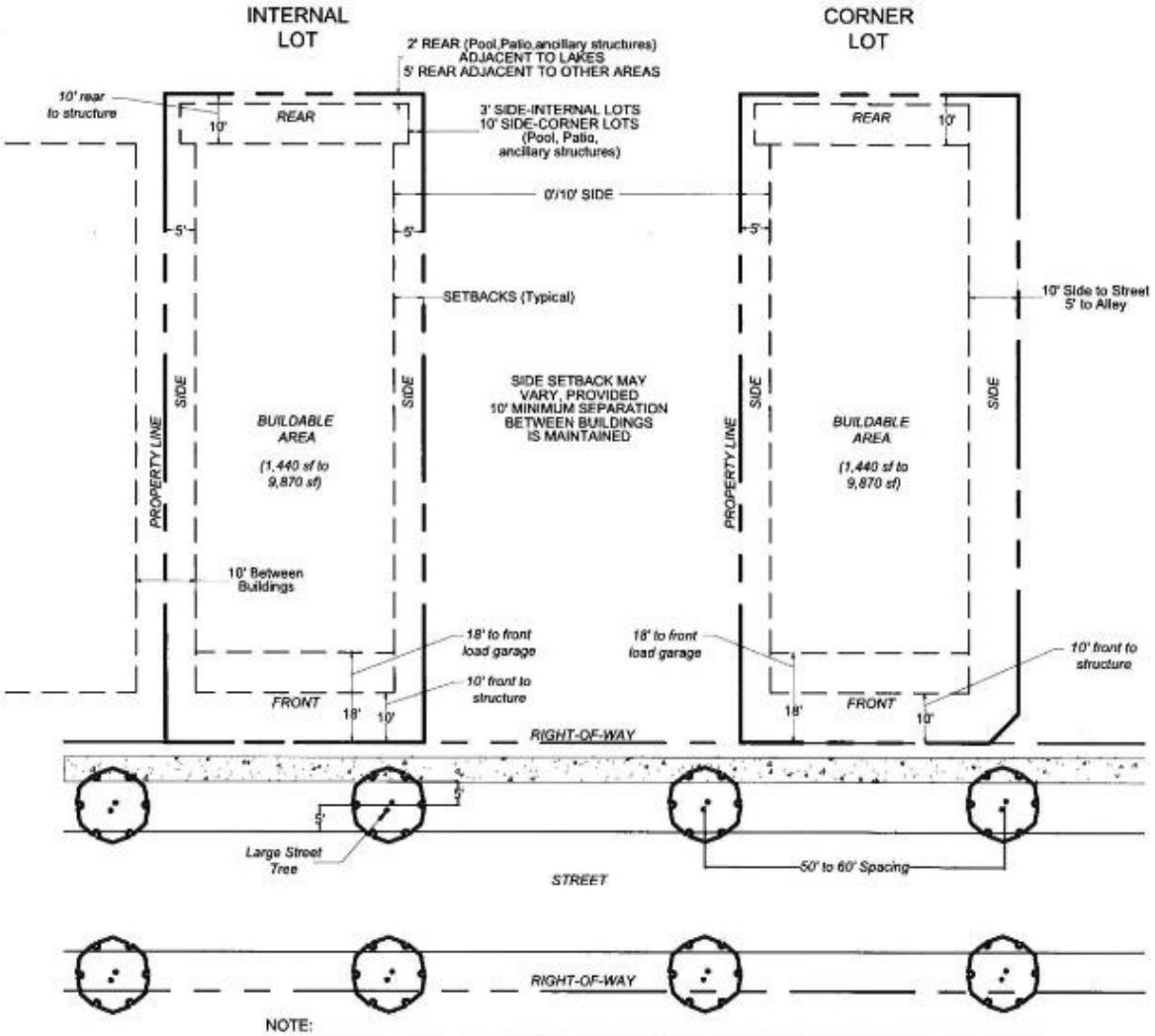
(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10L

PARCELS 17, 17A, and 18

SINGLE FAMILY - NON ALLEY

NOT TO SCALE



NOTE:

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

TYPICAL LOT (NON ALLEY)

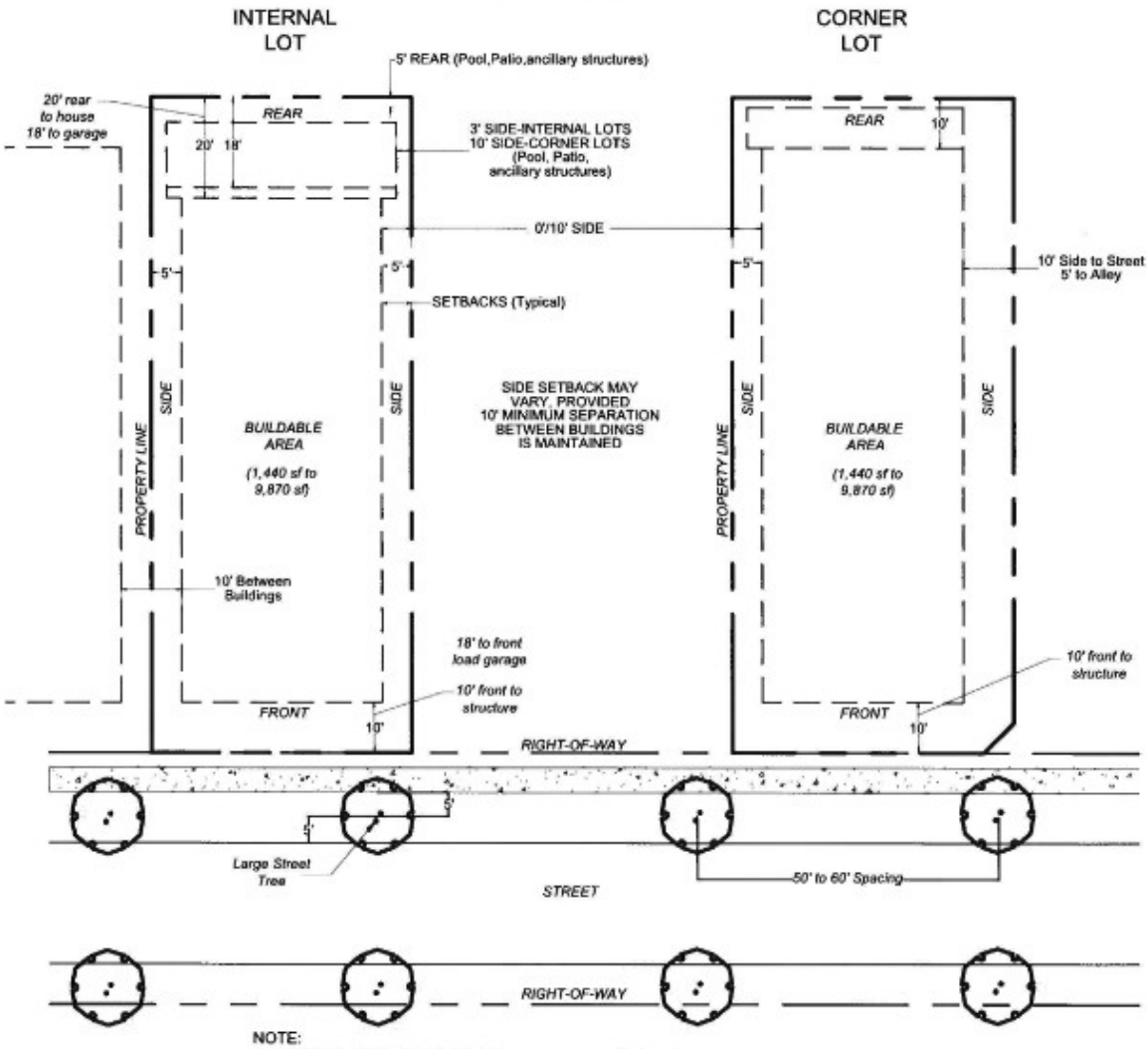
(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10M

PARCELS 17, 17A, and 18

SINGLE FAMILY - ALLEY

NOT TO SCALE



NOTE:

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

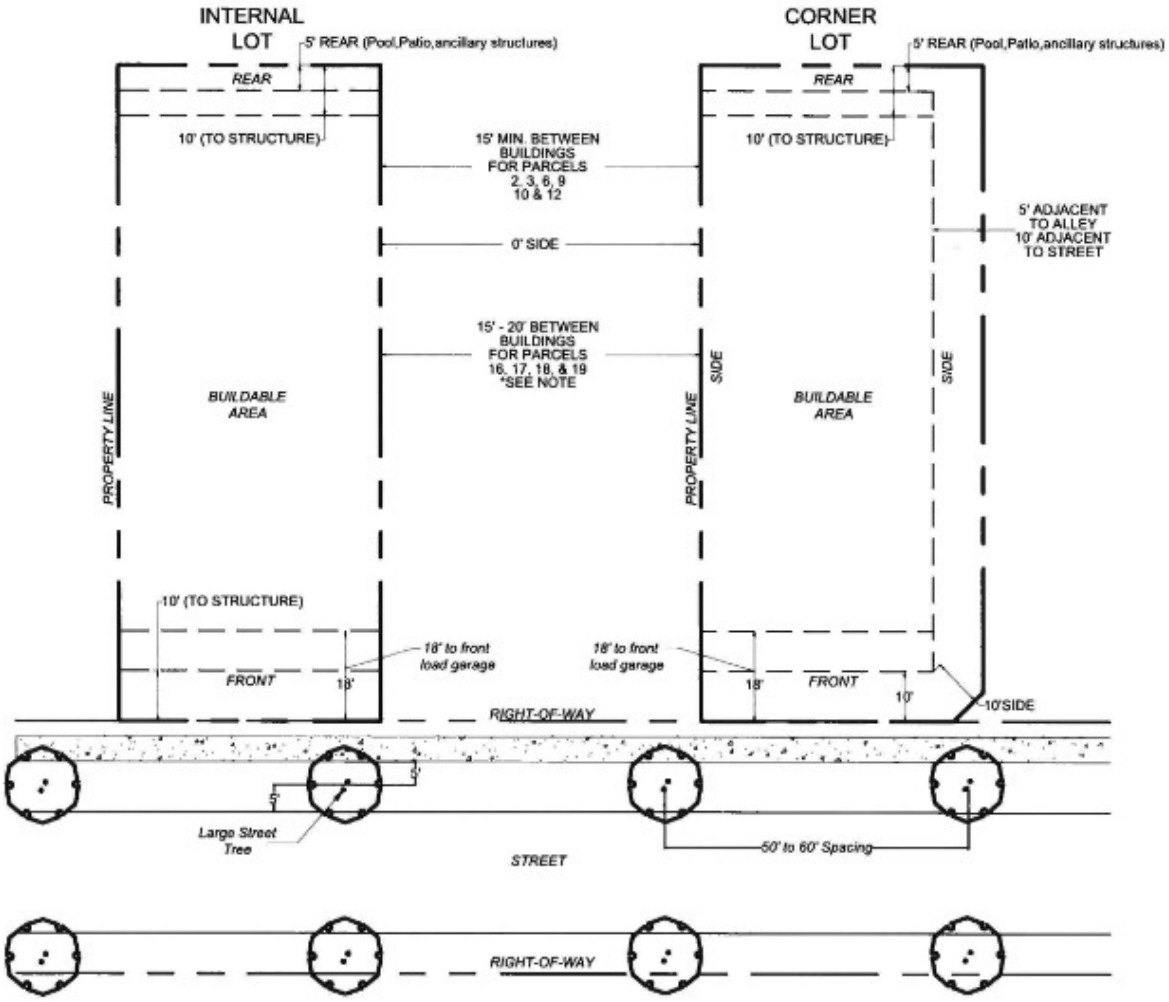
TYPICAL LOT (ALLEY)

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

EXHIBIT 10N

PARCELS 17, 17A, and 18

TOWNHOME LOT - NON ALLEY
NOT TO SCALE



NOTE:
1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.
4. *15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
5. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
6. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

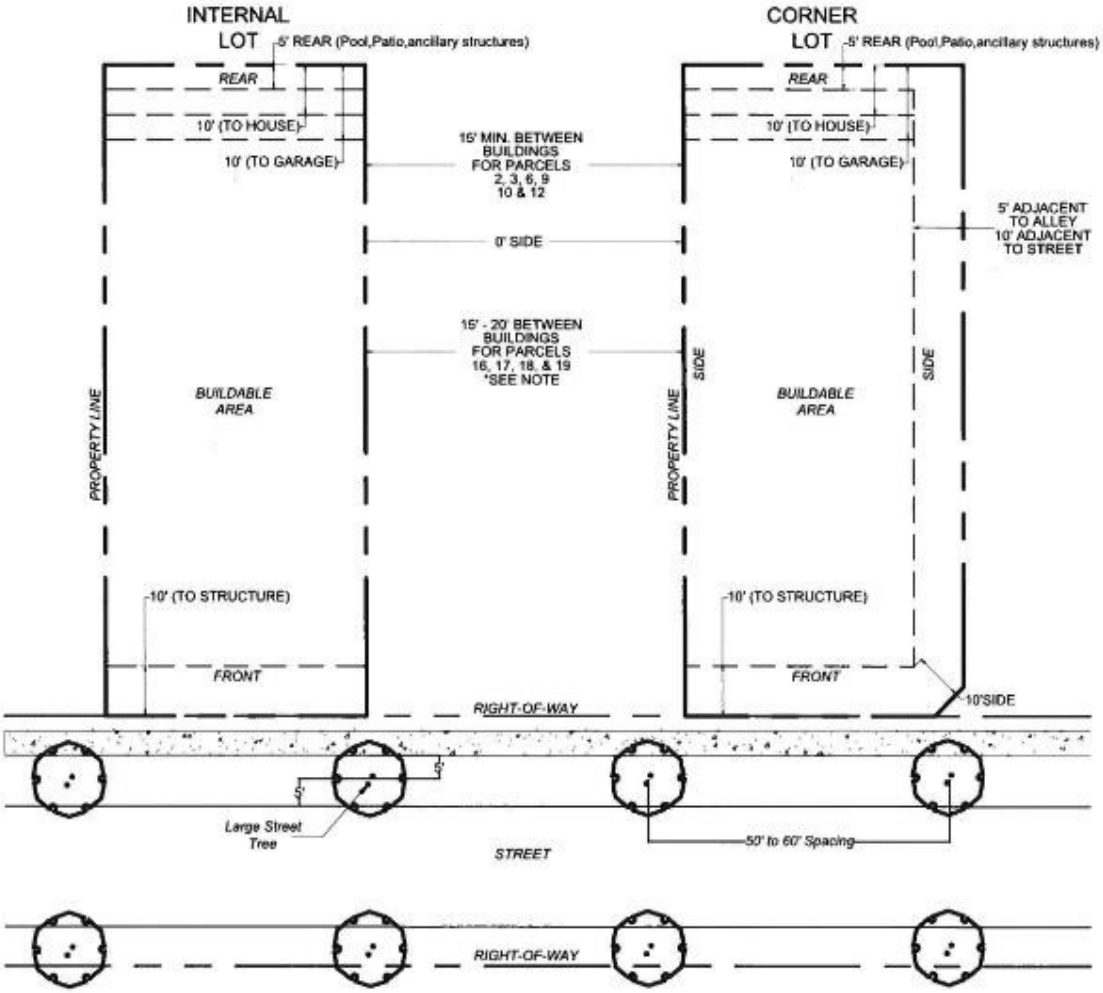
TYPICAL TOWNHOME LOT (NON ALLEY)

(MIN. 18'-46' WIDTH x MIN. 70' DEPTH)
TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

EXHIBIT 10O

PARCELS 17, 17A, and 18

TOWNHOME LOT - ALLEY
NOT TO SCALE



NOTE:
1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.
4. *15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
5. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
6. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

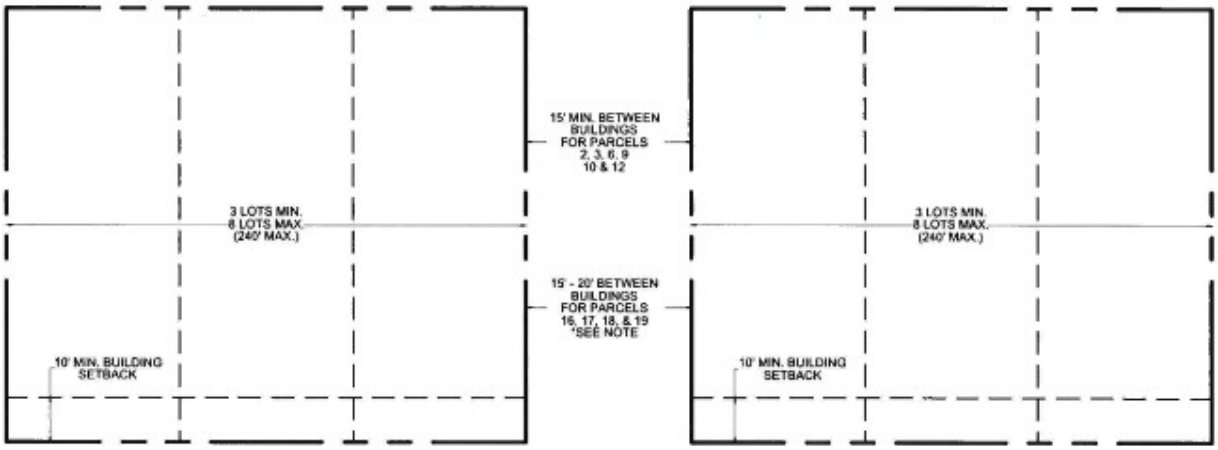
TYPICAL TOWNHOME LOT (ALLEY)

(MIN. 18'-46' WIDTH x MIN. 70' DEPTH)
TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

EXHIBIT 10P

PARCELS 17, 17A, and 18

TOWNHOME LOTS
NOT TO SCALE

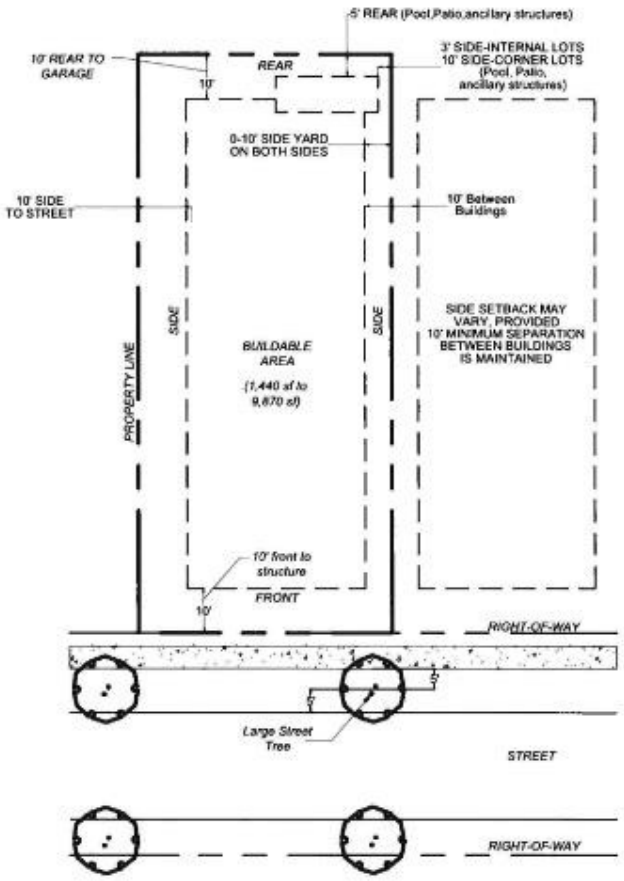


NOTE:
1. *15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE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

TYPICAL BUILDING TOWNHOME LAYOUT

EXHIBIT 10Q

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



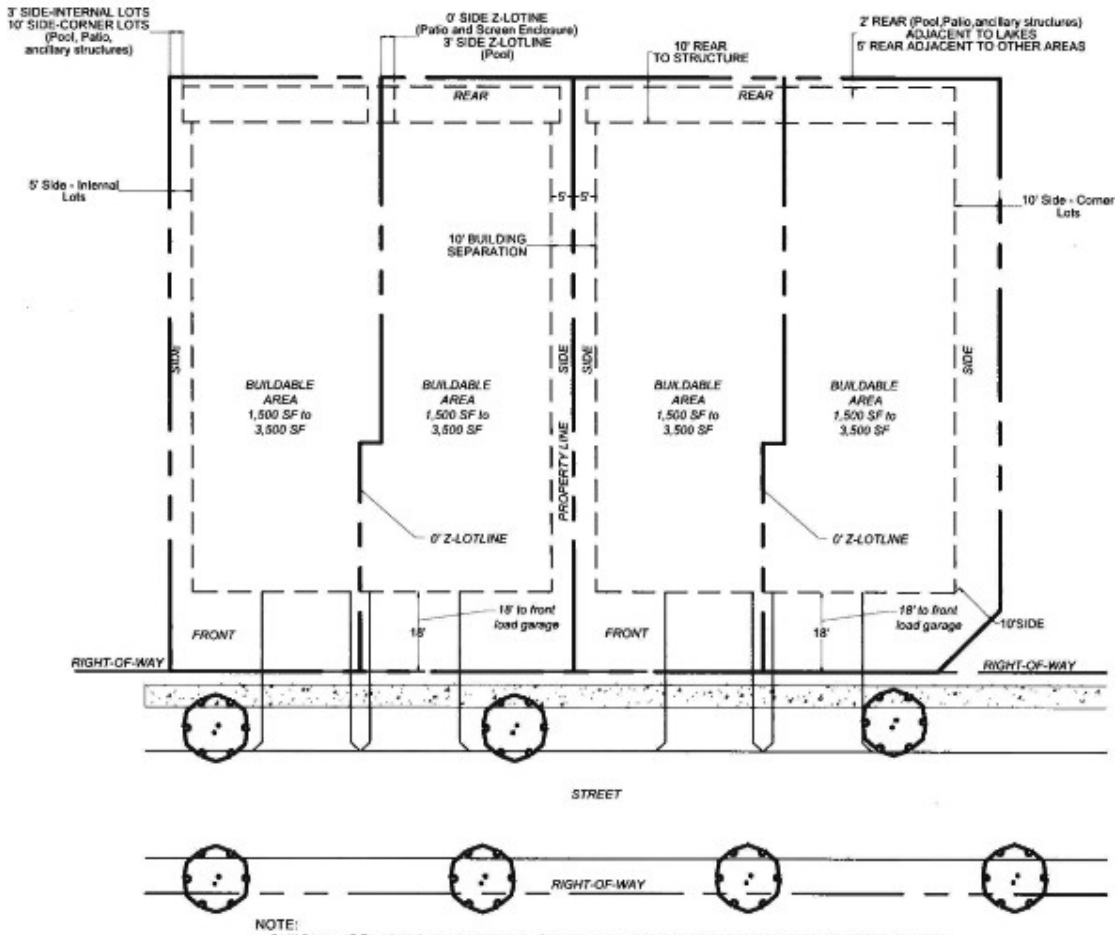
NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT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

TYPICAL LOT (REAR LOADED GARAGE)
VILLAGE UNIT
(Single Family Detached Min. 35' - Max 100' Width x Min 60' Depth)

EXHIBIT 10R

PARCELS 17, 17A, and 18

PAIRED VILLA
NOT TO SCALE



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

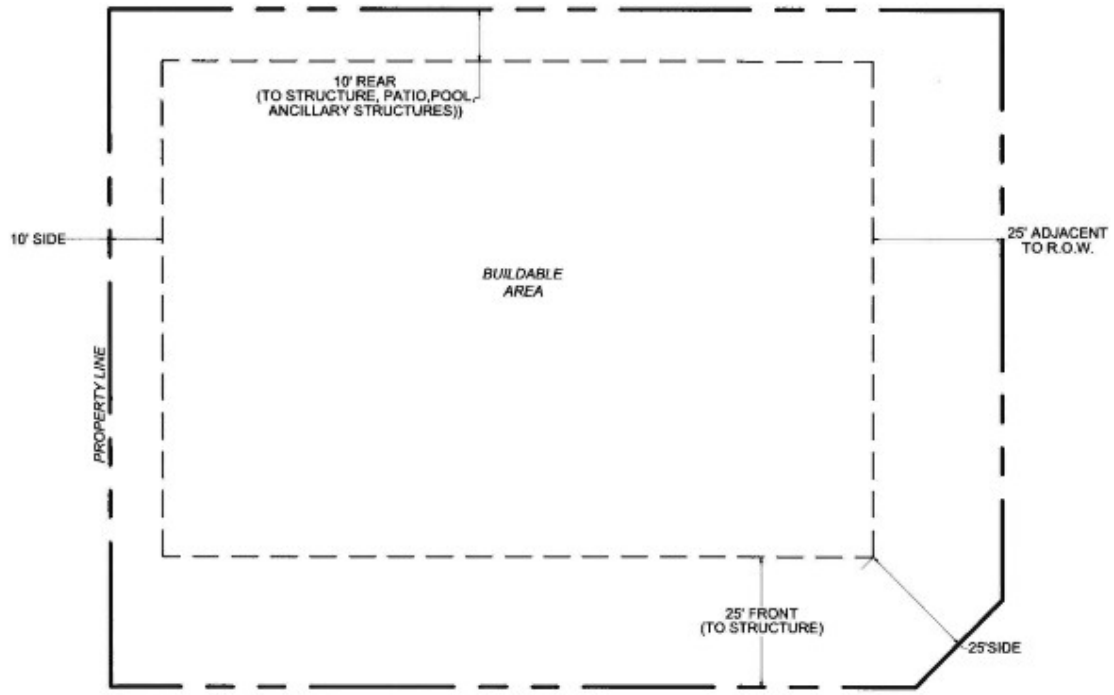
TYPICAL PAIRED VILLA LOT

(Single Family Detached Min. 37.5' Width x Min 118' Depth)

EXHIBIT 10S

PARCELS 17, 17A, and 18

MULTIFAMILY RESIDENTIAL
(VERTICALLY ATTACHED AND HORIZONTAL)
NOT TO SCALE



NOTE:
1. 20' MIN. BUILDING SEPARATION SHALL BE PROVIDED BETWEEN BUILDINGS FOR VERTICALLY ATTACHED UNITS
2. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS FOR TOWNHOME UNITS.
3. 10' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS HORIZONTAL UNITS SUCH AS COTTAGES AND PAIRED VILLAS
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
5. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
6. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL LOT

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

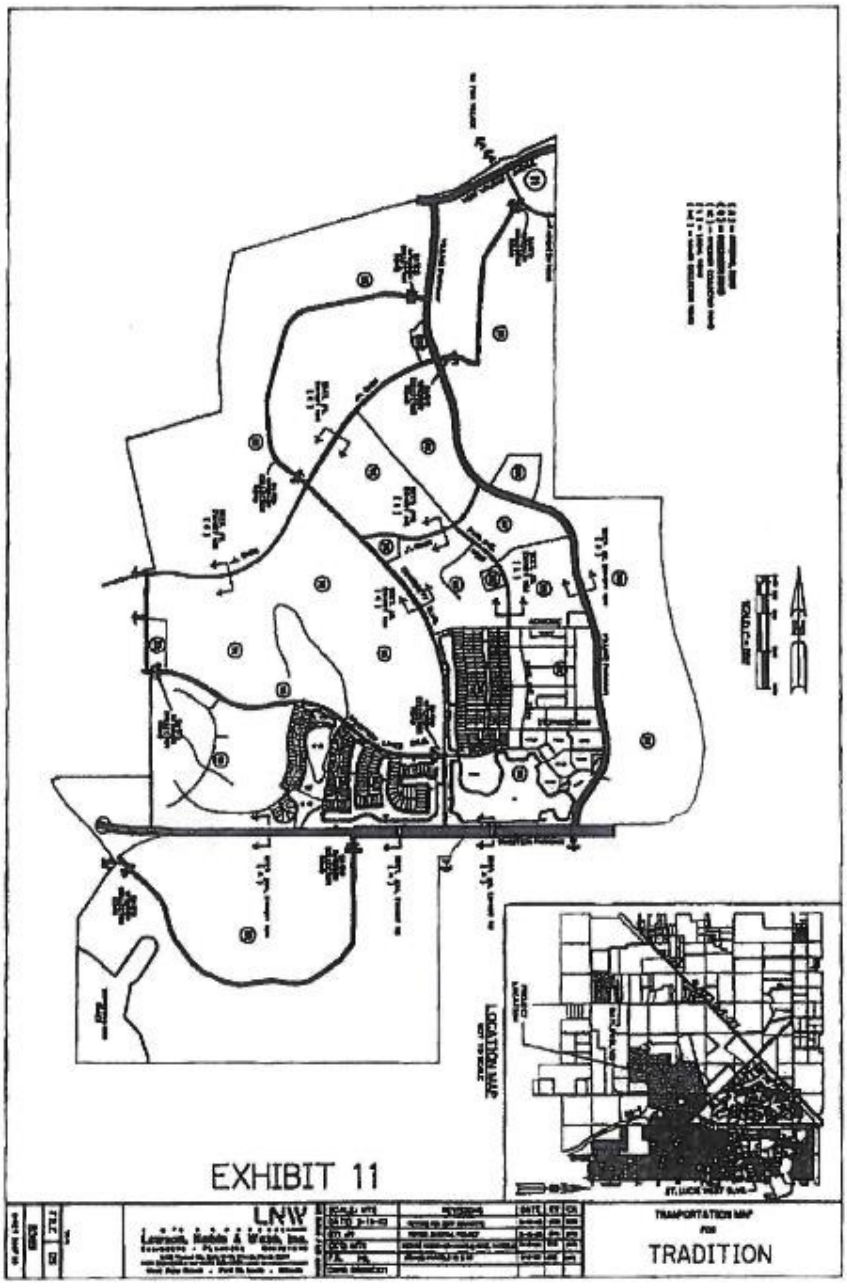


EXHIBIT 11
TRANSPORTATION MAP
FOR
TRADITION

DELETED BY 7TH AMENDMENT

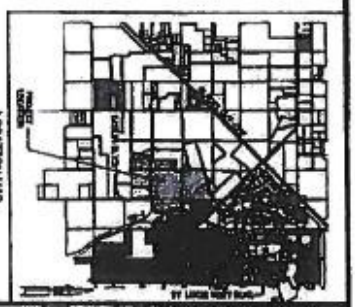
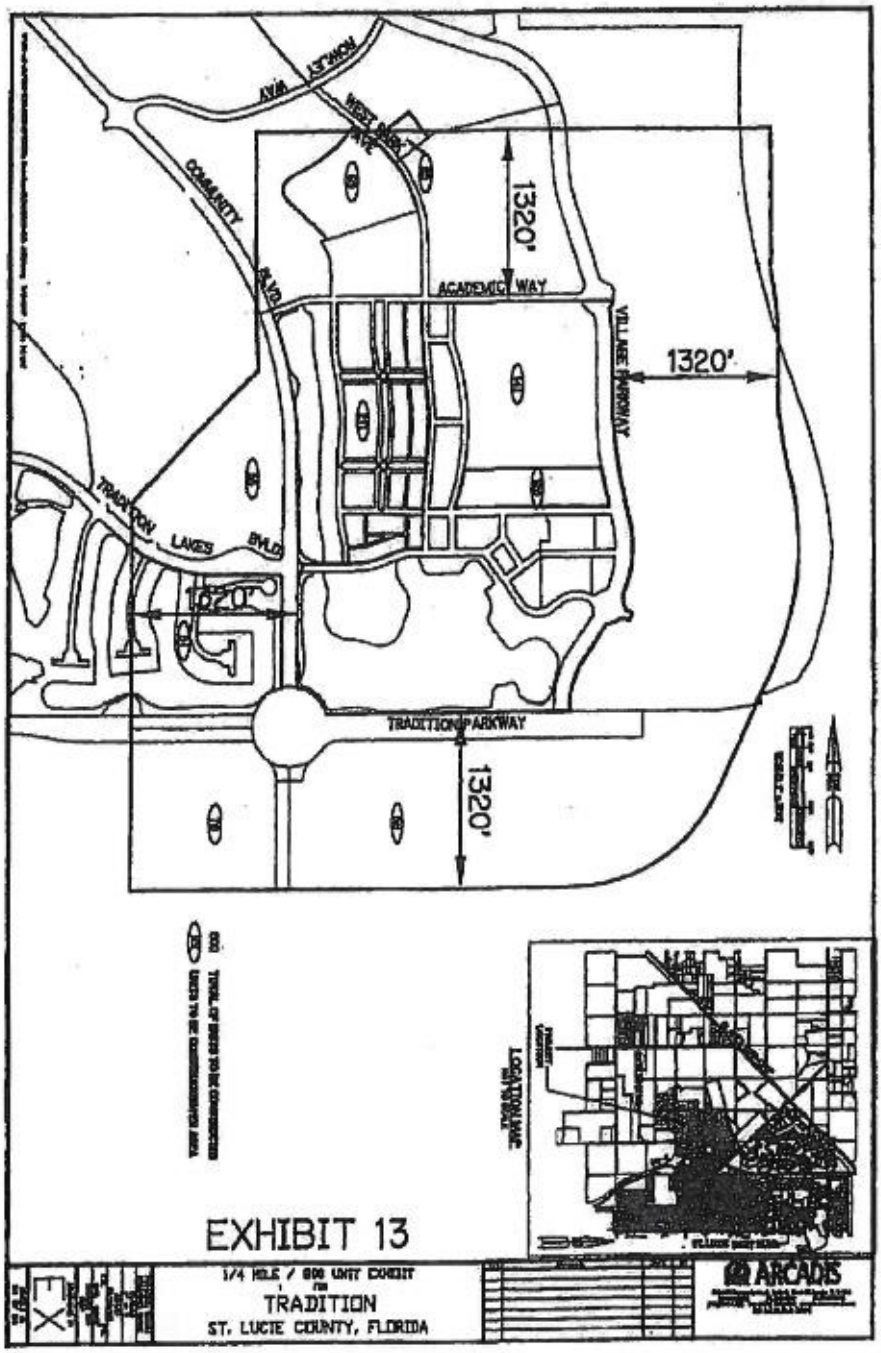


EXHIBIT 12

CORE COMMUNITIES DEVELOPMENT ALLOCATION
TO
TRADITION
ST. LUCIE COUNTY, FLORIDA

ARCADIS


AVIA
COMMUNITY
BLVD
1320'
ACADEMIC WAY
VILLAGE PARKWAY
1320'
TRADITION LAKES BLVD
1320'
TRADITION PARKWAY
1320'
EXHIBIT 13
TRADITION
ST. LUCIE COUNTY, FLORIDA
ARCADIS

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5494703 OR BOOK 5328 PAGE 2672, Recorded 06/17/2025 04:26:32 PM Doc Tax: $4550.00

PREPARED BY AND RETURN TO:
Michael G. Candiotti, Esq.
GREENSPOON MARDER LLP
201 E. Pine Street, Suite 500
Orlando, FL 32801
Telephone: (407) 692-9113

UNOFFICIAL COPY

WARRANTY DEED

THIS indenture is made and executed as of the 4th day of June 2025 by **5T WEALTH PARTNERS, LP**, a California limited partnership ("**Grantor**"), whose address is 2055 US HWY 1, Vero Beach, Florida 32960, to **WINDING RIVER CROSSTOWN, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 2170 6th CT SE, Vero Beach, Florida 32962.

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the property described land, situate, lying and being in **ST. LUCIE COUNTY, FLORIDA**, as more particularly described on **Exhibit "A"** attached hereto.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, the "**Property**").

TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

SUBJECT TO real property taxes for the year of 2025, which became a lien on the land January 1st although not due or payable until November 1st of said year, and all matters of record without the intent to reimpose the same.

AND Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed effective as of the first date written above.

Signed, sealed and delivered in the presence of the following:

Witness #1: Jana Carrington

Print Name: JANA CARRINGTON

Address: 2055 US HIGHWAY 1
VERO BEACH FL 32960

Witness #2:

Print Name: Irina Zorc

Address: 2055 US HWY 1
VERO Beach FL 32960

GRANTOR:

5T WEALTH PARTNERS, LP, a California Partnership

By: KITE CAPITAL PARTNERS, LLC, a Florida limited liability company, its Liquidator

By: KELLY P. KITE, JR., LLC, a Florida limited liability company, its Manager

By: _____
Kelly P Kite, Jr., its Manager

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2025 before me, **KELLY P. KITE, JR.**, as Manager of KELLY P. KITE, JR., LLC, a Florida limited liability company, as Manager of KITE CAPITAL PARTNERS, LLC, a Florida limited liability company, as Liquidator of **5T WEALTH PARTNERS, LP**, a California limited partnership, on behalf of said partnership who ☒ is to me personally known, or ☐ has produced _____ as identification.

(notary seal)

IRINA ELAINE ZORC
Notary Public - State of Florida
Commission # HH 225433
My Comm. Expires Feb 7, 2026
Bonded through National Notary Assn.

_____
NOTARY PUBLIC
Printed Name: Irina Zorc
My Commission Expires: Feb 7, 2026

Public Record

EXHIBIT "A"

Being a portion of OST-21 of the plat of TRADITION PLAT NO. 18, as recorded in Plat Book 44, Page 30, Public Records of St. Lucie County, Florida, and a parcel of land recorded in Official Records Book 2700, Page 109, all lying in Section 4, Township 37 South, Range 39 East being more particularly described as follows:

Commence at the Northeast corner of said Section 4; thence S00°35'12"W, along the East line of said Section 4, a distance of 824.14 feet; thence N89°24'48"W a distance of 198.19 feet to the Northeast corner of said OST-21; thence S00°35'12"W, along the East line of said OST-21, a distance of 165.51 feet to the POINT OF BEGINNING of the following described parcel;

Thence continue S00°35'12"W a distance of 259.50 feet; thence S18°21'56"E a distance of 32.12 feet to the intersection with a non tangent curve concave to the southwest, having a radius of 45.00 feet, the chord of which bears N53°53'22"W; thence northwesterly along the arc of said curve, a distance of 55.80 feet through a central angle of 71°02'52"; thence N89°24'48"W a distance of 63.77 feet to the beginning of a curve concave to the north having a radius of 455.00 feet; thence westerly along the arc of said curve a distance of 22.16 feet through a central angle of 02°47'26" to the point of compound curvature with a curve concave to the north, having a radius of 100.00 feet; thence westerly along the arc of said curve, a distance 46.84 feet through a central angle of 26°50'21"; thence N59°47'01"W a distance of 3.56 feet to the beginning of a curve concave to the south having a radius of 100.00 feet; thence westerly along the arc of said curve a distance of 29.45 feet through a central angle of 16°52'15" to the point of reverse curvature with a curve concave to the northeast, having a radius of 440.00 feet; thence northwesterly along the arc of said curve a distance of 153.54 feet, through a central angle of 19°59'35"; thence N56°39'41"W a distance of 634.75 feet to the beginning of a curve concave to the northeast having a radius of 440.00 feet; thence northwesterly along the arc of said curve, a distance of 229.87 feet through a central angle of 29°55'59"; thence N26°43'42"W a distance of 17.93 feet to the beginning of a curve concave to the east having a radius of 195.00 feet; thence northerly along the arc of said curve a distance of 46.08 feet through a central angle of 13°32'19" to the point of reverse curvature with a curve concave to the west, having a radius of 40.00 feet; thence northerly along the arc of said curve a distance of 9.45 feet, through a central angle of 13°32'19"; thence N26°43'42"W a distance of 62.49 feet; thence N63°16'18"E a distance of 465.78 feet; thence S71°43'42"E a distance of 35.34 feet; thence S26°43'42"E a distance of 387.39 feet to the beginning of a curve concave to the northeast having a radius of 600.00 feet; thence southeasterly along the arc of said curve a distance of 574.83 feet through a central angle of 54°53'31" to the POINT OF BEGINNING.

LESS AND EXCEPT that parcel of land described in that certain Special Warranty Deed recorded in Official records Book 2700, Page 109, of the Public Records of St. Lucie County, Florida.

DRAFT

Tradition MPUD Amendment No. 16

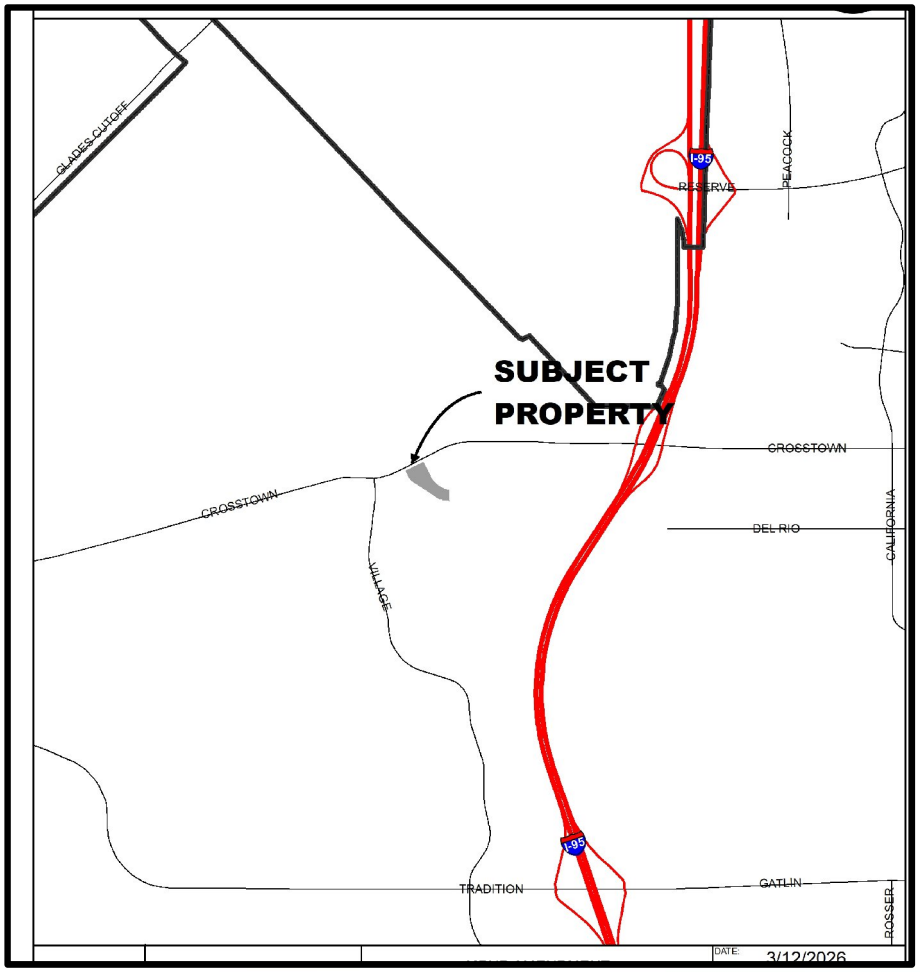
Project No. P26-026

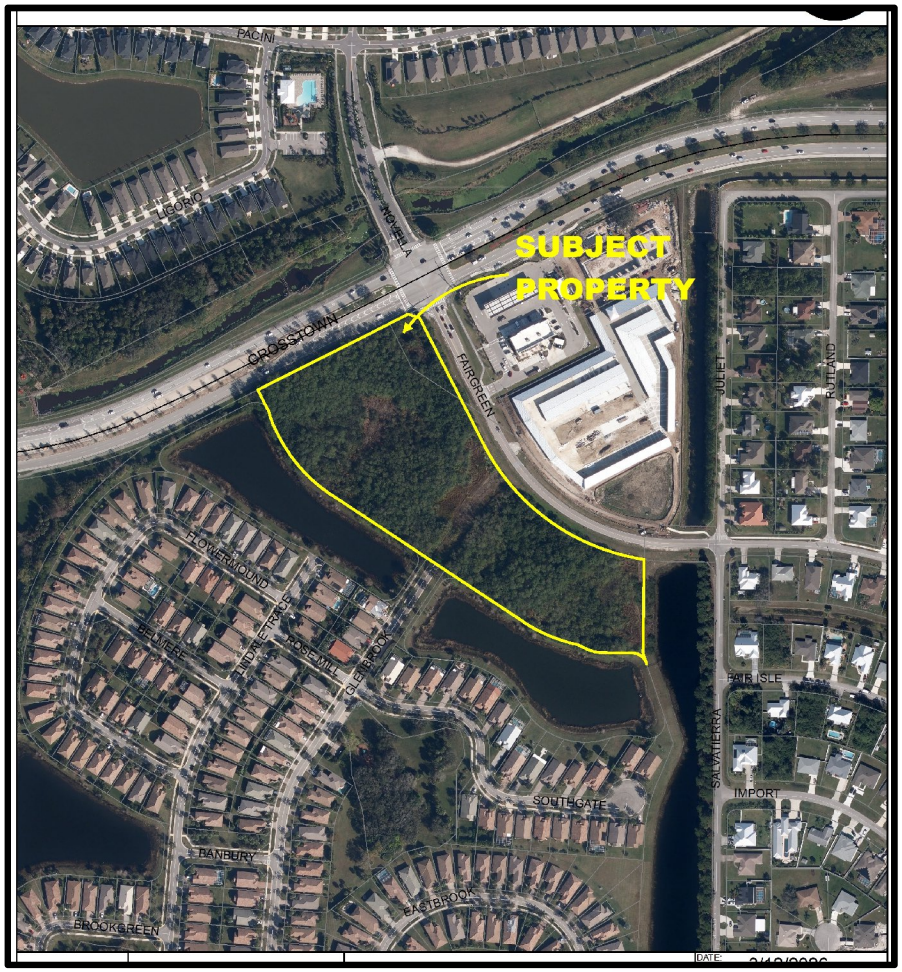
Planning and Zoning Board Meeting
April 7, 2026

Request Summary

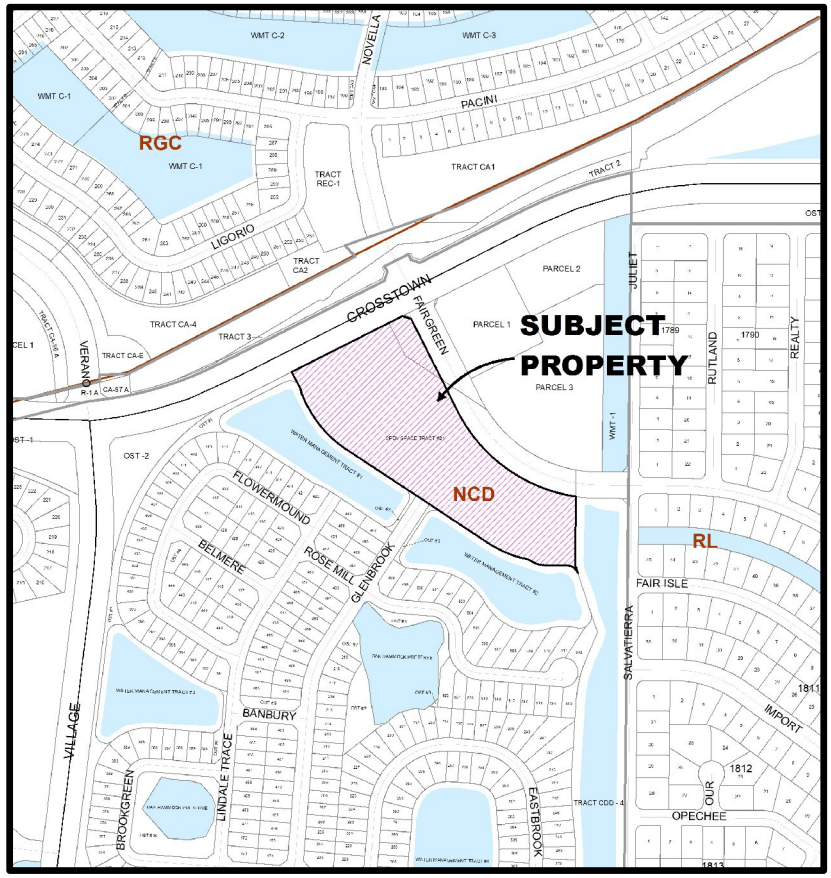
Owner:	Winding River Crosstown, LLC
Applicant:	Brad Currie, AICP, Haley Ward
Location:	Southwest corner of the intersection at Crosstown Parkway and SW Fairgreen Drive
Request:	A request to amend the Tradition MPUD for 9.48 acres of property.

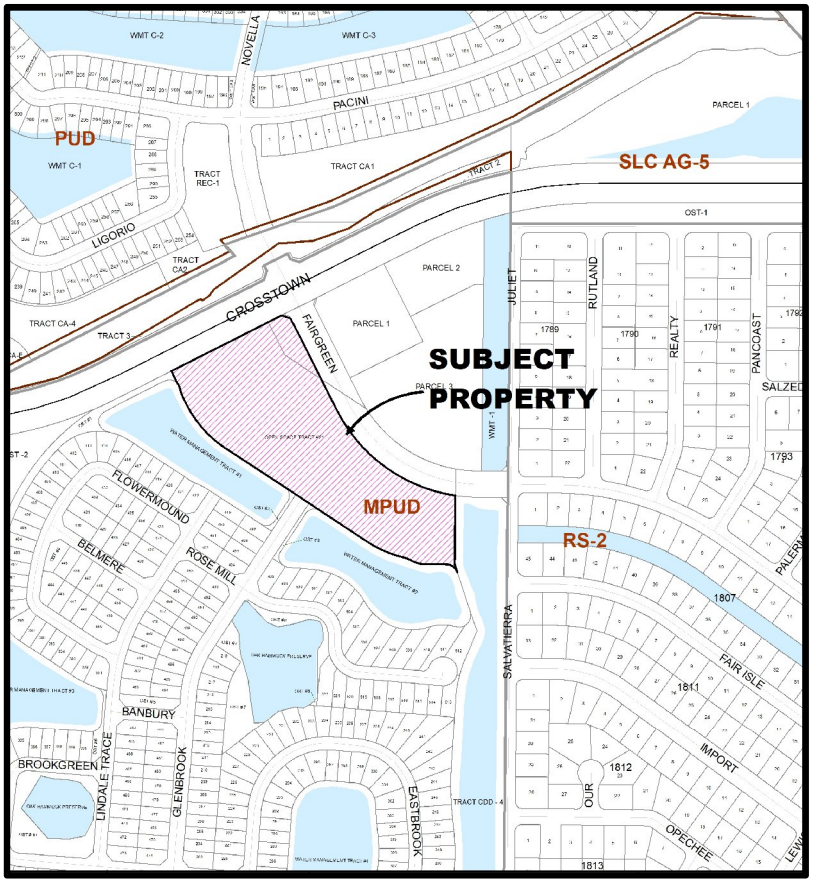
Location and Aerial





Land Use and Zoning





PORT ST. LUCIE
HEART OF THE TREASURE COAST

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Convenience store, gas, and self-storage
South	NCD	MPUD	Heritage Oaks residential community
East	RL	RS-2	Single-family residential community
West	RGC	Verano South PUD 1 Pod C	Open space tracts

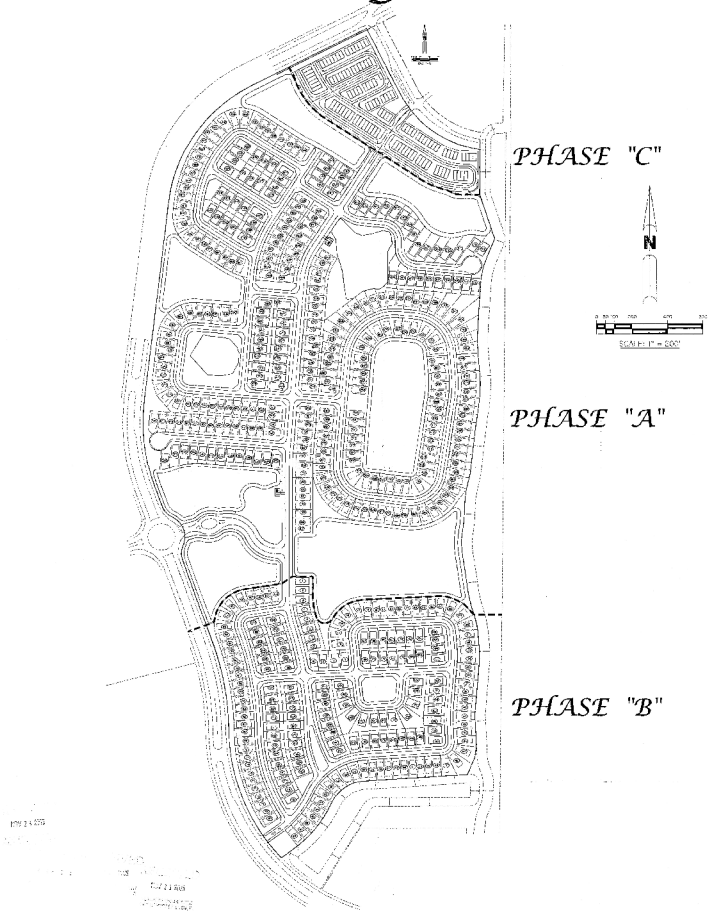
Project Background

- The Tradition MPUD is approximately 3,038 acres and is located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway.
- The development plan divides the project into major sub-areas - Residential, Mixed Use, Village Center, and Town Center.
- Each sub-area is divided into parcels for planning purposes with each parcel designated for a certain use or combination of uses.

Proposed Project

- The proposed amendment pertains to 9.48 acres of undeveloped land that is located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
- The subject property was previously Phase C of Heritage Oaks at Tradition.
- A conceptual site plan for Phase 3 was submitted in 2006 for approximately 106 townhome units.
- The project was never built and it is staff's understanding that the property is no longer associated with the Heritage Oaks community.

HERITAGE OAKS



AT TRADITION

Proposed Project

- The MPUD currently designates the 9.48 acres for residential use as part of the larger Parcel 10 (Heritage Oaks).
- This application will remove the 9.48 acres from Parcel 10, reclassify the 9.48 acres as Parcel 11A, and designate the use for Parcel 11A as Retail/Office to provide for the property to be developed for commercial and other uses in the future.

Proposed Project

- The non-residential uses permitted in the MPUD for Mixed Use include: office use, medical use, banks, restaurant with drive through, retail, service station, car wash, multi-family dwellings, day care, and recreation facility as well as civic and cultural uses.
- To accomplish the change, the application amends Exhibits 5 of the MPUD document, Exhibit 8, the MPUD concept plan, and Exhibit 8B, the conceptual land use plan, to add Parcel 11A and designate it for Retail/Office use.

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

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

TOWN CENTER: PARCELS 1,1A, 1B,1C, 2
TOTAL: 242.19 ACRES
RESIDENTIAL USE: % OF TOTAL: 36.4%
PARCELS 1, 1A, 1B, 1C AREA: 7.89 ACRES
PARCEL 2 AREA: 39.99 ACRES

OFFICE/ RETAIL, CIVIC:
PARCEL 1 AREA: 75.89 ACRES

MIXED USE: PARCELS 4, 5, 7, 8, 10, 11, 11A
TOTAL: 443.73 ACRES
RESIDENTIAL, PARCEL 7 & PARCEL 10: % OF TOTAL: 44.93%
PARCEL 7 AREA: 23.79 ACRES
PARCEL 10 AREA: 175.59 ACRES

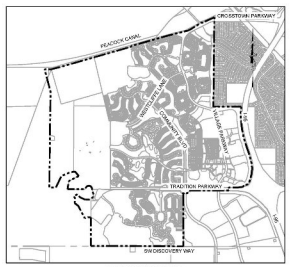
RETAIL / OFFICE / HOSPITAL / UTILITY / CIVIC / INSTITUTIONAL / ASSISTED LIVING FACILITIES / NURSING HOMES
PARCEL 4 AREA: 179.03 ACRES
PARCEL 8 AREA: 10.41 ACRES

SCHOOL / CIVIC / INSTITUTIONAL
PARCEL 5 AREA: 33.63 ACRES

RETAIL / OFFICE
PARCEL 11 AREA: 11.73 ACRES

RETAIL / OFFICE / CIVIC / INSTITUTIONAL (ALL NON-RESIDENTIAL USES LISTED IN EXHIBIT 6, SECTION 4, MIXED USE AREAS, BELOW):
PARCEL 11A AREA: 9.48 ACRES

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



LOCATION MAP
SCALE 1" = 3,000'

GRAPHIC SCALE
800 0 400 800 1600 2400
(IN FEET)

TRADITION WETLANDS	
ID	WETLAND AREA (AC)
W-1	3.93
W-22	3.76
W-22A	0.25
W-24	1.21
W-24A	0.69
W-27	0.71
W-28	0.16
W-29	1.76
W-30	1.46
W-31	5.75
W-32	10.27
W-40	1.71
W-48	3.34
W-56	0.16
W-73	1.96
W-75	3.09
W-77	1.44
W-80	1.13
W-81	0.61
AW-12	11.31
AW-40A	7.17
AW-40B	1.57
AW-41	5.26
AW-43	6.73
AW-46	3.70
AW-52A	7.08
AW-52B	1.61
AW-55	5.00
AW-61	2.85
AW-62A	12.26
AW-62B	2.83
TOTAL	110.76

TRADITION UPLAND CONSERVATION AREAS	
ID	WETLAND AREA (AC)
UC-1	2.20
UC-2	1.10
UC-3	6.80
UC-4	4.90
UC-5	4.90
UC-6	19.10
UC-7	6.50
UC-8	15.70
UC-9	14.60
TOTAL	75.30

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

TRADITION MPUD AMENDMENT
PORT ST LUCIE, FL
CITY OF PSL PROJECT NO. P06-109

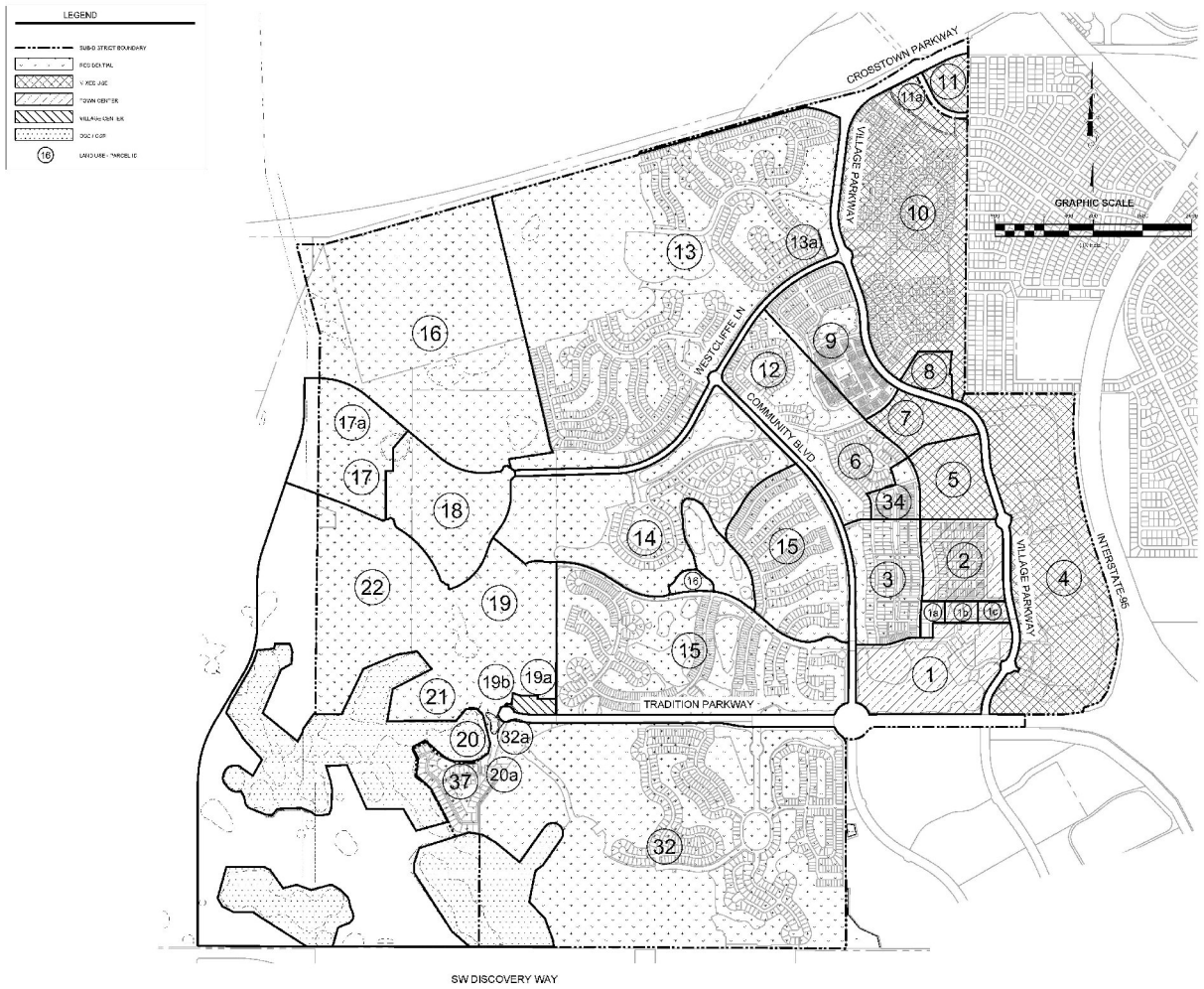
EXHIBIT 8

DATE: 3/4/2026
SCALE: AS SHOWN
DRAWN BY: --
DESIGNED BY: --
CHECKED BY: --
PROJECT No.: 25-385
SURVEYOR ID No.: 32954
DRAWING No.: EXHIBIT 8

DAVID C. BAGGETT, P.E. (DATE)
481375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

25-385 EXHIBITS R3.DWG

PORT ST. LUCIE
HEART OF THE TREASURE COAST


LEGEND
SUB-DISTRICT BOUNDARY
RESIDENTIAL
VILLAGE CENTER
LAND USE PARCEL ID
CROSSTOWN PARKWAY
VILLAGE PARKWAY
WESTCLIFFE LN
COMMUNITY BLVD
TRADITION PARKWAY
INTERSTATE 95
SW DISCOVERY WAY
GRAPHIC SCALE
NOT FOR CONSTRUCTION
HALEY WARD
TRADITION MPUD AMENDMENT
EXHIBIT 8B
EXHIBIT 8B

Land Use Consistency

- The subject property is located within the Tradition DRI and within a designated Mixed Use sub-district as depicted on Map H of the Tradition DRI and Figure 1-3 of the Future Land Use Element.
- Per Policy 1.2.2.7 of the comprehensive plan, Mixed-Use Areas can include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.
- Each mixed-use area must contain a minimum of three or more uses as described above, one of which shall be residential. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential.

Staff Findings

- The Tradition MPUD provides for a variety of uses under the Mixed-Use Sub-Area including residential.
- The removal of 9.48 acres from residential will not adversely impact the amount of acreage designated for residential use in the Mixed-Use Area.
- It is currently at approx. 47% this application will reduce it to 44.93%.

Staff Findings

- Policy 1.1.7.3 of the comprehensive plan states that the City should encourage commercial and mixed-use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.
- Given the proximity of the subject property to residential development to the south and east, staff is recommending a condition of approval to require future development of the property to include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

Staff Recommendation

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the February 25, 2026 Site Plan Review Committee meeting.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval subject to the following condition:

1. Future development of the property shall include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

From: Jerline B.
To: Bridget Kean
Subject: Public Comment – Opposition to MPUD Amendment (P26-026)
Date: Wednesday, April 1, 2026 9:31:45 PM

Dear Planning & Zoning Board Members,

I am writing as a concerned resident regarding the proposed MPUD Amendment No. 16 (P26-026) to convert a portion of land near Crosstown Parkway and SW Fairgreen Drive from residential use to commercial use.

I respectfully oppose this amendment.

This area has been developed and valued as a family-oriented residential community. Introducing commercial zoning in this location would significantly change the character of the neighborhood in ways that many residents did not anticipate when choosing to live here. Increased traffic, congestion, noise, and safety concerns—especially for children and families—are inevitable outcomes of this type of change.

In addition, the existing green space and open areas are essential to maintaining the quality of life in our community. These spaces provide not only environmental benefits, but also a sense of balance, peace, and livability that cannot be replaced once lost. Preserving green areas should be prioritized over additional commercial expansion, particularly in already growing and densely developing areas.

Our community does not need more commercial development at the expense of residential integrity. What we need is thoughtful planning that protects families, reduces overcrowding, and maintains safe, accessible, and green environments.

I urge the Board and City Council to carefully consider the long-term impact of this amendment and to deny the proposed zoning change.

Thank you for your time and consideration.

Sincerely,
Jerline Baltimore
Resident of Fairgreen Community

Bridget Kean

From: Planning
Sent: Thursday, April 2, 2026 10:39 AM
To: Bridget Kean
Subject: FW: P26-026 - Tradition MPUD Amendment No. 16/ P&Z April 7th
Attachments: Public Comment Form

From: Tommie M. Fowler <Tommie.M.Fowler@stlucieco.gov>
Sent: Thursday, April 2, 2026 8:31 AM
To: Planning <Planning@cityofpsl.com>
Cc: Kori Benton <Kori.Benton@stlucieco.gov>; Benjamin Balcer <Benjamin.Balcer@stlucieco.gov>
Subject: P26-026 - Tradition MPUD Amendment No. 16/ P&Z April 7th

Good morning,

We received the attached public comment for P26-026 - Tradition MPUD Amendment No. 16, going to P&Z on April 7th.

Thank you & have a wondeful rest of the week.

Tommie Marie Fowler | Planning Tech | Planning and Development Services
Ph: 772-462-1584 | Fax: 772-462-1581 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

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Bridget Kean

From: noreply@formstack.com
Sent: Wednesday, April 1, 2026 8:56 PM
To: Benjamin Balcer; Kori Benton; Joseph Sabater; Tommie M. Fowler
Subject: Public Comment Form

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Formstack Submission For: Public Comment Form

Submitted at 04/01/26 8:56 PM

Date of Meeting:	Apr 07, 2026
Board or Council :	Planning & Zoning Commission
Topic or Agenda Item:	P26-026 - Tradition MPUD Amendment No. 16
Your Comment:	I am a property owner located directly across the pond from the parcel under consideration and I respectfully request that the board deny the proposed rezoning from residential to commercial use. The intersection at Crosstown Parkway already experiences regular congestion, particularly for vehicles turning southbound, and traffic backs up multiple times per day; adding a high traffic commercial use at this location would increase vehicle volume, turning movements, and the risk of accidents while further straining an already impacted intersection. Commercial activity would also introduce sustained noise from vehicles, deliveries, and late night operations, and since the nearby Circle K was built there has been a noticeable increase in noise in this area, which additional commercial development would only intensify and further reduce the quality of life for surrounding residents. The existing tree line serves as a buffer between Crosstown Parkway and the homes to the south, and

	removing this vegetation would expose residences to increased noise, lighting, and roadway activity while also eliminating existing wildlife habitat. This proposed change is not compatible with the surrounding residential character and would introduce a level of intensity that does not align with the existing neighborhood. For these reasons, I respectfully urge the board to deny this rezoning request. Thank you for your time and consideration.
Your name:	Kevin Fess
Address:	10460 SW Southgate CT Port Saint Lucie, FL 34987
Email:	kmfess@gmail.com
Phone:	(772) 812-9962

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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

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Agenda Summary

2026-320

Agenda Date: 4/7/2026 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P26-029 Midway Specialty Care Center, Inc. - Rezoning

Location: 4495 SW Port St. Lucie Blvd
Legal Description: Lot 1, Block 2320, Port St. Lucie Section Thirty Three, according to the plat thereof as recorded in Plat Book 15, Page 1, 1A-1V, of the Public Records of St. Lucie County, Florida
This is a request to rezone a 0.28-acre parcel from Single-Family Residential (RS-2) to General Commercial (CG).

Submitted By: Marissa Da Breo-Latchman, Environmental Planner II

Executive Summary: The applicant is requesting approval for the rezoning of a 0.28-acre parcel from Single-Family Residential (RS-2) to General Commercial (CG). The property is located at the southeast corner of SW Port St. Lucie Boulevard and SW Babbit Dr. The applicant proposes to develop the parcel and the larger, 3.3-acre parcel adjoining, owned by the same entity, to allow the development of a medical office building.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the request to rezone the 0.28-acre parcel from RS-2 Single Family Residential to General Commercial (CG).

Alternate Recommendations:

1. Move that the Board recommend denial of the rezoning to the City Council.

Background: The parcel has a Future Land Use designation of General Commercial (CG) which is not compatible with the existing RS-2 Single Family Residential zoning.

Issues/Analysis: The proposed rezoning is consistent with Policy 1.1.4.13 in which the General Commercial (CG) zoning district is listed as a compatible zoning district under the General Commercial (CG) future land use classification. The parcel does not meet the minimum lot size of 20,000 SF per Sec. 158.124 (E) General Commercial (CG) Minimum Lot Requirements but does when combined with the adjacent lot under the same ownership. A Unity of Title will be required to combine this parcel with the adjacent parcel prior to this item being taken to City Council for approval.

Special Consideration: N/A

Location of Project: 4995 SW Port St. Lucie Boulevard

Attachments: 1. Staff Report, 2. Application. 3. Deed, 4. Agent Authorization, 5. Staff Presentation.

Midway Specialty Care Center, Inc.
Rezoning
P26-029

SUMMARY

Applicant's Request:	To rezone the 0.28-acre subject property from Single-Family Residential (RS-2) to the General Commercial (CG) Zoning District.
Property Owners:	Midway Specialty Care Center, Inc.
Applicant:	Del Toro Law
Location:	Southeast corner of SW Port St. Lucie Blvd and SW Babbit Dr
Address:	4495 SW Port St. Lucie Blvd
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant, Del Toro Law., on behalf of property owner, Midway Specialty Care Center Inc., is requesting approval for the rezoning of a 0.28-acre parcel from Single-Family Residential (RS-2) to General Commercial (CG). The parcel is legally described as Port St. Lucie Section 33, Block 2320, Lot 1 and is located at the southeast corner of SW Port St. Lucie Boulevard and SW Babbit Dr. The property has an assigned address of 4495 SW Port St. Lucie Boulevard.

The property has a future land use designation of General Commercial (CG) which is compatible with the proposed General Commercial (CG) zoning district.

Background

The subject parcel and larger adjoining parcel to the south are owned by the same entity, Midway Specialty Care Center, Inc. The larger, 3.3-acre parcel is zoned General Commercial with an underlying General Commercial Future Land Use. The subject parcel is zoned Single-Family Residential (RS-2) with an underling General Commercial Future Land Use. The requested rezoning will rectify the incompatibility of the zoning and future land use on the subject parcel and will provide consistency between both parcels to allow for the future development of a medical office building.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the subject property on March 20th, 2026 for the April 7th, 2026, Planning & Zoning Board meeting.

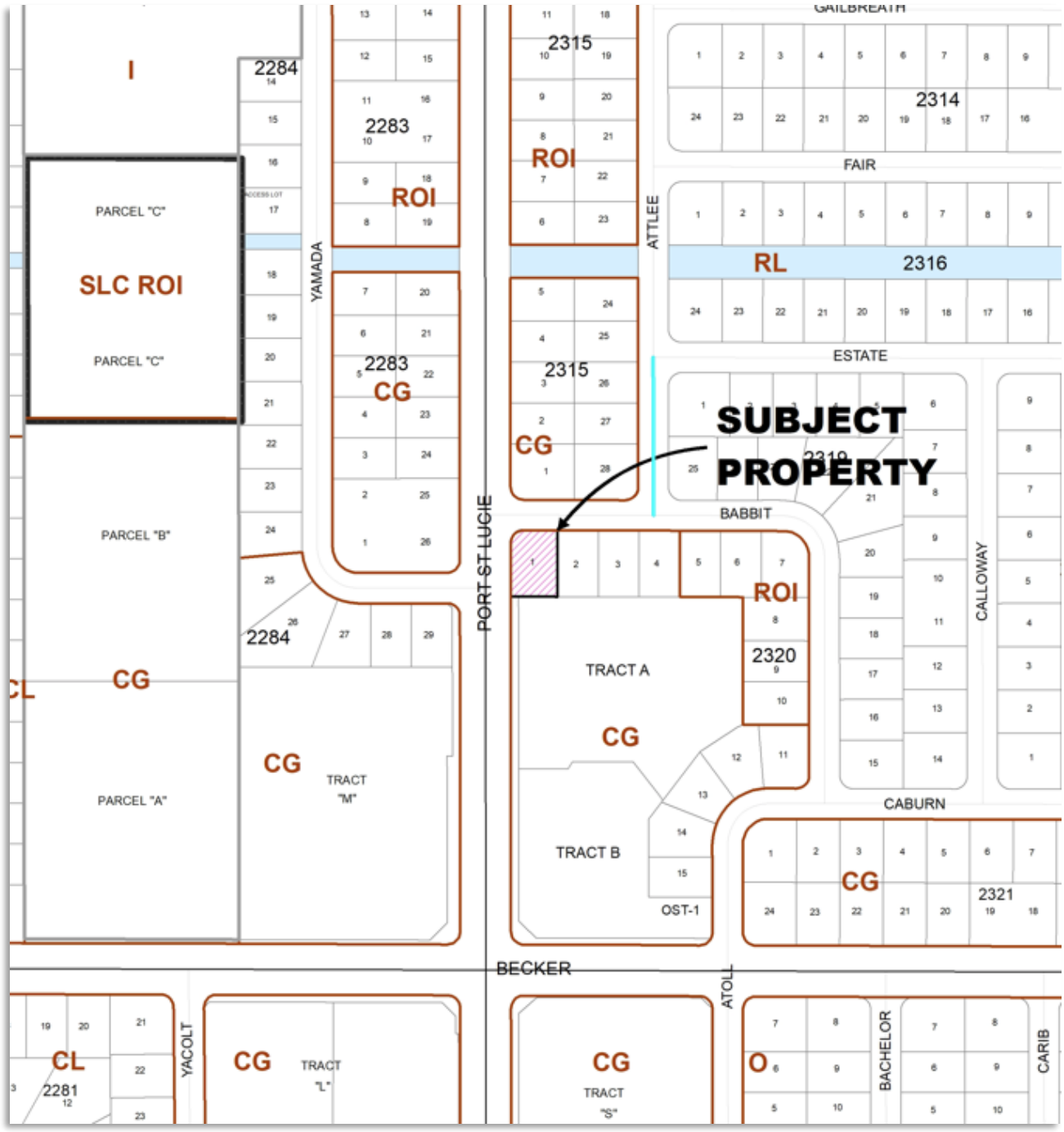
Location and Site Information

Parcel Number(s):	3420-660-3413-000-6
Property Size:	0.28 acres
Legal Description:	Port St. Lucie Section 33, Block 2320, Lots 1 (Map 44/31S) (OR 818-677)
Future Land Use:	General Commercial (CG)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant lot
Requested Zoning:	General Commercial (CG)
Proposed Use:	TBD

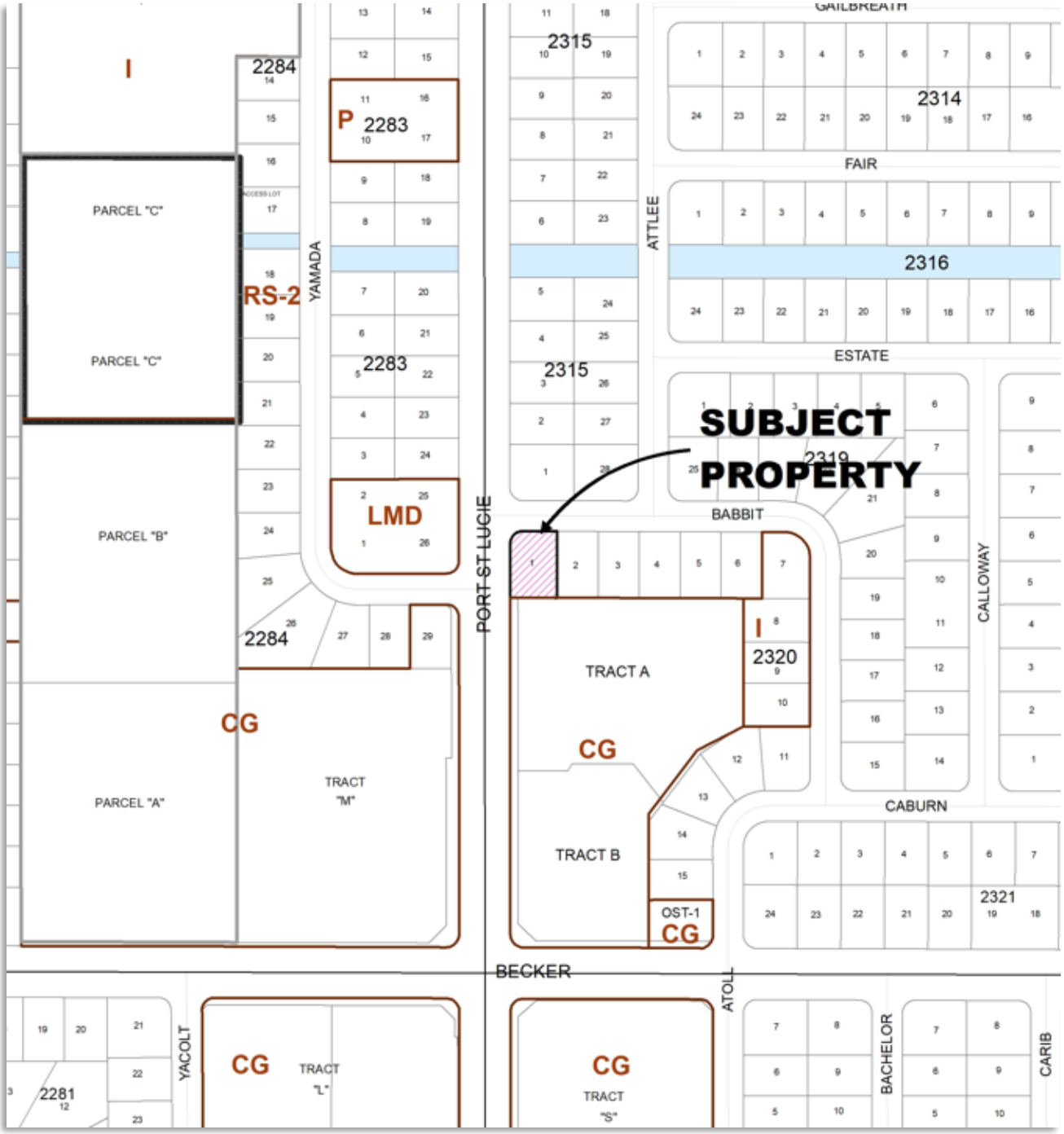
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	RS-2	Vacant land, Single-family Residential
South	CG	CG	Vacant Land
East	CG	RS-2	Single-family Residential
West	CG	RS-2, LMD	Multi-family development, vacant land, Single-family Residential

CG - General Commercial, LMD-Limited Mixed Use, RS-2 - Single-Family Residential



FUTURE LAND USE MAP



EXISTING ZONING MAP

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the CG Future Land Use Designation to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses. The proposed rezoning is consistent with Policy 1.1.4.13 in which the General Commercial (CG) zoning district is listed as a compatible zoning district under the General Commercial (CG) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
General Commercial (CG)	CN, **CG**, P, GU, LMD

ZONING REVIEW

***Applicant's Justification Statement*:** The applicant requests the rezoning to make both parcels consistent to allow for unity of title and future development.

***Staff Analysis*:** The current RS-2 does not support commercial development and is incompatible with the underlying CG Future Land Use. The proposed rezoning to CG will eliminate the inconsistency and provide the property owner with parcels that have uniformed zoning to enable future development.

The parcel does not meet the minimum lot size of 20,000 SF per Sec. 158.124 (E) General Commercial (CG) Minimum Lot Requirements but does when combined with the adjacent lot under the same ownership. The parcel will require a Unity of Title with the adjacent parcel prior to this application being reviewed by the City Council.

ENVIRONMENTAL REVIEW

The site is vacant but surrounded by developed parcels to the north, east and west. Parcels south to Becker Road are vacant. Development plans are in review for the parcels to the southwest across Port St. Lucie Boulevard.

RELATED PROJECTS

None.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

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 recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: Courtney@deltoro.law

PROPERTY OWNER:

Name: Midway Specialty Care Center Inc.

Address: 3255 South US Highway 1, Fort Pierce, FL 34982

Telephone No.: (772) 742-9276 Email "Kathryn Hayden" <khayden@midwaycare.org>

AGENT OF OWNER (if any)

Name: Del Toro Law - Peter Del Toro | Courtney Ellert

Address: 525 SW Camden Ave Stuart FL 34994

Telephone No.: 772-444-0101 Email Courtney@deltoro.law

PROPERTY INFORMATION

Legal Description: 4495 SW PORT ST LUCIE BLVD - PORT ST LUCIE-SECTION 33- BLK 2320 LOT 1 (MAP 44/31S) (OR 818-677
(Include Plat Book and Page)

Parcel I.D. Number: 3420-660-3413-000-6

Current Zoning: Vac Residential

Proposed Zoning: Commercial

Future Land Use Designation: _____ Acreage of Property: 0.28

Reason for Rezoning Request: ~~Unity of title needs to be completed once zoning change is completed~~
Re-zoning is required to make both parcels consistent to allow for unity of title and future development. CE

Kathryn E Hayden
*Signature of Owner

KATHRYN E HAYDEN
Hand Print Name

1-27-2026
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.

02/26/20

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5555854 OR BOOK 5400 PAGE 653, Recorded 12/01/2025 09:15:12 AM Doc Tax: $945.00

This Instrument Prepared by:
Courtney Ellert
Del Toro Law
514 South Colorado Avenue
Stuart, FL 34994

After Recording Return to:
Midway Specialty Care Center Inc.
3255 South US Highway 1
Fort Pierce, FL 34982

Parcel Identification Number:
3420-660-3413-000-6

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **21st day of November, 2025** between **Creative Realty Management Inc., a Florida Corporation**, whose mailing address is **PO BOX 8135, Port St. Lucie, FL 34953** ("**Grantor**") to, **Midway Specialty Care Center Inc., a Florida Corporation** , whose mailing address is **3255 South US Highway 1, Fort Pierce, FL 34982** ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **St. Lucie** County, Florida and fully described as follows:

Lot 1, Section 33 in Block 2320, PORT ST. LUCIE according to the plat thereof as recorded in Plat Book 15, Page 1, 1A-1V, of Public Records of Saint Lucie County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Frederick Couri
P.O. Address: 756 SW Monsoon rd
Port St lucie, Fl, 34953

Creative Realty Management Inc., a Florida Corporation

By: Louise Pine-Flanzbaum, Pres
Louise Pine-Flanzbaum, President

Witness
Printed Name: Elicar fernandez
P.O. Address: 4009 N UNIVERSITY DR
APT 6209, SUNRISE, Fl, 33351

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (X) physical presence or (__) online notarization, this 19th day of November, 2025, by Louise Pine-Flanzbaum, President of Creative Realty Management Inc., a FL Corporation, on behalf of the corporation, (__) who is/are personally known to me or (X) who has/have produced Florida ID as identification.

Signature of Notary Public

Frederick Couri
Print, Type/Stamp Name of Notary

FREDERICK COURI
Notary Public-State of Florida
Commission # HH 481044
My Commission Expires
January 15, 2028

LETTER OF AUTHORIZATION

Owner: Midway Specialty Care Center, Inc.

City of Port St. Lucie

Planning & Zoning Department

121 SW Port St. Lucie Blvd.

Port St. Lucie, FL 34984

To Whom It May Concern:

This letter serves as formal authorization that Midway Specialty Care Center, Inc., hereby designates Del Toro Law as its authorized agent and representative.

Del Toro Law is authorized to act on behalf of Midway Specialty Care Center, Inc. in connection with all matters related to the rezoning application and Unity of Title, including, but not limited to:

- Communicating with the City of Port St. Lucie and its departments
- Preparing, executing, and submitting applications and supporting documents
- Responding to requests for additional information
- Attending and presenting at public hearings and meetings, including Planning & Zoning and City Council
- Executing documents necessary for processing the application

This authorization shall remain in full force and effect until completion of the rezoning and Unity of Title process, unless revoked in writing by Midway Specialty Care Center, Inc.

Sincerely,

Kathryn E Hayden - CFO

Authorized Representative

Midway Specialty Care Center, Inc.

Name: KATHRYN E HAYDEN

Title: CHIEF FINANCIAL OFFICER

STATE OF FLORIDA

COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23 day of March, 2026 by Kathryn Hayden as CFO of Midway Specialty Care Center, Inc., who is personally known to me or has produced _____ as identification.

Bethany Sue Harris

Notary Public, State of Florida

Print Name: Bethany Sue Harris

Commission No.: HH 691022

My Commission Expires: 6/30/2029

BETHANY SUE HARRIS
Notary Public-State of Florida
Commission # HH 691022
My Commission Expires
June 30, 2029

Midway Specialty Care Center, Inc.-Rezoning
Project No. P26-029

Planning and Zoning Board Meeting

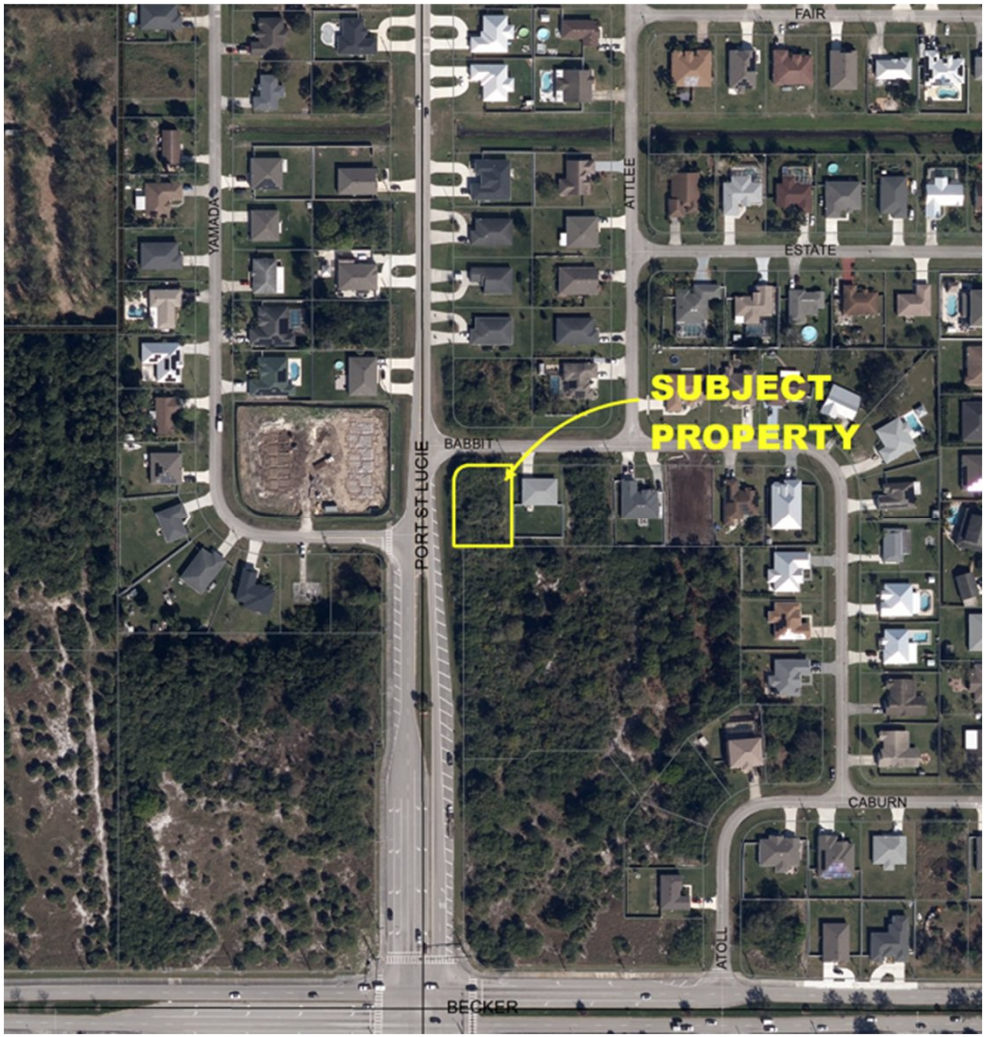
April 7, 2026

Marissa Da Breo-Latchman, Environmental Planner II

Request Summary

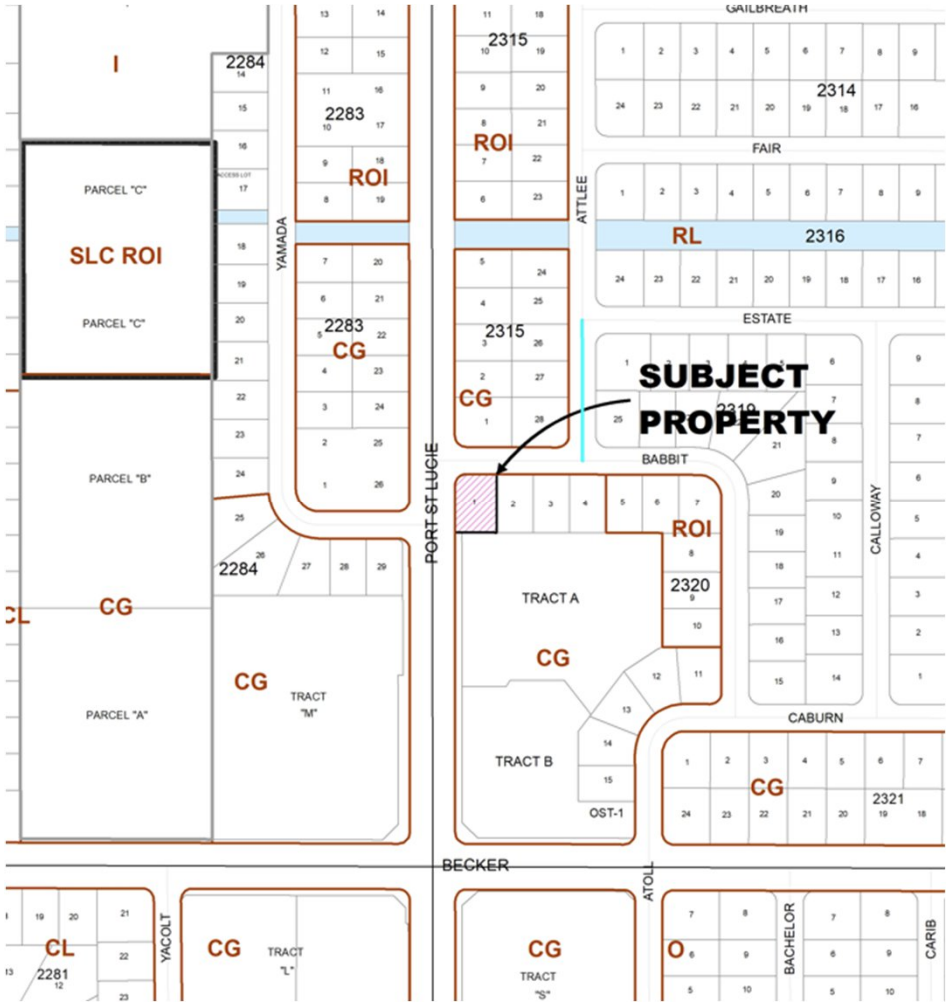
Applicant's Request:	The applicant requests to rezone the subject property from Single-Family Residential (RS-2) to General Commercial (CG) Zoning District to be consistent with the City's Comprehensive Plan and Future Land Use map and the adjoining property, under the same ownership.
Applicant:	Del Toro Law
Property Owner:	Midway Specialty Care Center, Inc.
Location:	The parcel is located at the southeast corner of SW Port St. Lucie Boulevard and SW Babbit Drive.

Aerial Photograph



Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant land, Single-family Residential	CG	RS-2
South	Vacant Land	CG	CG
East	Single-family Residential	CG	RS-2
West	Multi-family development, vacant land, Single-family Residential	CG	RS-2, LMD



Impacts and Findings

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.

Policy 1.1.4.13 Future Land Use	
Future Land Use Classification	Compatible Zoning District
General Commercial (CG)	CN, CG, P, GU, LMD

- The proposed rezoning to General Commercial (CG) zoning district is compatible with the General Commercial (CG) future land use classification.

- The parcel does not meet the minimum lot size of 20,000 SF per Sec. 158.124 (E) General Commercial (CG) Minimum Lot Requirements but does when combined with the adjacent lot under the same ownership. The parcel will require a Unity of Title with the adjoining lot prior to this application being reviewed by the City Council.

Staff Recommendation

Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council.
- Make a motion to recommend denial to the City Council.
- Make a motion to table.