

**AMENDMENT #2 TO THE
APPLICATION FOR CHANGE IN ZONING
TO THE MPUD ZONING DISTRICT FOR THE
TRADITION REGIONAL BUSINESS PARK
@ SOUTHERN GROVE**



TRADITION

EXHIBIT A

Master Planned Unit Development Rezoning Application
City of Port St. Lucie Project Number: ~~P20-158~~ ~~P21-032~~ 21-222
PSLUSD Project No: ~~11-900-20~~ ~~11-900-20~~ 11-900-20

November 9, 2020
Ordinance No. 20-67

1st amendment approved April 12, 2021
Ordinance No. 21-25

2nd amendment approved xxxxxx xx, 2021
Ordinance No. 21-xx



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

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**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

AMENDMENT SUMMARY

Amendment No 1 (p21-032)

1. Amend Section 1 (Application) to provide for revised total acreage area in application for MPUD. Project area is now 335 acres (more or less).
2. Amend Section 1b include updated agent authorization forms.
3. Amend Exhibits 1a through 4 to reflect area of addition to existing MPUD.
4. Amend Section 2 – *Binding PUD Agreement* forms to reflect current property ownership. Move deeds and property ownership related documents to separate Appendix.
5. Amend Section 3 – *MPUD Application – Narrative*, to provide for update to project acreage.
6. Amend Section 4 – *General Standards for Establishment of MPUD District*, to update the project acreage.
7. Amend Section 5 - *Site Information*; a.) amend acreage summary table to reflect the addition of 35 acres (gross) and to move all legal descriptions to Section 7.
8. Amend Section 6 – *Conceptual Master Plan and Regulation Book* to update to project acreage.
9. Amend Section 7 – *Legal Description*, to provide for updated legal description to project area (including graphics).
10. Amend Section 8 – *MPUD Concept Plan* to provide for revised Concept Plan to reflect area of addition.



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

Amendment No 2 (p21-222)

1. Amend Section 1 (Application) to provide for revised total acreage area in application for MPUD. Project area is now 382 acres (more or less).
2. Amend Section 1b include updated agent authorization forms.
3. Amend Exhibits 1a through 4 to reflect area of addition to existing MPUD.
4. Amend Section 2 – Binding PUD Agreement forms to reflect current property ownership. Move deeds and property ownership related documents to separate Appendix.
5. Amend Section 3 – MPUD Application – Narrative, to provide for update to project acreage.
6. Amend Section 4 – General Standards for Establishment of MPUD District, to update the project acreage.
7. Amend Section 5 - Site Information; a.) amend acreage summary table to reflect the addition of 47 acres (gross).
8. Amend Section 6 – Conceptual Master Plan and Regulation Book to update to project acreage.
9. Amend Section 7 – Legal Description, to provide for updated legal description to project area (including graphics).
10. Amend Section 8 – MPUD Concept Plan to provide for revised Concept Plan to reflect area of addition.



AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

SECTION 1 – MPUD APPLICATION



APPLICATION FOR AMENDED 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: Tradition Regional Business Park @ Southern Grove

OWNER(S) OF PROPERTY: Name Port St. Lucie Governmental Finance Corp.
Address 121 SW PSL Blvd. Port St. Lucie Fla 34984
Phone 772-871-5212 Fax Email: wmcurry@cityofpsl.com

APPLICANT OR AGENT OF OWNER: Name Culpepper & Terpening, Inc,
Address 2980 South 25th Street Ft. Pierce Fla 34981
Phone 772-464-3537 Fax 772-464-9497 Email: dmurphy@ct-eng.com

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION FOR BASE AREA, PLUS ANY AREA OF PROPOSED ADDITION

PROPERTY TAX I.D. NUMBER: 4326-600-0002-000-9 4326-600-0005-000-6 4326-600-0001-000-2
4326-600-0003-000-6 (PT OF) 4326-600-0004-000-3 4335-500-0003-000-7
4335-500-0004-000-4 4335-500-0001-0003 XXXX-XXX-XXXX-XXX-X

Original Project (P) Number P20-158 Date Approved Nov 9, 2020

AMENDED PARCEL SIZE (GROSS AREA): 335 382 (MOL) Acres n/a Square Feet

LOCATION OF PROJECT SITE: Northwest corner of I-95 and SW Becker Road

SUMMARY OF AMENDMENT: TO PROVIDE FOR THE ADDITION OF 47 ACRES (MORE OR LESS) TO THE EXISTING TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE MPUD

ATTACH AMENDED PUD CONCEPT PLAN

Dennis J. Murphy
SIGNATURE OF APPLICANT

Dennis J. Murphy
HAND PRINT NAME

September 15, 2021
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



AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

SECTION 1B – AGENT AUTHORIZATION

CITY OF PORT ST. LUCIE
121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984

AGENT CONSENT FORM

PROJECT NAME: Tradition Regional Business Center @ Southern Grove
PARCEL ID: Paar Drive ROW, Sansone Blvd ROW, XXXX-XXX XXXX XXX-X

BEFORE ME THIS DAY PERSONALLY APPEARED RUSS BLACKBURN, City Manager 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.

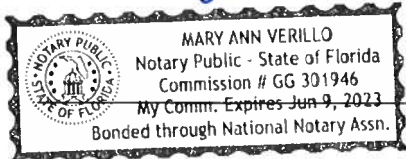
FURTHER AFFIANT SAYETH NOT:

Handwritten signature of Russ Blackburn, Acting City Manager.

The foregoing instrument was acknowledged before me this 12 day of November 2021, by KRISTINA CULPEPPER, Acting City Manager who is personally known to me or who has produced as identification.

Handwritten signature of Notary Mary Ann Verillo.

Type or Print Name of Notary: Mary Ann Verillo



Commission Number (Seal)



AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984

AGENT CONSENT FORM

PROJECT NAME: Tradition Regional Business Center @ Southern Grove
PARCEL ID: 4326-600-0002-000-9 4326-600-0003-000-6 (PT OF)
4326-600-0005-000-6 4326-600-0001-000-2

BEFORE ME THIS DAY PERSONALLY APPEARED RUSS BLACKBURN, Chief Executive Officer 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.

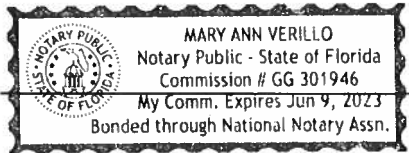
FURTHER AFFIANT SAYETH NOT:

[Signature]
RUSS BLACKBURN,
Chief Executive Officer

The foregoing instrument was acknowledged before me this 12 day of November 2021, by KRISTINA CULPEPPER, Acting City manager who is personally known to me or who has produced as identification.

[Signature]
Signature of Notary

[Signature]
Type or Print Name of Notary



Commission Number (Seal)

NPBIII LEGACY IV, LLC
401 Edgewater PL Ste 265
Wakefield, MA 01880

AGENT CONSENT FORM

PROJECT NAME: Tradition Regional Business Center @ Southern Grove
PARCEL ID: 4326-600-0004-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED _____, _____ (print name)
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. 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 a commercial development.

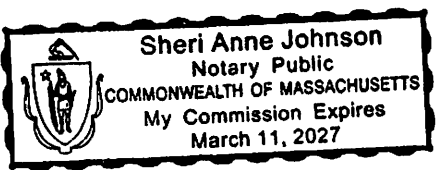
FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this 15th day of November 2021, by Dean Atkins who is personally known to me or who has produced _____ as identification.

[Signature]
Signature of Notary

Sheri Johnson
Type or Print Name of Notary

Commission Number (Seal)



NPBIII LEGACY III, LLC
401 Edgewater PL Ste 265
Wakefield, MA 01880

AGENT CONSENT FORM

PROJECT NAME: Tradition Regional Business Center @ Southern Grove
PARCEL ID: 4335-500-0004-000-4

BEFORE ME THIS DAY PERSONALLY APPEARED _____, _____ (print name)
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. 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 a commercial development.

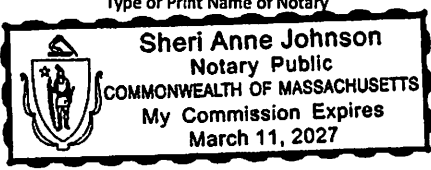
FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this 15th day of November 2021, by Dean Ashins who is personally known to me or who has produced _____ as identification.

[Signature]
Signature of Notary

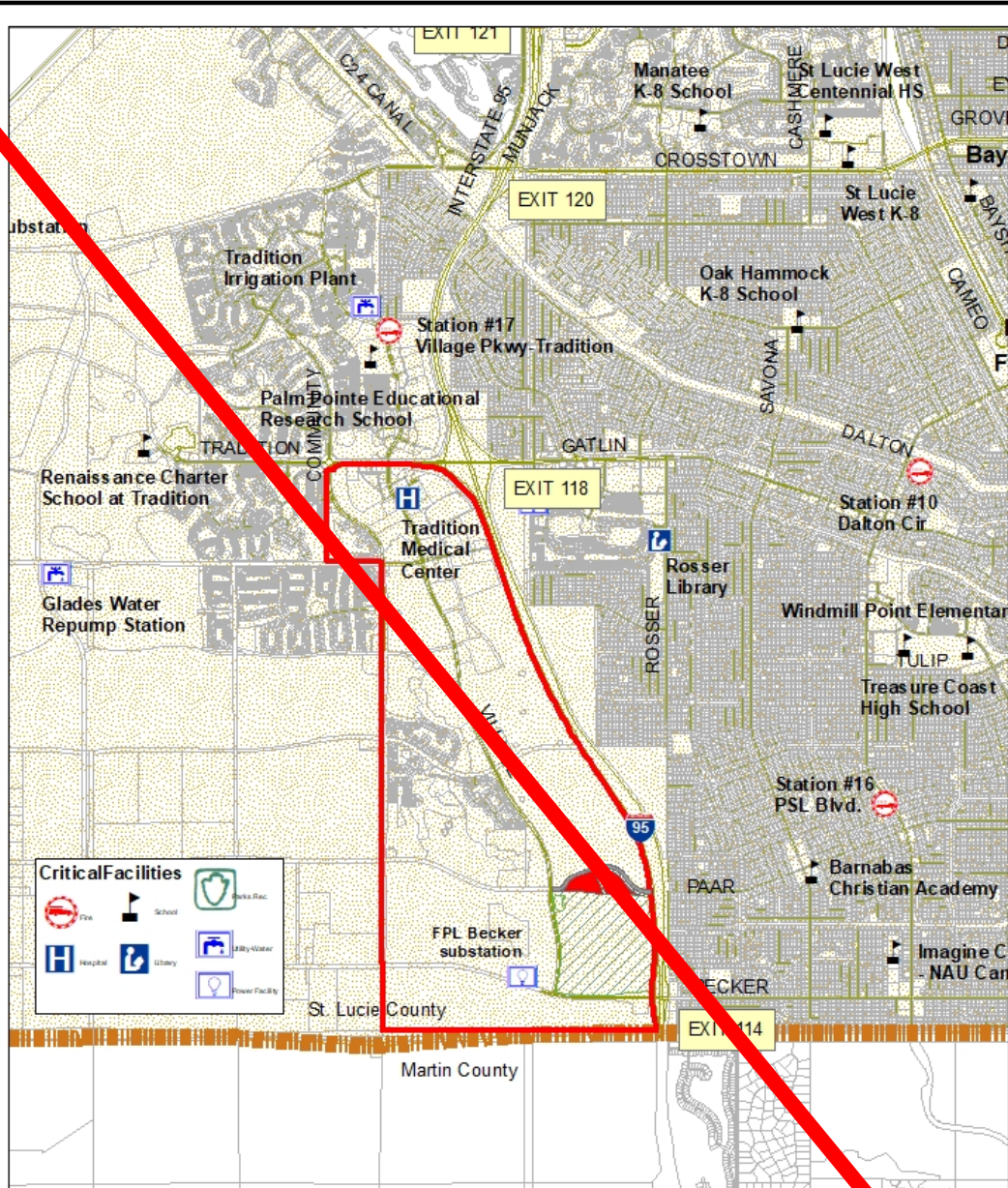
Sheri Johnson
Type or Print Name of Notary

Commission Number (Seal)



AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE

EXHIBIT 1A - LOCATION MAP



Document Path: H:\New Volume\ D:\M\2021\21.015\tradition reg bus park - amazon (MPUD Amend 1)\GIS Folder\Map 1A - Manly Map (5000) - kb 17 2021.mxd

Critical Facilities

TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES

Legend



1 in = 5,000 ft

**EXHIBIT 1A
VICINITY MAP**



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

EXHIBIT 1A - LOCATION MAP



Document Path: H:\New Volume\CDMA\2022\22-01192-018 Tradition Regional Business Park - Amazon\MPUD\Amend 2\GIS\Folderbase input maps - 2023\Map_A - (2) - Vicinity Map (0000) (SEPT 2023).indd


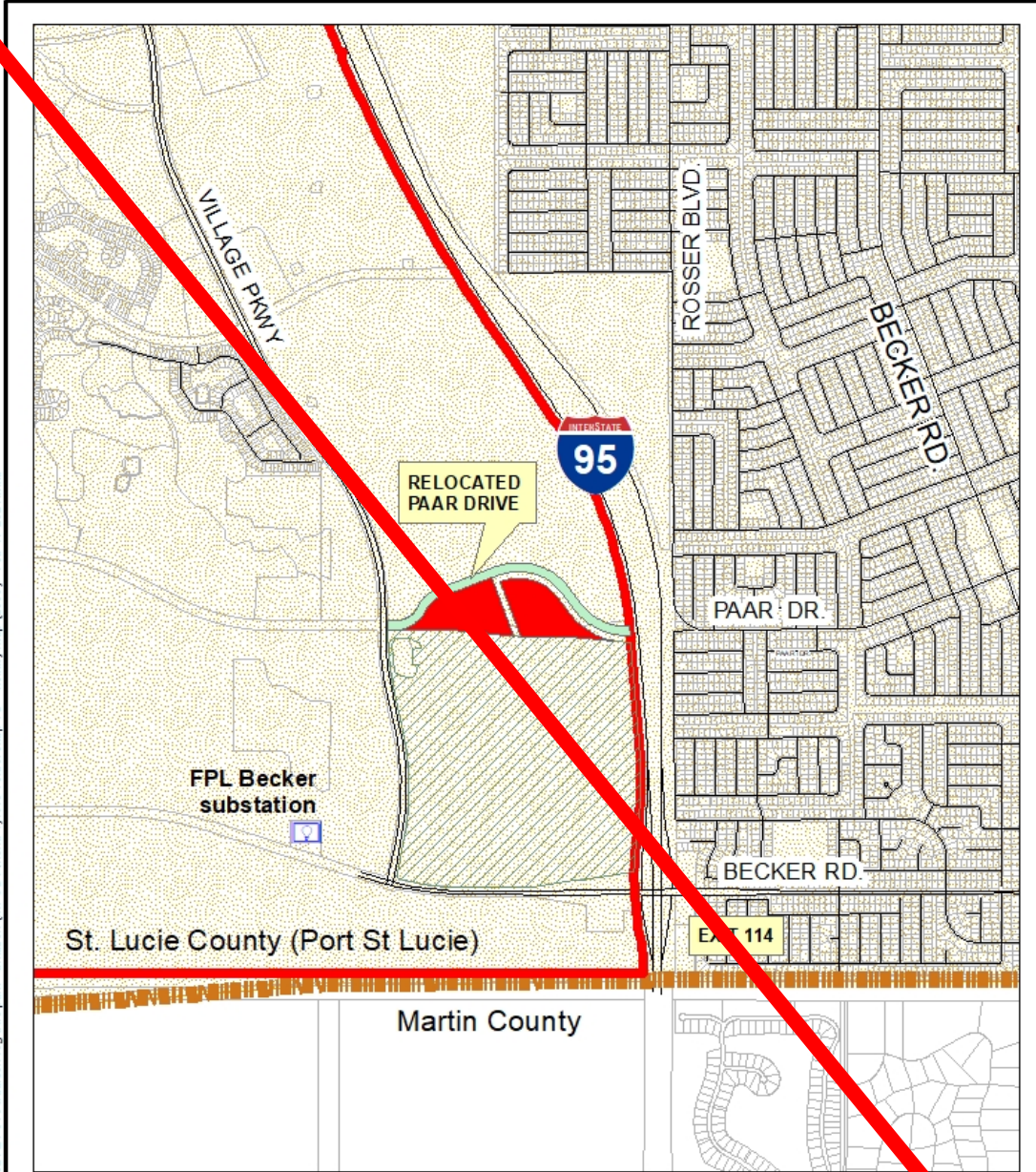



 <p>TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES</p>			<p align="center">EXHIBIT 1A VICINITY MAP</p>
<p>Legend</p> <ul style="list-style-type: none">  TRAD BUS PARK MPUD - BASE AREA  TRAD BUS PARK MPUD - ADD AREA 1  TRAD BUS PARK MPUD - ADD AREA 2  SOUTHERN GROVE 	<p>Critical Facilities</p> <ul style="list-style-type: none">  Bus Stop  School  Hospital  Library  City/Police  Water Utility 		

EXHIBIT 1B - LOCATION MAP

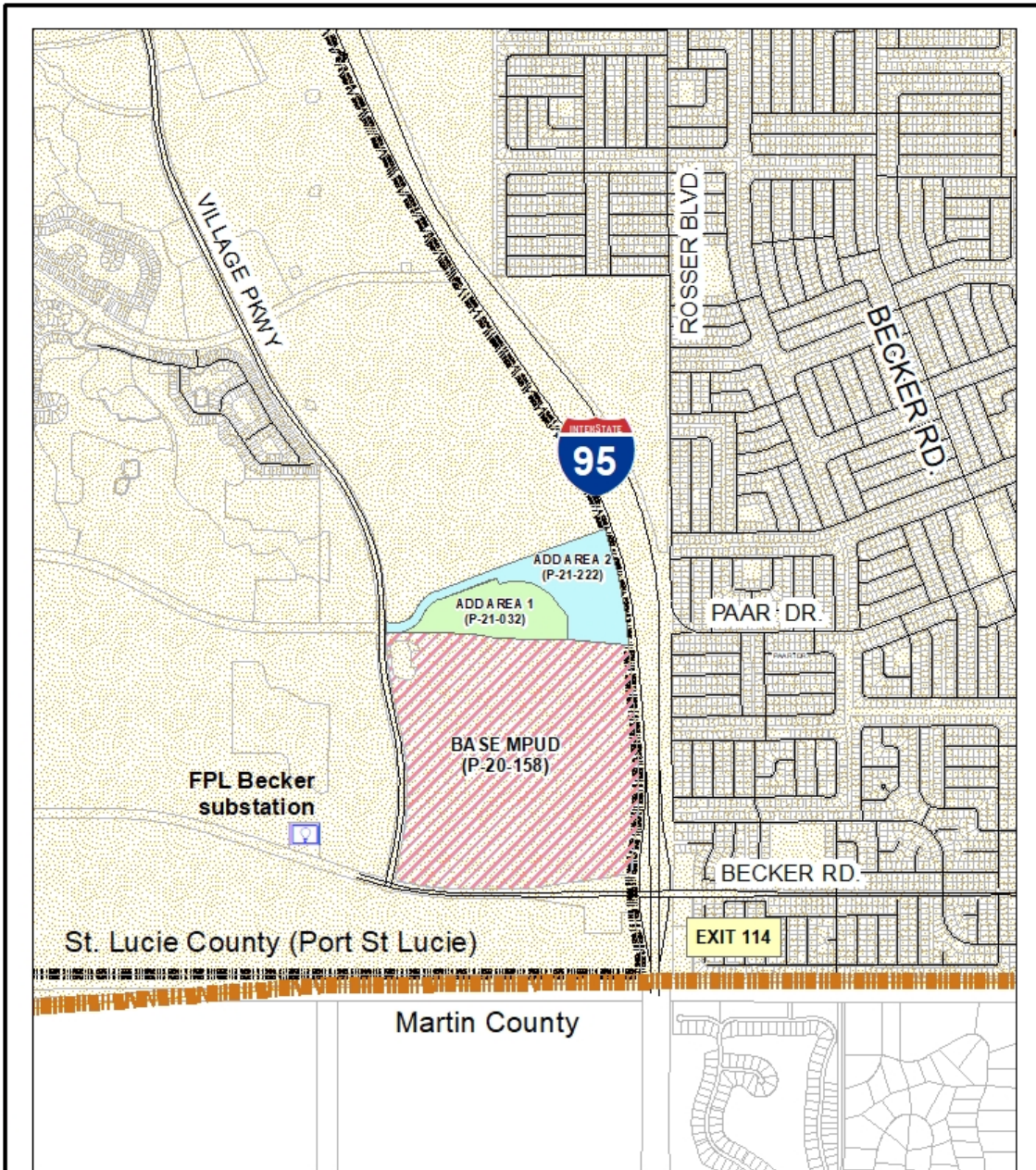


Document Path: H:\New_Volume\...D:\Mw\2021\21-01-15\tradition reg bus park - amazon (MPUD Amend...)\GIS Folder\Map 1B - Vicinity Map (2000) - Feb 17 2021.mxd

 <p>TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES</p>		 <p>1 in = 2,000 ft</p>	<p>EXHIBIT 1B VICINITY MAP</p> 
<p>Legend</p> <ul style="list-style-type: none"> Addition Area 1b Addition Area 1b Paar drive (Relocated) (Per Comp Plan) TRBP MPUD - Project Site 	<ul style="list-style-type: none"> SOUTHERN GROVE City Port St. Lucie 		

**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

EXHIBIT 1B - LOCATION MAP



Document Path: H:\New\Volume1\CUM-2022\21-01521-418\tradition\regbus_park - amazon MPUD Amend 1\GIS\Federalbase\mpudmaps - rev2 - 2022\Map A-2 (V2) - Study Map (2001) (SEPT 2022).mxd









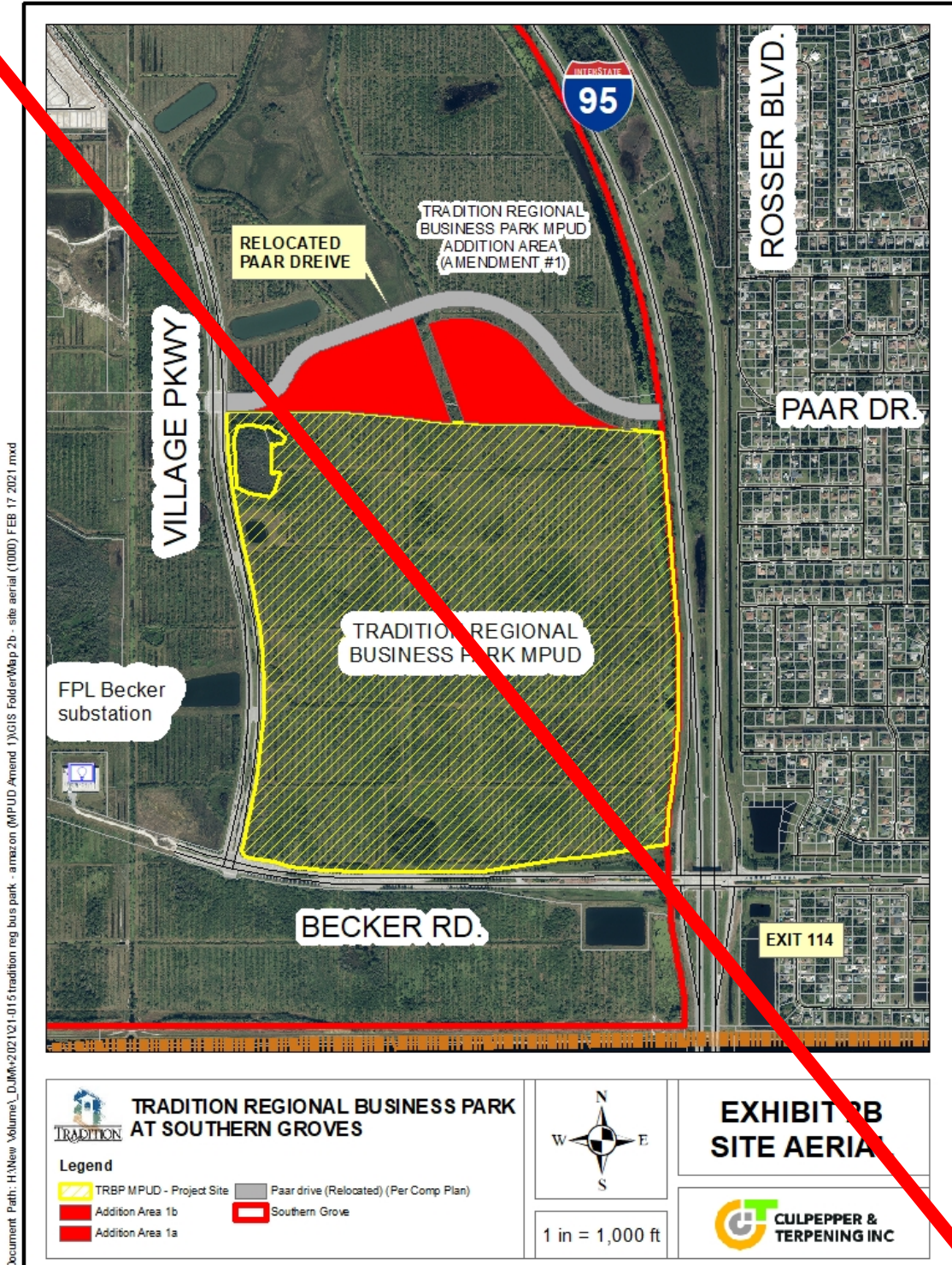
	<p>TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES</p>		<p>EXHIBIT 1B VICINITY MAP</p>
<p>Legend</p> <ul style="list-style-type: none">  TRAD BUS PARK MPUD - BASE AREA  TRAD BUS PARK MPUD - ADD AREA 1  TRAD BUS PARK MPUD - ADD AREA 2  SOUTHERN GROVE City  Port St. Lucie 		<p>1 in = 2,000 ft</p>	

EXHIBIT 2 – SITE AERIAL



Document Path: H:\New Volume\...D:\Map\2021\21-015\tradition reg bus park - amsa.on (MPUD Amend)\GIS Folder\Map 2b - site aerial (1000) FEB 17 2021.mxd




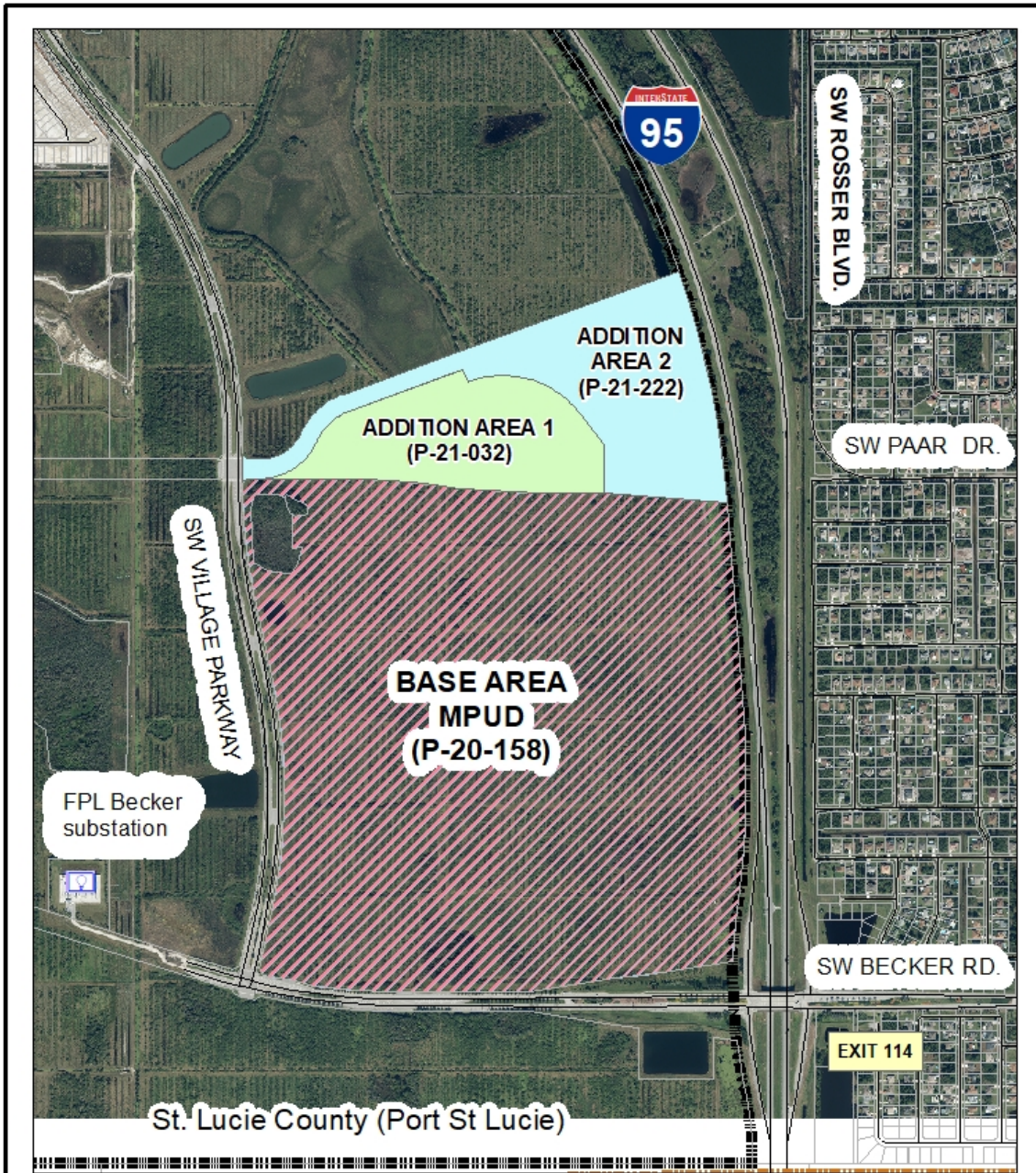
 <p>TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES</p>		 <p>1 in = 1,000 ft</p>	<p>EXHIBIT 2B SITE AERIAL</p> 
<p>Legend</p> <ul style="list-style-type: none"> TRBP MPUD - Project Site Addition Area 1b Addition Area 1a Paar drive (Relocated) (Per Comp Plan) Southern Grove 			

EXHIBIT 2 – SITE AERIAL



Document Path: H:\New_Volumes_2020\2021-01-09_0158_tradition_reg_bus_park - amazon\MPUD\Aerial\ 1025_FddrBase_inpd\mapa - rev 2 - 2021\Map_E - 1025_Aerial_Map_030101_GSEPT2021.mxd








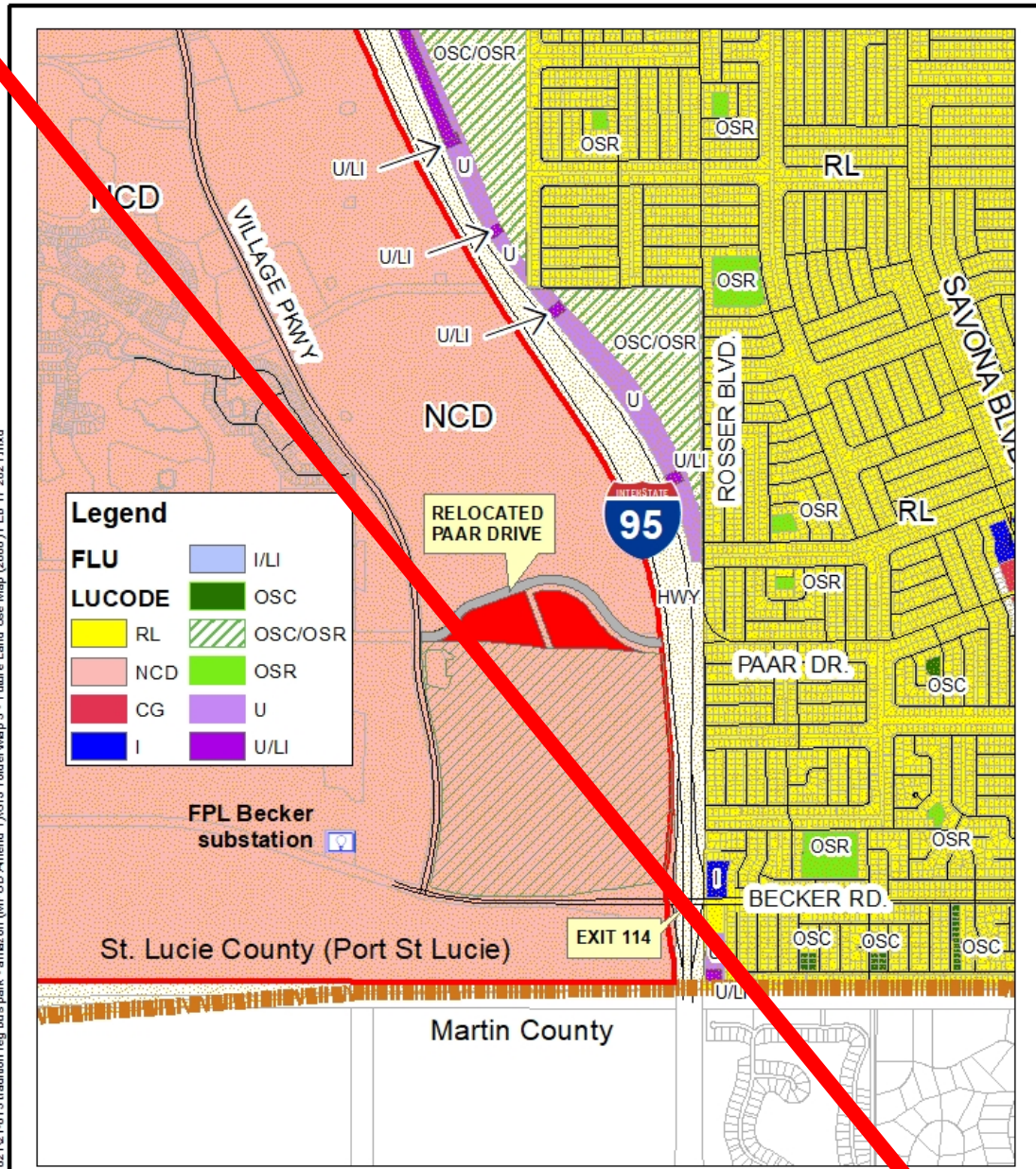
 <p>TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES</p>		<p>EXHIBIT 2 AERIAL MAP</p>
<p>Legend</p> <ul style="list-style-type: none">  TRAD BUS PARK MPUD - BASE AREA  SOUTHERN GROVE  TRAD BUS PARK MPUD - ADD AREA 1  TRAD BUS PARK MPUD - ADD AREA 2 	<p>1 in = 1,000 ft</p>	

EXHIBIT 3 – AREA LAND USE MAP



Document Path: H:\New Volume\...D:\M\2021\21-015\tradition reg bus park - amazon (MPUD Amend 1)\GIS Folder\Map_3 - Future Land Use Map (2000).FEB 17 2021.mxd

Legend	
FLU	I/LI
LUCODE	OSC
RL	OSC/OSR
NCD	OSR
CG	U
I	U/LI

TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES

Legend

TRBPMUD - Project Site	SOUTHERN GROVE
Addition Area 1a	City
Addition Area 1b	Port St. Lucie
Paar drive (Relocated) (Per Camp Plan)	

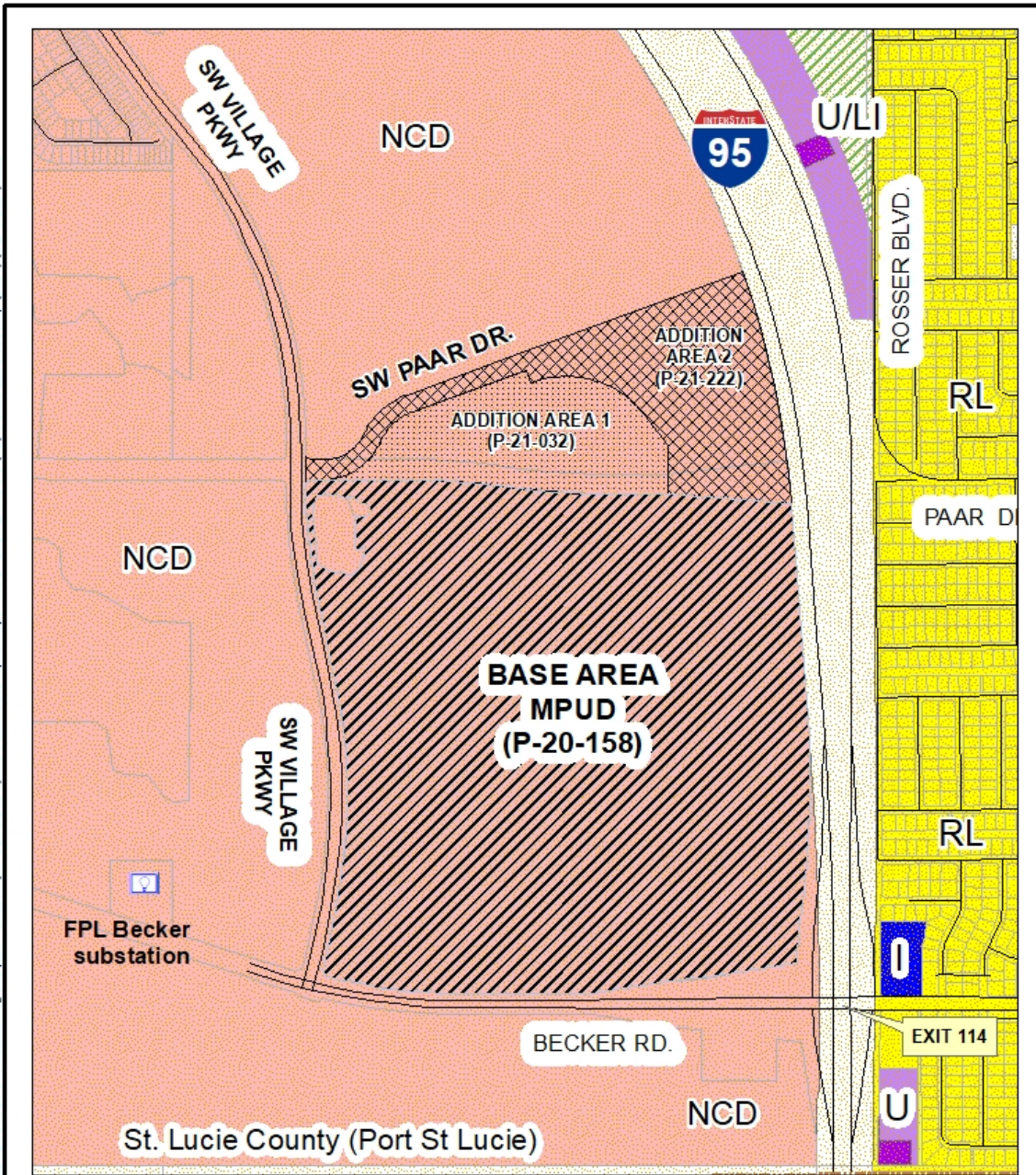


**EXHIBIT 3
EXISTING FUTURE
LAND USE MAP**

1 in = 2,000 ft



EXHIBIT 3 – AREA LAND USE MAP



Document Path: H:\New Volume\2021\12-01-15\1-015\1-015 tradition reg bus park - amazon (MPUD) Amend 1\GIS\FolderBase mpud maps - rev 2 - 2021\EXHIBIT 3 (V2) - Future Land Use Map (2001) (SEPT 2021).mxd














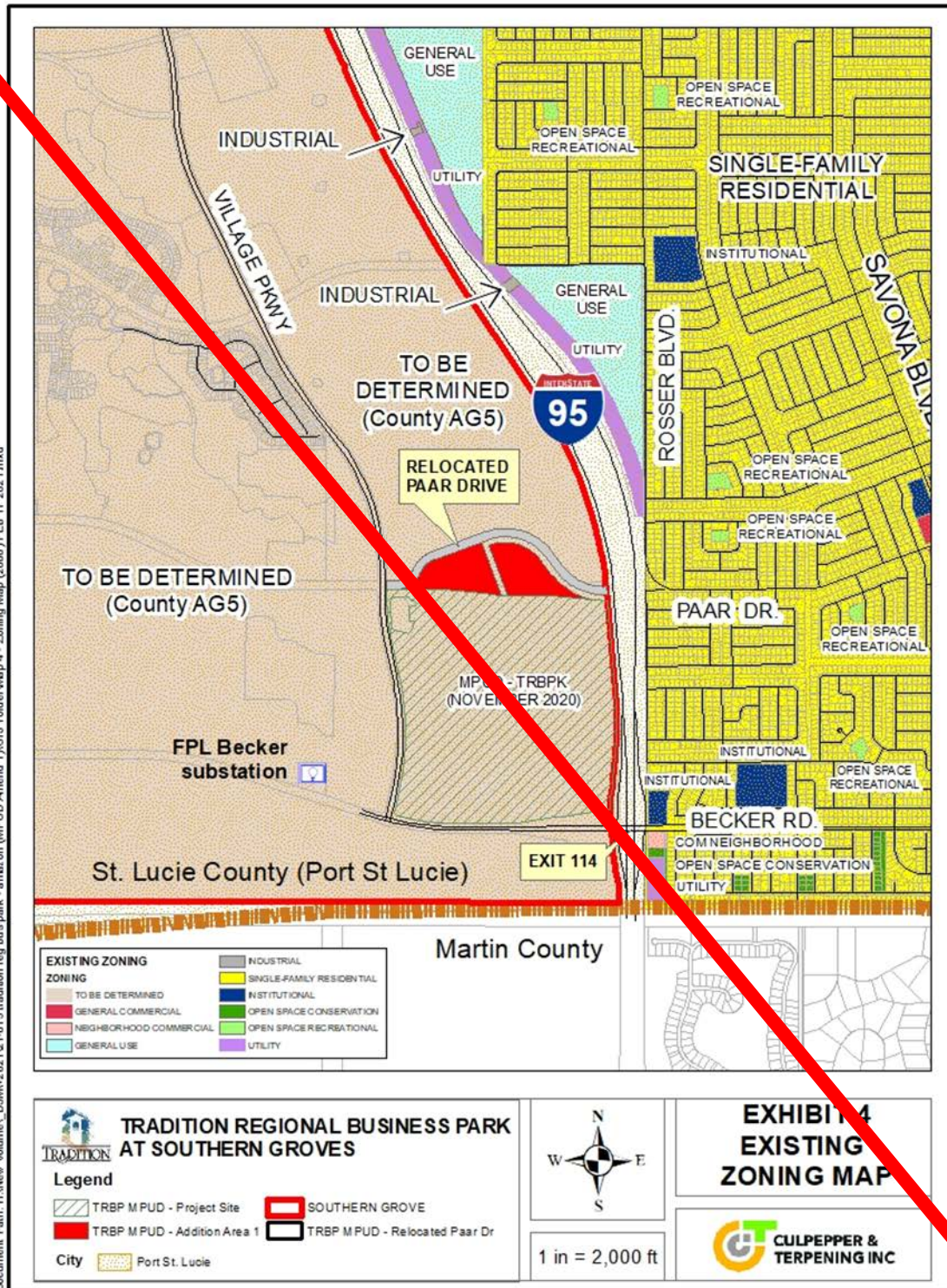
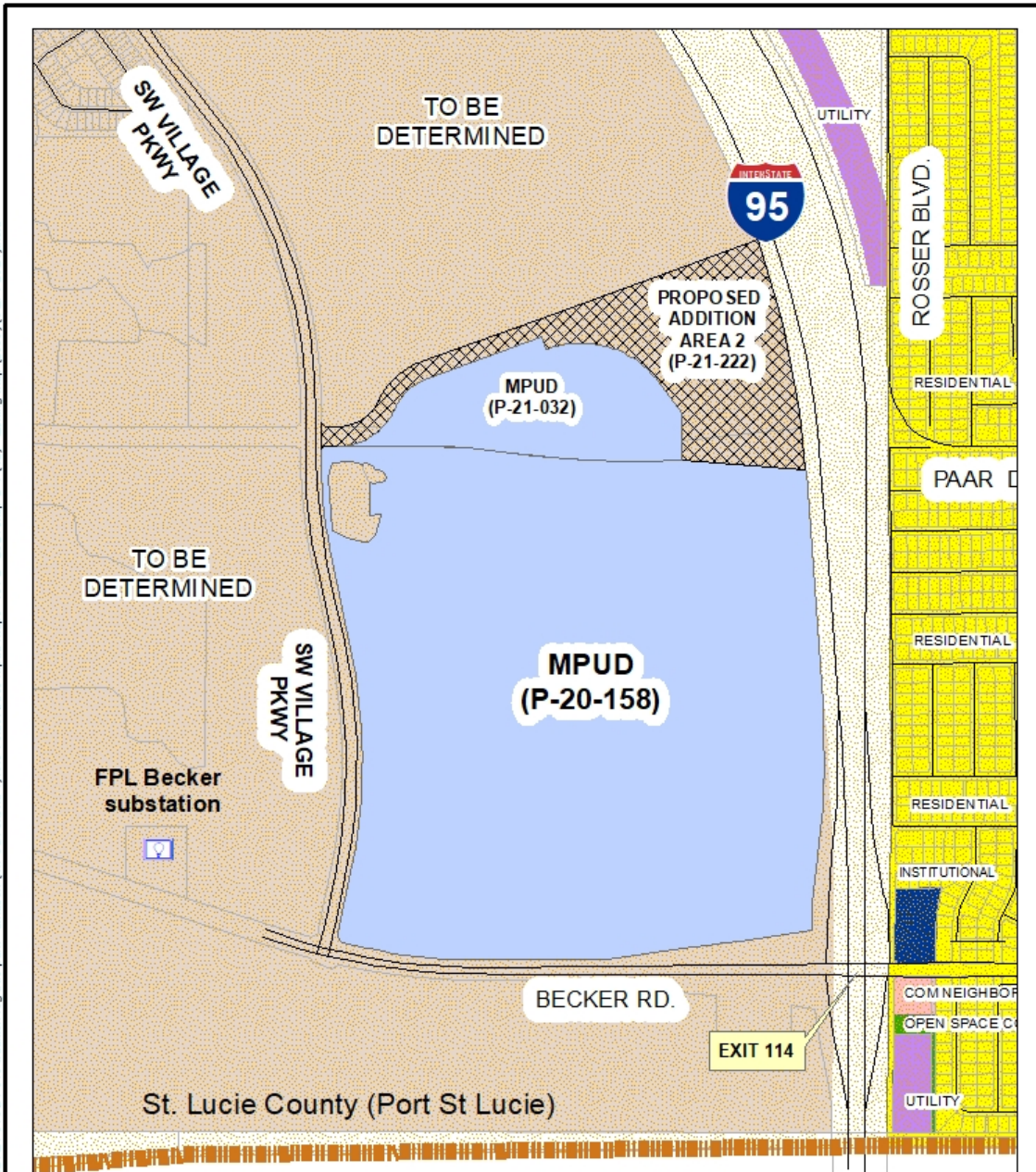
 <p>TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES</p> <p>Legend</p> <ul style="list-style-type: none">  TRAD BUS PARK MPUD - BASE AREA  TRAD BUS PARK MPUD - ADD AREA 1  TRAD BUS PARK MPUD - ADD AREA 2  SOUTHERN GROVE 	<p>FLU CLASSIFICATION LUCODE</p> <ul style="list-style-type: none">  RL  NCD  I  OS/OSR  U  U/LI 	 <p>1 in = 1,000 ft</p>	<p>EXHIBIT 3 EXISTING FUTURE LAND USE MAP</p> 
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EXHIBIT 3 – AREA LAND USE MAP



Document Path: H:\New Volume\ D:\Map\2021\21-01-5\tradition reg bus park - amazon (MPUD Amend)\GIS Folder\Map 4 - Zoning Map (2000) FEB 17 2021.mxd

EXHIBIT 4 - EXISTING ZONING MAP



Document Path: H:\New Volume\... TRADITION REGIONAL BUSINESS PARK - amazon (MPUD Amend 1)\GIS Folder\base mpud maps - rev. 2 - 2021\Map D-1 (V2) - Zoning Map (2000) (SEPT 2021).mxd

TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES

Legend

MASTER PLANNED UNIT DEVELOPMENT	SINGLE-FAMILY RESIDENTIAL
TO BE DETERMINED	INSTITUTIONAL
NEIGHBORHOOD COMMERCIAL	OPEN SPACE CONSERVATION
	OPEN SPACE RECREATIONAL
	UTILITY



1 in = 1,000 ft

**EXHIBIT 4
EXISTING
ZONING MAP**





AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE

SECTION 2 – BINDING MPUD AGREEMENT

CITY OF PORT ST. LUCIE
121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984

BINDING PUD/MPUD AGREEMENT

PROJECT NAME: Tradition Regional Business Center @ Southern Grove- Amendment #1

PARCEL ID: PAAR DRIVE & SANSONE BLVD. (ROAD RIGHT OF WAY)

The property, as described in Section 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 MPUD Zoning Regulations; and,
- (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City.

In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas until such time as a private property association (or equivalent entity acceptable to the City) agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City, the petitioner further agrees to bind all successors in title to the commitments found herein this paragraph made.

In witness whereof, we have hereunto set our hands and seals this 12 ^{November} day of February, 2021.

Witness

CITY OF PORT ST. LUCIE

BY: Mary Ann Vesich
Mary Ann Vesich
Print Name

BY: [Signature]
Russ Blackburn,
ACTING City Manager

BY: [Signature]
Salome Angrand
Print Name



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984

BINDING PUD/MPUD AGREEMENT

PROJECT NAME: Tradition Regional Business Center @ Southern Grove

PARCEL ID:	<u>4326-600-0002-000-9</u>	<u>4326-600-0003-000-6 (PT OF)</u>
	<u>4326-600-0005-000-6</u>	<u>4326-600-0001-000-2</u>
	<u>XXXX-XXX-XXXX-XXX-X</u>	<u>XXXX-XXX-XXXX-XXX-X</u>

The property, as described in Section 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 MPUD Zoning Regulations; and,
- (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City.

In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas until such time as a private property association (or equivalent entity acceptable to the City) agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City, the petitioner further agrees to bind all successors in title to the commitments found herein this paragraph made.

In witness whereof, we have hereunto set our hands and seals this 12 day of November, 2021.

Witness

**PORT ST. LUCIE GOVERNMENTAL
FINANCE CORPORATION, INC.**

BY: Mary Ann Uosila
Mary Ann Uosila
 Print Name

BY: [Signature]
Russ Blackburn,
 Acting Chief Operating Officer

BY: [Signature]
Sabrina Angrand
 Print Name

PSL INDUSTRIAL OWNER LLC
120 S Central Ave.; Ste 500
St. Louis, Missouri 63105

BINDING PUD/MPUD AGREEMENT

PROJECT NAME: Tradition Regional Business Center @ Southern Grove

PARCEL ID: 4335-500-0003-000-7


The property, as described in Section 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 MPUD Zoning Regulations; and,
- (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City.

In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas until such time as a private property association (or equivalent entity acceptable to the City) agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City, the petitioner further agrees to bind all successors in title to the commitments found herein this paragraph made.

In witness whereof, we have hereunto set our hands ad seals this 10th day of November, 2021.

Witness

BY: 
Krystal Schaal
Print Name

PSL Industrial Owner LLC

BY: 
District Manager

BY: 
Blake Roell
Print Name

NPBIII LEGACY IV, LLC
401 Edgewater PL Ste 265
Wakefield, MA 01880

BINDING PUD/MPUD AGREEMENT

PROJECT NAME: Tradition Regional Business Center @ Southern Grove

PARCEL ID: 4326-600-0004-000-3 XXXX-XXX-XXXX-XXX-X
 XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X
 XXXX-XXX-XXXX-XXX-X XXXX-XXX-XXXX-XXX-X

The property, as described in Section 7, is under the unified control of the undersigned Petitioner who agrees to:

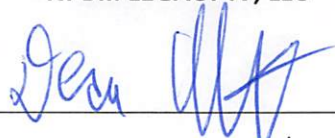
- (1) proceed with the proposed development according to the provisions of the Port St. Lucie MPUD Zoning Regulations; and,
- (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City.

In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas until such time as a private property association (or equivalent entity acceptable to the City) agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City, the petitioner further agrees to bind all successors in title to the commitments found herein this paragraph made.

In witness whereof, we have hereunto set our hands ad seals this 15th day of November, 2021.

Witness
BY: 

Teddy Loughborough
Print Name

NPBIII LEGACY IV, LLC
BY: 

District Manager

BY: 

George Gregory
Print Name



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

SECTION 3 – MPUD APPLICATION - NARRATIVE

The proposed *Tradition Regional Business Park (TRBPK) @ Southern Grove* represents approximately ~~335~~ 382 acres of the broader described area known as the *Southern Grove Jobs Corridor* for the City of Port St. Lucie. The TRBPK is bounded on the west by SW Village Parkway; SW Becker Road to the south; the future SW Paar Drive to the north, and I-95 to east. The TRBPK is intended to be one of the anchoring development activity areas for this critical community corridor.

This application is for designation of the Mixed Use Planned Development (MPUD) zoning district to the TRBPK property and is being filed consistent with the existing and approved Development of Regional Impact Order for the Southern Grove DRI (City Ord No. 20-R05) and the current development policies and objectives of the City of Port St. Lucie Comprehensive Plan, in effect at the time of adoption of this MPUD (November 2020). This MPUD document will serve as the base planning document for the development of all land use activities within this area.

In general, land uses within the TRBPK MPUD may be characterized and divided into two (2) broad categories; 'Business Park' and 'Mixed Commercial'. Section 8 of this MPUD Manual depicts the Conceptual Land Use Plan for the *Tradition Regional Business Park (TRBPK) @ Southern Grove*. The 'business park' area of the TRBPK MPUD is also referred to as 'Legacy Park @ Tradition'.

Uses within the *Tradition Regional Business Park (TRBPK) @ Southern Grove MPUD* will include; warehouse/distribution, light industrial and manufacturing uses, commercial, office, regional retail, medical, restaurant, theaters, hotel, institutional, public use facilities and limited residential uses. Specific permitted uses within these two (2) development zones are identified in Section 5 of this of this manual. When completed, the TRBPK will provide for approximately 2.6 million square feet of industrial use/space; approximately 550,000 square feet of mixed retail/office opportunity use and up to 750 residential units (limited to the mixed commercial land use subareas). Only those uses identified in Section 5 are to be permitted within the TRBPK MPUD.

[END OF SECTION]



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
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SECTION 4 – GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT

Pursuant to Article X.5 of Chapter 158 of Title XV Section 158.187 of the City Code of Port St. Lucie, Florida, the following general standards shall be considered by the City when reviewing any application for change in zoning to the *MASTER PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT*.

(A) Area Requirement:

The minimum size of a MPUD district to be considered for establishment shall be fifty (50) acres. Boundaries of the area shall be identified and established.

The overall area of the *Tradition Regional Business Park (TRBPK) @ Southern Grove* is ~~335~~ 382 acres. Refer to Exhibit 7.

(B) Relation to Major Transportation Facilities:

MPUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts.

The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is located at the northwest corner of the intersection of SW Becker Road and I 95. The TRBPK is bounded on the west by SW Village Parkway (Arterial); on the south by SW Becker Road (Arterial); on the north by the future SW Paar Drive (Major Collector); and, on the east by I-95 (Arterial) to east. Refer to Exhibits A-1 and A-2 for a general project location map.

(C) Relation to Utilities, Public Facilities, and Services:

MPUD districts shall be required to obtain developers agreements regarding provision of utilities, public facilities and services as applicable.

Specific utility service agreements for use and activities within the *Tradition Regional Business Park (TRBPK) @ Southern Grove* will be addressed on a project by project basis within the overall MPUD.

(D) Development of Regional Impact (DRI):

The proposed MPUD district shall be located within an approved DRI and be consistent with all applicable conditions of the approved DRI development order.

This application for change in zoning to the Mixed Use Planned Development (MPUD) zoning district for the *Tradition Regional Business Park (TRBPK) @ Southern Grove*, including any subsequent amendments hereto, is being filed consistent with the existing Final Development Order for the Development of Regional Impact known as the Southern Grove DRI (City Ord No 20-R05) and with the development policies and objectives of the City of Port St. Lucie Comprehensive Plan, in effect at the time of adoption of this MPUD. This MPUD document will serve as the base planning document for the development of all land use activities within this area.

Southern Grove represents one of the five (5) separate Development of Regional Impacts making up the area of Port St. Lucie broadly referred to as 'Tradition'. The approved Development Order for the Southern Grove DRI provides for up to the potential maximum development of 7,388 residential units, 13,187,743 sq. feet of non-residential (commercial/ office/ industrial) use; 791 hotel rooms, 300 hospital beds (primary care), along with institutional, civic, recreation uses and customary accessory uses. Application of the 'conversion matrix' found in this Development Order can allow for variations in this final development mix.



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(E) Consistency with the City Comprehensive Plan.

To be eligible for consideration, a MPUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.

Representative policies from the City's adopted Comprehensive Plan in support of the proposed *Tradition Regional Business Park (TRBPK) @ Southern Grove* MPUD rezoning application include:

Policy 1.2.2.8:

Regional Business Centers (developments with more than 1,000,000 non- residential square feet) shall be established that include 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 following standards shall be met in designing Regional Business Center sub-districts:

- a. Minimum Size: 30 acres
- Maximum Size: 500 acres
- Maximum Building Coverage: 80%
- Maximum Impervious Area: 90%
- Minimum Density of Residential Area: 5.0
- Maximum Density of Residential Area: 35.0
- Maximum Building Height: 150 feet

b. Shall contain a minimum of two or more uses as described in the paragraph above. The minimum two-use requirement shall be identified as part of a MPUD master plan. Individual parcels within a Regional Business Center 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;

The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is considered to be consistent with Policy 1.2.2.8 of the City's Comprehensive Plan. Policy 1.2.2.8 provides for the establishment of large regional business centers that allow for a mix of warehouse distribution, manufacturing, retail, commercial, office and other uses to meet the needs of a larger area. It sets a minimum size requirement of 30 acres for a regional business center and a maximum size of 500 acres and requires a minimum of two or more uses. While the above cited property standards are considered to be the 'minimum' that must be complied with in order to have the 'Regional Business Center Sub-District' applied, individual standards within the *Tradition Regional Business Park (TRBPK) @ Southern Grove* MPUD may be more restrictive.

Individual parcels in both the 'Mixed Commercial' and Business Park areas of the TRBPK are required to undergo separate, site-specific, applications for site development approvals.

While this application requesting MPUD approval for the TRBPK addresses the long-term development plans for this part (area) of the Southern Groves DRI, it is important to note that, in accord with Policy 1.2.2.12 of the City's Comprehensive Plan, agriculture and agriculture related activities shall continue to be permitted in those areas intended for future development until such time as those specific areas are developed for non-agricultural uses.

[END OF SECTION]



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SECTION 5 – SITE INFORMATION

TOTAL ACREAGE:

Development areas included with *Tradition Regional Business Park (TRBPK) @ Southern Grove* MPUD area as follows: (all sub-area acreages are approximate):

REGIONAL BUSINESS CENTER	<u>335</u>	<u>382</u>	acres (Gross Project Area)		
o Business Park	<u>181.7</u>	<u>207.1</u>	Acres*	<u>54%</u>	<u>56%</u> of site (Gross Area)
o Mixed Commercial	<u>66.1</u>	<u>61.1</u>	Acres*	<u>20%</u>	<u>17%</u> of site (Gross Area)
o Streets / Roads (Primary)	<u>23.7</u>	<u>29.7</u>	Acres*	<u>7%</u>	<u>8%</u> of site (Gross Area)
o Stormwater Lakes	<u>64.3</u>	<u>84.3</u>	Acres*	<u>19%</u>	<u>22%</u> of site (Gross Area)

Note: All acreages are approximate within Gross Project Total Area.

Total Developable Acreage 253.8 268.2 acres, more or less

Developable acreage is the sum of the areas designated as “Business Park” and “Mixed Commercial Use” area, and is to be looked as a gross number. Net developable is based on demonstration of compliance with applicable City and MPUD codes and standards

PHYSICAL CHARACTER OF THE SITE:

The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is located in the southern end of the Southern Grove Development of Regional Impact (DRI) on lands legally described in Section 7 of this application, as follows;

- ~~PARCEL 30, SOUTHERN GROVE PLAT NO. 3.~~

As part of the development of TRBPK area, replating actions will be required to account for projected property divisions and future land development activities.

The project site is a former citrus grove. Citrus uses were discontinued in the late 2000’s and the property converted to improved pasture, with active cattle grazing currently (2020) taking place on the property.

In the northwest corner of Parcel 30, Southern Grove Plat No. 3, there is a 5.65-acre tract consisting of an existing conservation and archeological preserve site, identified as part of the Southern Grove Development of Regional Impact. The area shown as being a ‘conservation tract’ has previously been deeded to the Tradition Community Association and the area shown as being a ‘archeological preserve’ site has previously been dedicated to the Southern Grove Community Development District. Both parcels will continue in their current protected use status and are not included in, or considered to be a part, of the overall development plan for the Tradition Regional Business Park @ Southern Grove.

There are no known or observed environmentally unique habitats on the petitioned project site.

RELATION TO MAJOR TRANSPORTATION FACILITIES:



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The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is located on the west side of I-95, east of SW Village Parkway, north of SW Becker Road, and south of the existing City owned right-of-way associated with the future extension of SW Paar Drive. Refer to the Map Exhibits 1A thru 4 for an identification of the relationship of this project site to the areas existing transportation network.

The location of the proposed TRBPK is such that access to the property can be achieved without creating direct traffic impacts along any existing minor streets in any residential areas or districts outside the MPUD.

RELATION TO UTILITIES, PUBLIC FACILITIES AND SERVICES:

The *Tradition Regional Business Park (TRBPK) @ Southern Grove*, property will be served by the City of Port St. Lucie Utilities Department for water & wastewater services; AT&T for backbone communications; Blue Stream Cable for internet and cable service; and Florida Power & Light Company for electric service. All utilities will be located underground.

RELATION OF PEDESTRIAN/ BIKE PATHS

The MPUD Master Plan for the *Tradition Regional Business Park (TRBPK) @ Southern Grove* provides for a coordinated pedestrian network consisting of sidewalks adjacent to all streets and designated bike paths along many of the primary streets in this area. Connection of both sidewalks and bike paths to individual parcels will be addressed as part of the City's site plan review process consistent with City of Port St. Lucie Code of Ordinances. A portion of the TRBPK development area will incorporate the *Tradition Trail Corridor* and encourage multimodal connectivity to community services and districts. The 'Typical Street Sections' (as identified in Section 10) provide for a general depiction of the relationship of the sidewalks and bike paths to be found in this MPUD

[END OF SECTION]

]



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SECTION 6 – CONCEPTUAL MASTER PLAN AND REGULATION BOOK

The proposed *Tradition Regional Business Park (TRBPK) @ Southern Grove* is considered to be a ‘Regional Business Center’ as defined in the City of Port St. Lucie Comprehensive Plan. The *Tradition Regional Business Park @ Southern Grove* represents approximately ~~335~~–382 acres of the broader described *Southern Grove Jobs Corridor* area. The TRBPK is intended to be one of the anchoring development areas for this critical community business corridor.

Land uses within the TRBPK Master Planned Unit Development (MPUD) may be characterized and divided into two (2) broad categories; ‘Business Park’ and ‘Mixed Commercial’. The ‘Business Park’ area of the TRBPK MPUD is also referred to as ‘Legacy Park @ Tradition’. Individual uses within the *Tradition Regional Business Park (TRBPK) @ Southern Grove MPUD* will include; warehouse/distribution, light industrial and manufacturing uses, commercial, office, regional retail, medical, restaurant, theaters, hotel, institutional, public use facilities and limited residential uses.

When completed, the TRBPK will provide for approximately 2.6 million square feet of industrial use/space; approximately 550,000 square feet of mixed retail/office opportunity use and up to 750 residential units (limited to the mixed commercial land use subareas). Refer to the Conceptual Development Plan for the Tradition Regional Business Park, as found in Section 8, for a graphic depiction of the proposed MPUD development plan.

The following subsections represents the base development standards and conditions that serve to define the development standards for the TRBPK.

1. Density/Intensity.

The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is proposed to include (maximum) 750 residential units; 550,000 sq. ft of commercial/office space; 2,600,000 sq. ft of industrial use/distribution space, along with institutional, civic, and recreation uses, including customary accessory uses.

2. Access.

Internal circulation to the project area will be via two (2), north-south, and one (1) east-west collector road(s) that will provide access to the industrial use areas depicted within the *Tradition Regional Business Park (TRBPK) @ Southern Grove MPUD*.

Access to the ‘mixed commercial’ areas along the perimeter of this MPUD shall be through the development of an approved access management plan, to be addressed as part of the replating of the mixed commercial use area of the TRBPK property. Direct (Primary) driveway access onto SW Becker Road and SW Village Parkway from the ‘mixed commercial’ use areas is discouraged, however, limited access driveways may be considered as part of individual site plan reviews.

The internal streets within this MPUD shall have street sections consistent with the examples shown in Section 10 of this master planning document . All proposed multi-lane roads within the TRBPK MPUD area may be built in phases, as may be approved or directed by the City of Port St.



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Lucie, except that where segments of the roads to be constructed include intersections with other arterial streets or roads (existing or proposed), all intersection construction should be in accord with the ultimate designs for the roadway. Signalization improvements shall not be constructed until warranted.

3. Zoning (Lot) Regulations.

Minimum lot size standards for those properties within the Tradition Regional Business Park (TRBPK) area as follows:

a. Minimum Lot Size and Road Frontage (Base Development Parcels):

Mixed Commercial:	Area: 40,000 sq. feet	150 ft lot width	150 ft frontage
Business Park:	Area: Min. 10 acres	150 ft lot width	150 ft frontage
Multiple-Family (Stand Alone):	Area: Min 5 acres	150 ft lot width	150 ft frontage

b. Minimum Setbacks for Uses in the Business Park Area:

Front Yard	25 Ft
Rear Yard	15 Ft
Side Yard	15 Ft
Side Yard – Corner	25 Ft

c. Minimum Setback for Multi-Family & Non-Residential Uses Proposed for location in the Mixed-Use Commercial Area:

In order to provide for a pedestrian oriented streetscape design in the ‘mixed-use commercial’ area, building setback and minimum yard requirements shall be established for each specific use during the required site plan review process. Where two or more multi-family buildings are situated upon a common parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet.

d. To allow for connectivity and flexibility of design, a zero (0) foot setback shall be allowed for buildings located adjacent to a shared property line between developments, 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.

e. Building Coverage (development parcel):

The maximum permitted building coverage on each 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.

f. Building height:

Except as may otherwise be addressed in this Manual, the maximum permitted building height is:

Non-residential:	One hundred and fifty (150) feet.
Residential (including mixed use residential):	Sixty-five (65) feet

g. Minimum living area:

‘Business Park’ land use area:	600 square feet (accessory use only)
‘Mixed Commercial’ land use area:	Studio apartment, five hundred (500) sq ft;



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One (1) bedroom, six hundred (600) sq ft;
Two (2) bedroom, eight hundred (800) sq ft;
Three (3) bedroom, nine hundred (900) sq ft.

h. Density:

Minimum Density of Residential Use Area:	10.0 units/net acre
Maximum Density of Residential Use Area	35.0 units/net acre

4. Permitted Uses and Accessory Uses.

The following standards shall be met in the *Tradition Regional Business Park @ Southern Grove*:

- a. For development activities that are located, in the *Business Park* area as depicted on the Concept Plan found in Section 8, the following principal uses and structures are permitted provided that all businesses, services, manufacturing activities and operations, shipping packing and receiving materials or product processing activities are confined within a fully-enclosed building, unless otherwise specified below:
 - i. Warehouse & Distribution Uses;
 - ii. 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.;
 - iii. Data Centers;
 - iv. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
 - v. Cold storage warehouse and pre-cooling plant;
 - vi. Food processing facility;
 - vii. Repair and maintenance of vehicles and equipment (mechanical, paint, or body repairs). No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan for the proposed use and does not reduce the required number of parking spaces for the building or use;
 - viii. Breweries and Bottling Facilities;
 - ix. Packaging and Delivery Service;
 - x. Research and Development facility;
 - xi. Telephone Call Centers;
 - xii. Wholesale Trade, including the wholesale trade of alcoholic beverages;
 - xiii. Public or semi-public facility or use;
 - xiv. On site motor fueling as an accessory use to the primary or permitted use otherwise authorized by this section, provided that any such use is in compliance with all applicable regulations.
 - xv. Medical Marijuana Dispensing Organizations; and,
 - xvi. One dwelling unit contained within the otherwise permitted proposed development use or activity which is incidental to, and designed as an integral part of, the principal



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structure (caretaker or security quarters).

- b. For development activities that are located within the *Mixed Commercial Area*, as depicted on the Concept Plan found in Section 8, the following principal uses, and structures are permitted:
- i. 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;
 - ii. Hotel or Motel;
 - iii. Office for administrative, business, professional or medical use;
 - iv. 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);
 - v. 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);
 - vi. Restaurant (including drive-through service and 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));
 - vii. Gas service facility;
 - viii. Automotive electrical charging facilities;
 - ix. Car wash, self-service or full service, provided any such use is not located within 100 feet of a residential use;
 - x. Recreation amusement facility;
 - xi. Retail sales of alcoholic beverages for on and off premises consumption;
 - xii. Enclosed assembly area,
 - xiii. Multi-family housing;
 - xiv. Daycare center;
 - xv. Public facility or use.
- c. Special Exception Uses.
- The following uses may be permitted in the *Business Park* 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 for such uses:
- i. 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.

5. Accessory Uses.

A. General Provisions:

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 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



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principal building or ground area of any lot, whichever is more restrictive.

B. Accessory Uses in Residential Areas:

- i. 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.
- ii. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, provided that ten (10) feet shall be provided when adjacent to a right-of-way.
- iii. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

C. Accessory Uses in Non-Residential Areas:

- i. 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.
- ii. 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.

D. Home Occupation:

A home occupation shall be permitted within residential use areas, subject to the provisions of Section 158.217(F) of the City of Port St. Lucie Code of Ordinances.

E. Fences and Walls:

i. General:

All fences or walls to be located on property designated as being "Mixed Commercial" or "Business Park" in The Tradition Regional Business Park @ Southern Grove (TRBPK) land use areas may consist of the following materials only: Chain link, masonry, stone, aluminum, vinyl coated steel or polyester powder steel, natural wood, ornamental and imitation 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" District 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:

- a) In the Mixed Commercial 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.



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b) In the Business Park 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.

iv. Enclosures for Swimming Pools.

Where any pool is constructed on a lot located in the city, there shall be a fence or a suitable enclosure as set forth in the Florida Building Code, around the pool area.

6. Minimum Open Space Standard.

A minimum of ten (10) percent of the gross project area of the *Tradition Regional Business Park @ So. Grove (TRBPK)* area shall be used for common open space and shall be depicted on the Conceptual Land use plan found in Section 8. Within the designated open space areas in the 'mixed commercial' area, a minimum of 5% of the useable open space shall be in the form of squares, greens, parks, recreation areas and/or conservation areas.

Individual development sites within the "mixed commercial" area of the shall provide a minimum of 20% open space/ landscape area (see Paragraph 10 for landscape standards for the TRBPK.)

7. Provisions for Vehicular and Pedestrian Circulation.

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 final site plan. Sidewalks or 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. Sidewalks or pedestrian ways must connect to, or provide the potential to be connected to any existing, or proposed, sidewalk or pedestrian system on adjacent development sites, if adequate safety and security can be maintained for the proposed development site under site plan review.

The pedestrian circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet in width. Interconnectivity is encouraged between parcels but is not mandated for properties with specific security requirements.

The 'Tradition Trail' may interface with the proposed Open Space / Lake Areas of the Tradition Regional Business Park (TRBPK) area as depicted on the Conceptual MPUD Plan and there may be connections with other internal pedestrian circulation networks in the 'Mixed-Use' area found within the development. A landscaped fence or wall may be utilized to separate the private development areas from the public trail system.

Public access to the secondary trail system shall be encouraged for those properties in which public accessibility compliments the proposed development.

8. Transit Oriented Design Features.

Reserved.

9. Off-Street Parking and Off-Street Loading Requirements.

A. Parking Requirements.

Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. To the extent that a use



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is not identified below, the parking requirements shall be in accordance with Chapter 158, Code of Ordinances of the City of Port St. Lucie. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum.

- i. Retail and office, including medical, 4 spaces per 1,000 sq. ft.
 - ii. Mixed-use including restaurants: to be reviewed based on individual use of proposed mix of uses at the time of site plan review.
 - iii. 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 twenty-five (25%) percent of the gross floor area of an approved restaurant.
 - iv. Research & Development: 1 space per 400 sq. ft.
 - v. Manufacturing: 1 space per 1000 sq. ft.
 - vi. Warehouse/Distribution: .75 space per 1,000 sq. ft.
 - vii. Hotels: 1 space for each guest room, plus 1 space for each ten guest rooms
- B. All required parking shall be located on the same lot as the principal use(s) it serves, except as otherwise provided below.
- i. On-site parking may be reduced where on-street parking spaces are directly and fully adjacent and available to a lot.
 - ii. In lieu of actual construction of required on-site parking spaces, all or any portion of the off-street parking required for a use on a lot may be located on another lot, either by itself or combined as joint use or shared parking for other uses, subject to certification by the Planning and Zoning Director that the following requirements have been met:
 - 1) The use being served by the off-site parking shall be a permitted principal use as established in Section 4.
 - 2) The off-site parking spaces shall be located within 750 feet walking distance of an entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served;
 - 3) The continued availability of off-site parking spaces, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the City Attorney and recorded with the Clerk of the Circuit Court of St. Lucie County, Florida; and
 - 4) For purposes of determining applicable minimum and maximum land use intensities, the land area devoted to off-site parking shall be added to the land area of the lot containing the use being served by such parking and shall be subtracted from the area of the lot containing the off-site parking.
 - 5) Off-site required off-street parking shall not be separated from the use it serves by arterial or collector streets, as shown on the MPUD Concept Plan, or other similar physical barriers to convenient access between the parking and the use.
 - 6) The provision of off-site required off-street parking shall not apply to residential uses, except for on-street parking spaces directly and fully adjacent and available to a residential site.
- C. Determination for Unlisted Uses or Alternative Parking Ratios.
The genesis of this section is the City's recognition that the minimum parking requirements of



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
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SOUTHERN GROVE**

this Section, in certain circumstances, may result in excess provision of parking. Excess parking supply results in the inefficient use of land at the expense of additional landscaped area, civic space, or building area and subsequent tax revenue and employment. 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 that upon submission of adequate technical justification such as independent parking analyses, application of ULI or ITE parking standards, or similar justification such as the availability level of transit service, proximity to multimodal transportation facilities and 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.
- D. Parking areas in the Mixed Commercial Use Area of the Tradition Regional Business Park (TRBPK) shall be encouraged to be located to the rear or side of the property.
- E. Off Street Loading (Service Delivery Areas).
Off Street Loading and service facilities shall be provided in accordance with Section 158.221(G) of the City of Port St. Lucie Code of Ordinances.

Off Street loading docks and service delivery areas in the 'mixed commercial' use area of the Tradition Regional Business Park (TRBPK) shall be encouraged to be located at the rear of the property. All truck loading docks and service delivery areas shall be screened so not to be considered as any type of visual nuisance.

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.

10. Landscaping and Buffering.

Landscaping and buffering requirements are subject to Chapter 154, of the City of Port St. Lucie Code of Ordinances.

A. General - Plant Materials

- i. 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



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
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- Stock, current edition. Each tree in a grouping shall be counted separately.
- ii. 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.
 - iii. 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.
 - iv. No more than 25% of the required trees may be palm trees.
 - v. A minimum of 50% of all required trees shall be native species
- B. For sites located a minimum of 300 feet from SW Becker Road and SW Village Parkway as depicted on the MPUD Concept Plan, and for building sites in the 'Business Park' area that provide for buildings more than 100,000 square feet in area, open areas intended for future building expansion may be hydroseeded.
- C. 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.
- D. 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.
- E. Landscape Buffer Requirements.
Landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, except for those items specified herein.
- i. 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.
 - ii. No fence or wall shall be required in a landscape buffer strip unless it is determined as part of site plan review that a fence or wall is required to address incompatible uses or to provide visual screening.
 - iii. 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.
 - iv. 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.
 - v. 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.
 - 1) 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.



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- 2) 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.
- vi. 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.

F. 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:

- i. 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.

G. 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

H. 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.

I. 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 Commercial' area shall not exceed 25 feet above grade or pavement.



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The maximum allowable mounting height of all outdoor lighting fixtures in the 'Business Park' area shall not exceed 35 feet above grade or pavement.

11. Utilities.

Within the *Tradition Regional Business Park @ So. Grove (TRBPK)*, all utilities, including telephone, television cable, and electrical systems shall be installed underground wherever possible (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 *Tradition Regional Business Park @ So. Grove (TRBPK)*, may be exempted 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.

A. Proposed Sanitary Sewer System:

The proposed *Tradition Regional Business Park (TRBPK) @ Southern Grove* is located within the City of Port St. Lucie Sewer Service Area. The proposed Sanitary Sewer System for the (TRBPK) project will consist of a combination of Gravity and pressurized Sanitary Sewer Mains, which will flow into one of three (3) proposed on-site sewage pump (lift) stations which will connect into the existing 16" Sewer Force Main along SW Village Parkway. The master plan, as presented, proposes no more than three City owned (maintained) utility lift stations, 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.

B. Proposed Water Distribution System:

The proposed *Tradition Regional Business Park @ Southern Grove* is located within the City of Port St. Lucie Water and Sewer Service Area. Water service to this area is via an existing 24 water main in the SW Village Parkway right-of-way.

The proposed internal Water Distribution System grid for the *Tradition Regional Business Park @ Southern Grove* will consist of ~~a combination of 8 and~~ 12-inch water lines that will be constructed along SW Anthony F Sansone Sr Blvd, Road A and Road B, as generally depicted in Section 8. To provide for looped connectivity and system redundancy, an ~~8"~~ 12" connection line between SW SW Anthony F Sansone Sr Blvd, and Road B is proposed ~~in~~ at the area of the southeastern most Mixed Commercial development parcel as shown in Section 8.

In addition to the internal water mains to be developed with this MPUD, the City of Port St. Lucie has identified the future need for a new 24-inch water main extension to be located generally along the Paar Drive right-of-way and adjacent to the 'Lake Duda' water storage area, and that will cross under I-95 and eventually connect into the City's existing water system network in the area of the intersection of ~~over to the area around~~ Rosser Boulevard and Paar Drive. Construction schedules ~~of~~ for this future backbone water improvement have not yet been released and are subject to future capital improvement programming by the City of Port St. Lucie.



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
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Fire hydrants shall be installed with all primary water line construction in accord with the St. Lucie County Fire District standards.

12. 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.

In the northwest corner of Parcel 30, Southern Grove Plat No. 3, there is a 5.65 acre tract consisting of an existing conservation and archeological preserve site. The conservation tract has previously been deeded to the Tradition Community Association and the archeological preserve site has previously been dedicated to the Southern Grove Community Development District. Both parcels will continue in their current protected use and are not included in, or considered to be a part, of the overall development plan for the Tradition Regional Business Park MPUD.

There are no known, or observed, environmentally unique habitats on the petitioned project site.

13. Stormwater.

Refer to Section 8 for a general identification of the sites areas suitable to address stormwater management requirements. In general, all site stormwater retention areas shall be consistent with South Florida Water Management District (SFWMD) requirements and permit standards. Retention area shapes and dimensions as depicted on the Conceptual Master Plans for the *Tradition Regional Business Park @ Southern Grove* are conceptual and may be modified to accommodate final site plans and agency permitting requirements. Where stormwater retention areas are designed to provide a buffer between the 'Business Park' and the 'Mixed Commercial' areas, a perimeter landscape buffer around the retention area will be required. The width and design of any required buffer will be determined as part of site plan/subdivision plat review.

Unique to the design of the Tradition Regional Business Park @ Southern Grove MPUD is the concept of providing for in the areas required stormwater treatment and attenuation in one combined wet system design. The specific design options providing for this system design is pending application modification (fall 2020) with the SFWMD and should it not be approved as submitted or as may be modified, all stormwater retention designs will be done in accord with applicable SFWMD, Southern Grove CDD and City of port St. Lucie design standards.

14. Hours of Operation Limitation.

Hours of operation for businesses within the Tradition Regional Business Park @ Southern Grove MPUD, shall be seven (7) days per week, 24 hours per day.

15. Variances.

Variances to any of the dimensional standards set forth in this MPUD Regulation Manual may be considered by the City of Port St. Lucie in accord with the provisions and procedures set forth in Sections 158.295 thru 158.314 of the City of Port St. Lucie Code of Ordinances, as may be amended.

[END OF SECTION]



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
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SECTION 7 – LEGAL DESCRIPTION

LEGAL DESCRIPTION:

The *Tradition Regional Business Park (TRBPK) @ Southern Grove* is located in the southern end of the Southern Grove Development of Regional Impact (DRI) on lands legally described as follows;

- PARCEL 30, SOUTHERN GROVE PLAT NO. 3.

And:

- AREA OF ADDITION (AMENDMENT #1) TO THE TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVE MPUD

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF E/W 4 RIGHT- OF-WAY (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 89°59'43" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF E/W 4 (PAAR DRIVE) AS REFERENCED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, (EXHIBIT F), A DISTANCE OF 127.11 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

AND TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 467.50 FEET AND A CENTRAL ANGLE OF 64°03'41"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 522.70 FEET; THENCE NORTH 25°56'35" EAST, A DISTANCE OF 32.63 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 432.50 FEET AND A CENTRAL ANGLE OF 44°03'25"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 332.56 FEET; THENCE NORTH 70°00'00" EAST, A DISTANCE OF 809.04 FEET; THENCE SOUTH 20°04'16" EAST, A DISTANCE OF 937.00 FEET TO THE SOUTH RIGHT-OF-WAY OF PAAR DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF PAAR DRIVE THE FOLLOWING 3 COURSES AND DISTANCES; AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 6,701.78 FEET, THE CHORD OF WHICH BEARS NORTH 84°03'45" WEST, 451.28 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 451.37 FEET THROUGH A CENTRAL ANGLE OF 03°51'32" TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5,006.39 FEET AND A CENTRAL ANGLE OF 07°51'45"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 89°59'43" WEST, A DISTANCE OF 623.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.051 ACRES, MORE OR LESS.

And



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
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SOUTHERN GROVE**

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF E/W 4 RIGHT-OF-WAY (A 150.00 FOOT WIDE RIGHT-OF-WAY) AS REFERENCED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, (EXHIBIT F); THENCE ALONG THE SOUTH RIGHT-OF-WAY OF E/W 4 (PAAR DRIVE) THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 750.92 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,006.39 FEET AND A CENTRAL ANGLE OF 07°51'45"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 687.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 6,701.78 FEET AND A CENTRAL ANGLE OF 04°46'50"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 559.18 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE NORTH 20°00'00" WEST, A DISTANCE OF 886.07 FEET; THENCE NORTH 70°00'00" EAST, A DISTANCE OF 14.71 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 738.50 FEET AND A CENTRAL ANGLE OF 72°39'03"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 936.41 FEET; THENCE SOUTH 37°20'57" EAST, A DISTANCE OF 320.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,041.50 FEET AND A CENTRAL ANGLE OF 43°13'11"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 785.63 FEET TO THE SOUTH RIGHT-OF-WAY OF E/W 4 (PAAR DRIVE); THENCE ALONG THE SOUTH RIGHT-OF-WAY OF E/W 4 (PAAR DRIVE) THE FOLLOWING 3 COURSES AND DISTANCES; THENCE NORTH 85°31'50" WEST, A DISTANCE OF 679.96 FEET; THENCE SOUTH 89°14'14" WEST, A DISTANCE OF 274.10 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6,701.78 FEET AND A CENTRAL ANGLE OF 03°50'57"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 450.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.032 ACRES, MORE OR LESS.

AND:

- AREA OF ADDITION (AMENDMENT #2) TO THE TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVE MPUD

BEING A PARCEL OF LAND LYING IN THE PLAT OF SOUTHERN GROVE PLAT NO. 35, PLAT BOOK 95, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF LOT 5 OF SAID SOUTHERN GROVE PLAT NO. 35; THENCE NORTH 70°00'00" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF PAAR DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE NORTH 70°00'00" EAST, A DISTANCE OF 14.71 FEET; THENCE NORTH 20°00'00" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 70°00'00" EAST, A DISTANCE OF 1,765.99 FEET TO THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95 AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 6,987.97 FEET, THE CHORD OF



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

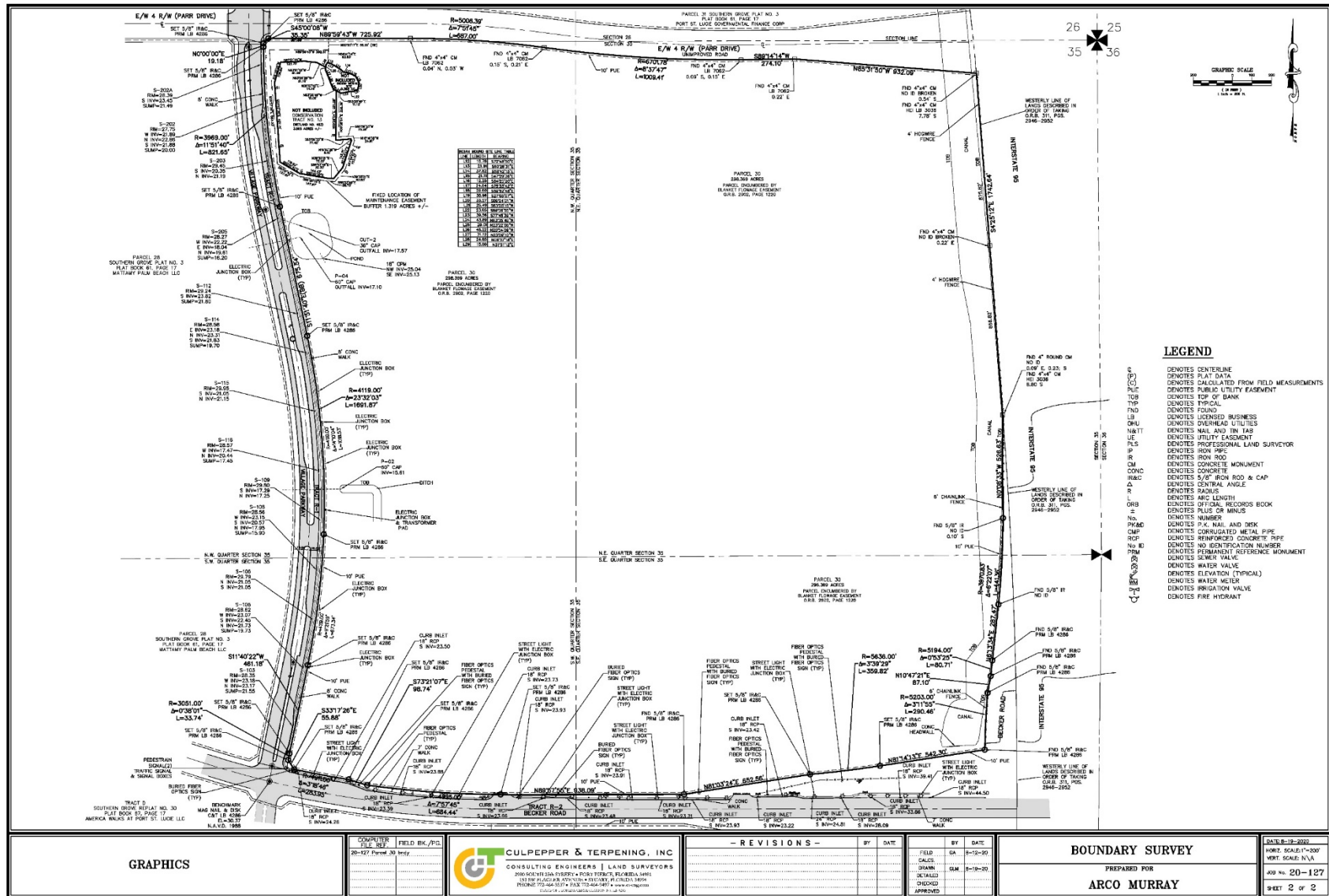
WHICH BEARS SOUTH 11°46'05" EAST, 1,772.22 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1,777.01 FEET THROUGH A CENTRAL ANGLE OF 14°34'12"; THENCE NORTH 85°31'50" WEST, A DISTANCE OF 932.09 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 359.70 FEET; THENCE NORTH 37°20'57" WEST, A DISTANCE OF 294.19 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 732.50 FEET AND A CENTRAL ANGLE OF 72°39'03"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 928.81 FEET; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 14.71 FEET TO THE EASTERLY RIGHT-OF-WAY OF SW ANTHONY F. SANSONE SR. BOULEVARD (A 100.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 20°00'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.446 ACRES, MORE OR LESS.

[go to next page]



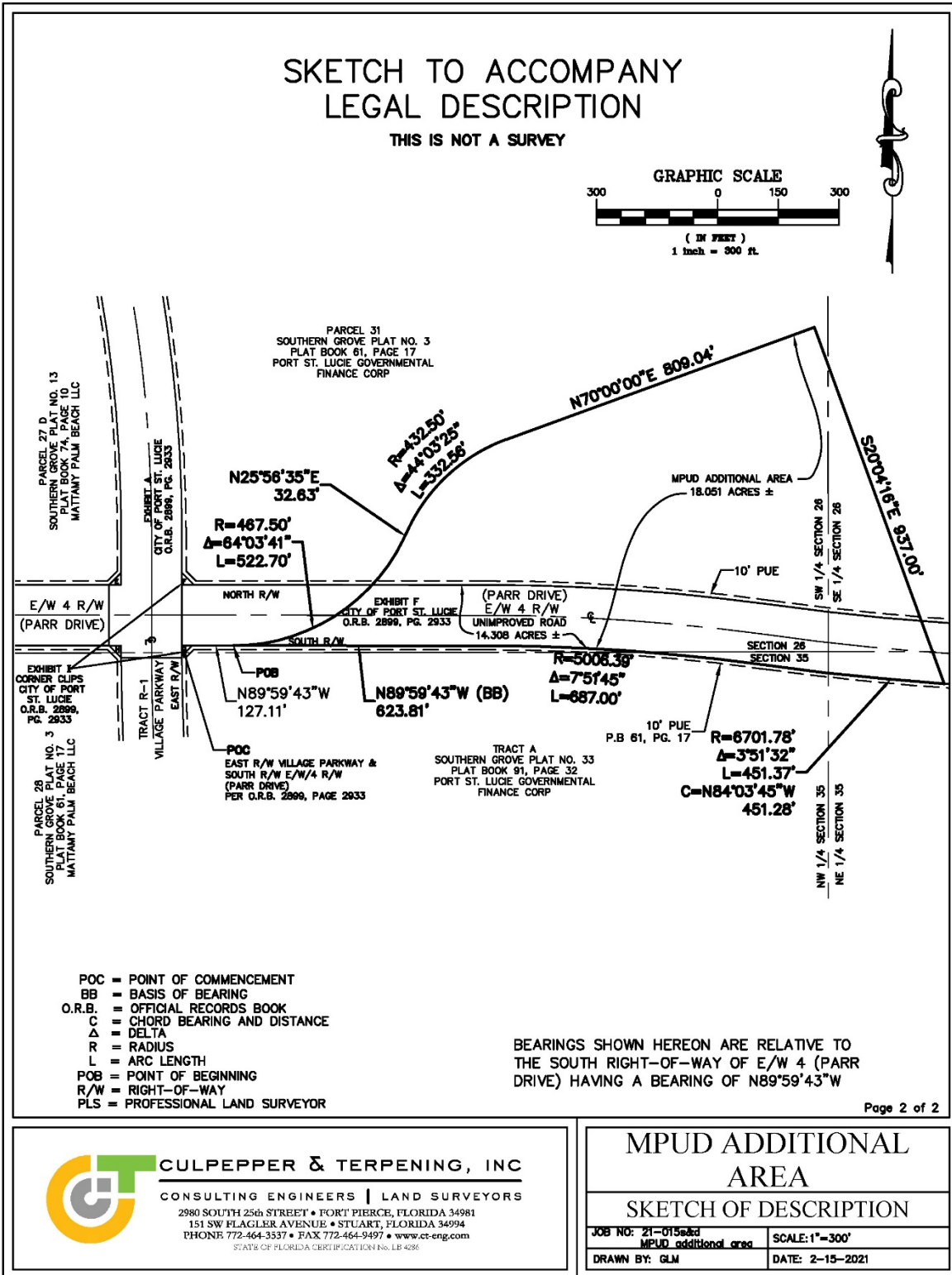
AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE





**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

P:\Proj-2021\21-015 ARCO - Amazon Distribution Facility\Survey\s\d\21-015 s&d\MPUD additional area.dwg



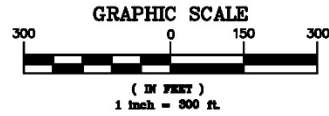


**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

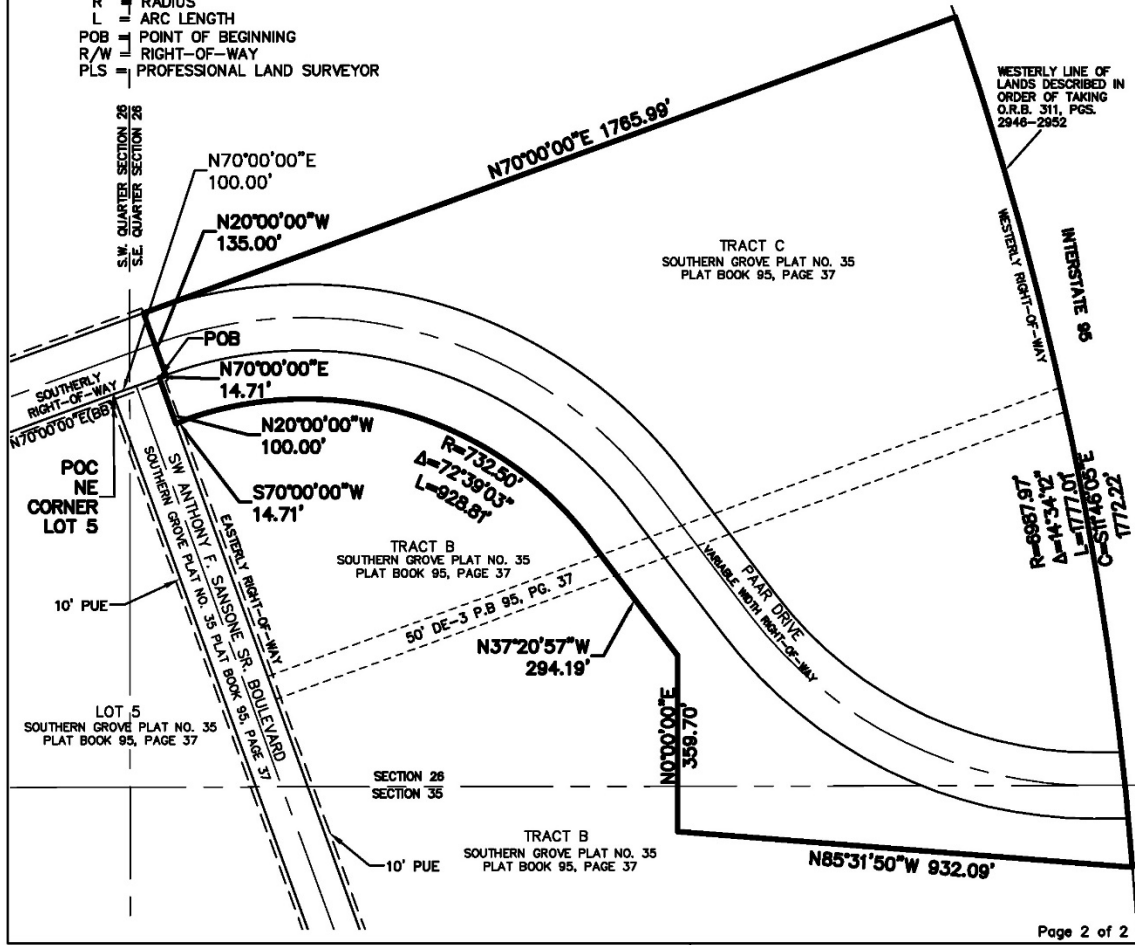
**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

THIS IS NOT A SURVEY

BEARINGS SHOWN HEREON ARE RELATIVE TO
THE SOUTH RIGHT-OF-WAY OF PARR DRIVE
HAVING A BEARING OF N70°00'00"E



- PUE = PUBLIC UTILITY EASEMENT
- POC = POINT OF COMMENCEMENT
- BB = BASIS OF BEARING
- O.R.B. = OFFICIAL RECORDS BOOK
- C = CHORD BEARING AND DISTANCE
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- POB = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- PLS = PROFESSIONAL LAND SURVEYOR



P:\Proj-2021\21-139 replat\21-139 s&d\MPUD ADD 2.dwg

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE: 772-464-3537 • FAX: 772-464-9497 • www.ct-eng.com
STATE'S OF FLORIDA CERTIFICATION No. LB 4286

**TRAD. BUS. PARK ;MPUD
ADDITION NO.2**

SKETCH OF DESCRIPTION

JOB NO: 21-139s&d MPUD addition no.2	SCALE: 1"=300'
DRAWN BY: GLM	DATE: 9-15-2021



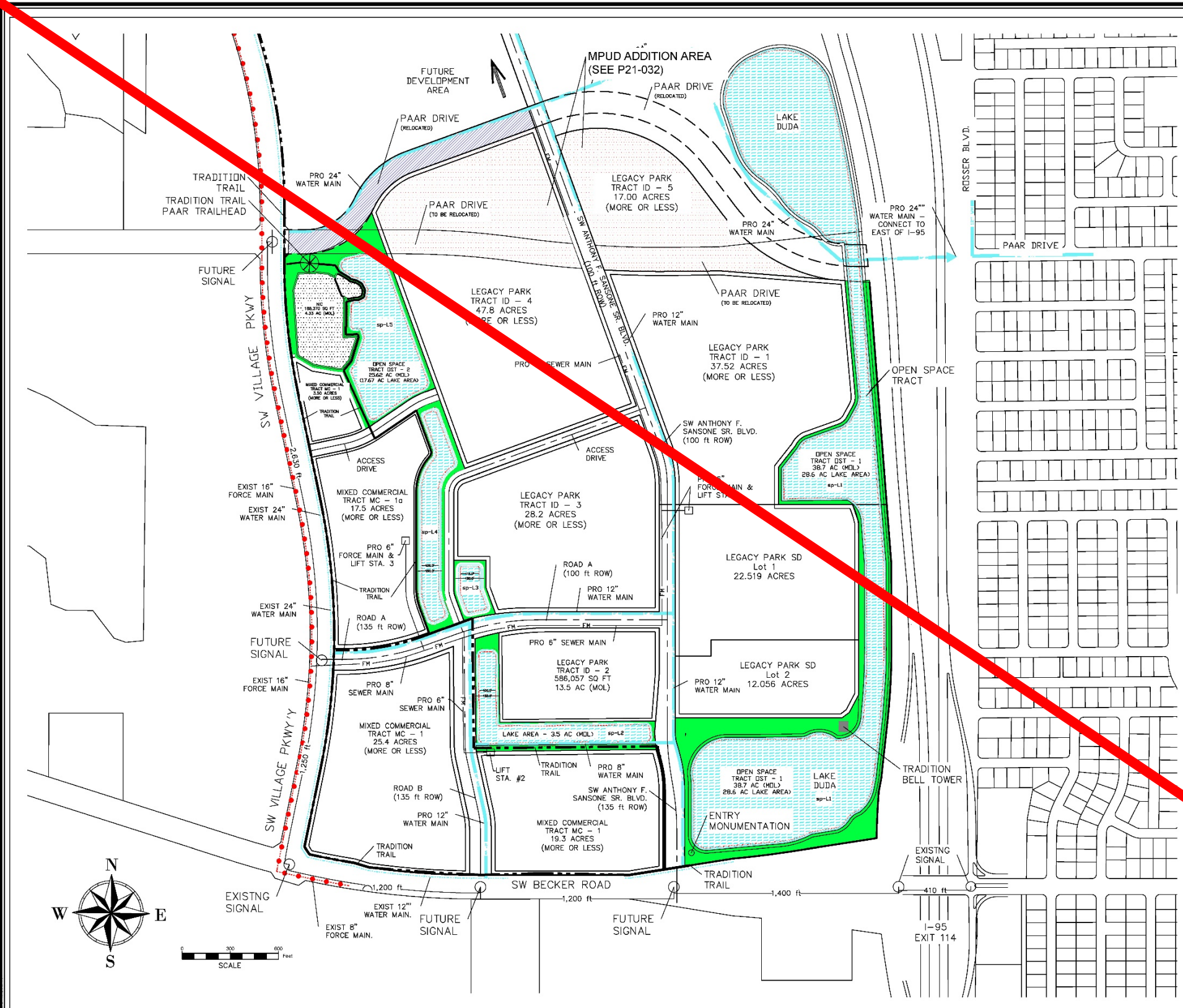
**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
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SECTION 8 – MPUD CONCEPT PLAN

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**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
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SITE DATA TABLE

Owner:
Port St Lucie Governmental Finance Corp
121 SW Port St Lucie Blvd.
Port St Lucie, FL 34984
Phone: (772) 871-5212

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Owners Representatives:
Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

- Project Name:**
Tradition Regional Business Park @ Southern Grove
- Location:**
Northwest Corner of SW Village Parkway and SW Becker Road
- Project Description:**
Regional Business Center (PSL Comp Plan Policy 1.2.2.8)
- Sec/Town/Range:**
Section 34/ Range 37S/ Township 39E
- Map ID:**
43/35N
- Parcel ID Numbers:**
4345-700-0033-000-8 4335-500-0002-000-0 4335-500-0003-000-7
4315-700-0034-000-5 4335-500-0004-000-4
- Gross Site Area:**
298.37 335 acres (proposed development tract)
42,906,997 14,592,600 sq feet (approximate)
- Zoning:**
MPUD - Tradition Regional Business Park @ Southern Grove 298.37 ac
335.00 ac
- Land Use:**
NCD - New Community District 298.37 ac
335.00 ac
- Building Data:**

Nonresidential:		Mixed Commercial	
Setbacks (ft)	Required	Setbacks (ft)	Required
Front	25	Front	* (see MPUD Manual)
Rear	15	Rear	* (see MPUD Manual)
Side (north)	15	Side (north)	* (see MPUD Manual)
Side (south)	15	Side (south)	* (see MPUD Manual)

(Minimum setbacks are per Tradition Regional Business Park @ Southern Grove MPUD, Section 5)
- Development Schedule (infrastructure only):**
Start 4th Qtr 2020 (Phase 1)
Complete 4th Qtr 2021 (Phase 1)
- Flood Zone:**
The project site is located in Flood Zone X.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111-C0400 J. (2/16/2012 - not printed)
- Open Space:**
A minimum of ten (10) percent of the gross project area of the Tradition Regional Business Park (TBRPK) area shall be used for common open space, and shall be depicted on the Conceptual Land use plan found in Section 8. Within these designated open space
- Building Hgt.:**
Business Park 150 ft (Maximum)
Mixed Commercial 65 ft (Maximum)
- Utility Service:**
Water Service Port St Lucie Electric Service FPL
Sewage Service Port St Lucie Cable Service Blue Stream
Re-Use Water n/a
- Parking Required:**
Refer to the Tradition Regional Business Park @ Southern Grove MPUD, Section 5 for individual parking standards.

PSL PROJECT NUMBER: 19-171-171 PSLUD 11-000-20
P21-032 PSLUD XX-XXX-XX

H:\New Volume 4 Data\2021\21-015\Site plan - road bus park at sq - road bus park addition area_210215 (2).dwg Plotted:

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
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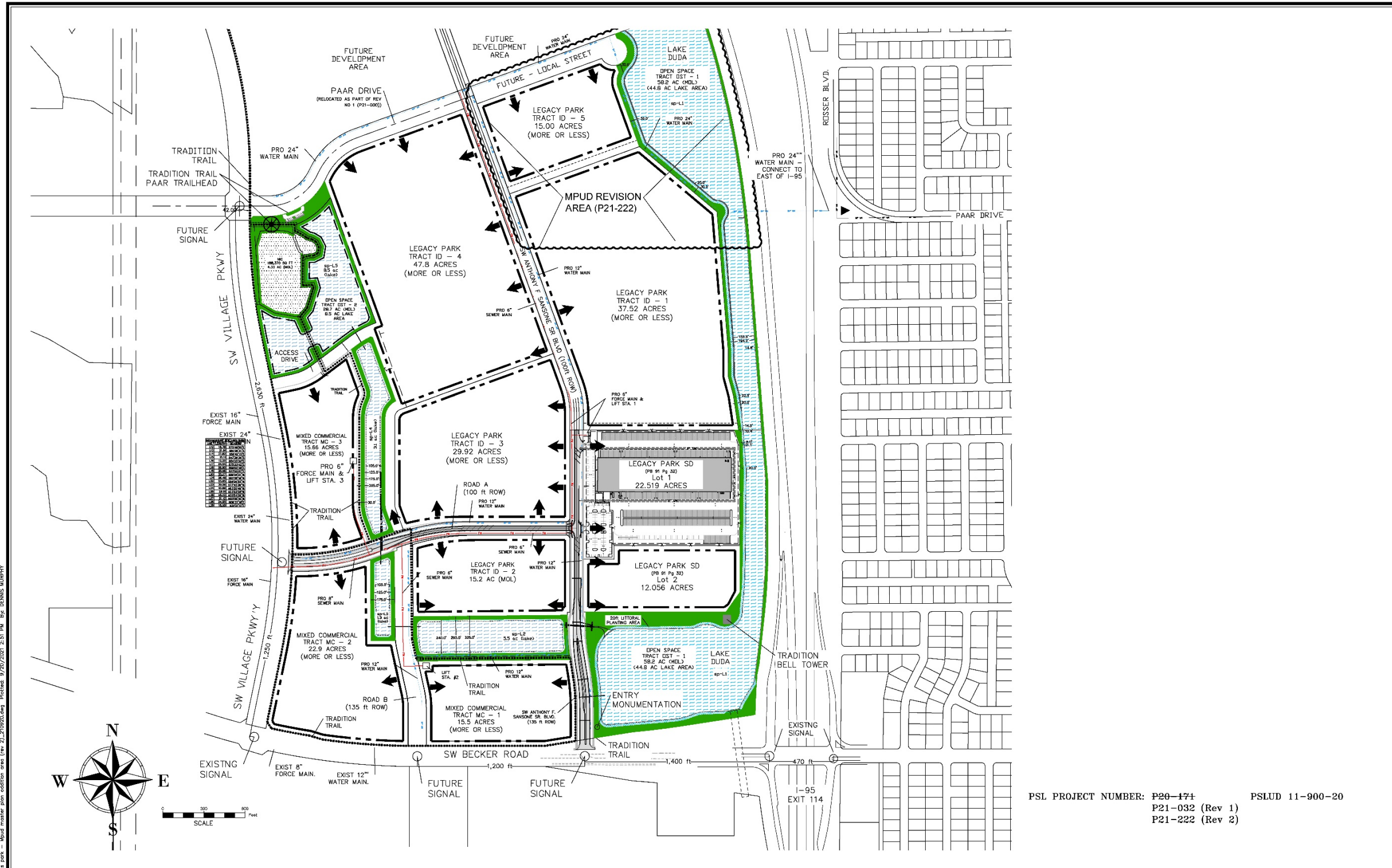
- REVISIONS -

NO.	DESCRIPTION	BY	DATE
1	ADD STREET NAMES AND "LEGACY PARK" REFERENCE	DJM	09-23-20
2	ADD ADDITION AREA NO. 1.	DJM	02-02-21

NO.	DESCRIPTION	BY	DATE
DESIGNED	###	###	###
CALCS.	###	###	###
DRAWN	DJM	09-09-20	
DETAILED	###	###	###
CHECKED	###	###	###
APPROVED	###	###	###



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**



PSL PROJECT NUMBER: P20-171 PSLUD 11-900-20
P21-032 (Rev 1)
P21-222 (Rev 2)

**TRADITION REGIONAL BUSINESS
PARK @ SOUTHERN GROVE MPUD**

COMPUTER FILE REF.	FIELD BK./PG.

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- REVISIONS -	
BY	DATE
ADD STREET NAMES AND LEGACY PARK REFERENCE	DJM 09-23-20
ADD ADDITION AREA NO. 1.	DJM 02-02-21
ADD ADDITION AREA NO. 2.	DJM 09-15-21

BY	DATE
DESIGNED	###
CALCS	###
DRAWN	DJM 09-09-20
CHECKED	###
APPROVED	###

CONCEPT UTILITY PLAN
EXHIBIT 8A

DATE: 09/09/2020
HORIZ. SCALE: 1:300
VERT. SCALE: xxxx
JOB No. 21-015
SHEET 2 of 2



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

SECTION 9 – ENTITLEMENTS TABLE

Density/Intensity	Units/SF
Residential sf	0
Residential mf	750
Apartments	0
Commercial	550,000
Research/Office	
Industrial/Distribution	2,600,000
Hotel	0
Hospital	0
Civic	0
Institutional	0
OSR	0



**AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to
MPUD for the TRADITION REGIONAL BUSINESS PARK @
SOUTHERN GROVE**

SECTION 10 – ROADWAY TYPICAL(S)

[GO TO NEXT PAGE]



AMENDMENT #2 TO APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

