

Exhibit "A"

Tradition Regional Business Park @ Southern Grove MPUD

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

**EXHIBIT A**



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

November 9, 2020  
Ordinance No. 20-67



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

**TABLE OF CONTENTS**

SECTION 1 – MPUD APPLICATION ..... 3

    EXHIBIT 1A - LOCATION MAP ..... 5

    EXHIBIT 1B - LOCATION MAP ..... 6

    EXHIBIT 2 – SITE AERIAL ..... 7

    EXHIBIT 3 – AREA LAND USE MAP ..... 8

    EXHIBIT 4 - EXISTING ZONING MAP ..... 9

SECTION 2 – STATEMENT OF UNIFIED CONTROL & BINDING PUD AGREEMENT..... 11

SECTION 3 – MPUD APPLICATION - NARRATIVE..... 16

SECTION 4 – GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT ..... 17

SECTION 5 – SITE INFORMATION ..... 20

SECTION 6 – CONCEPTUAL MASTER PLAN AND REGULATION BOOK..... 22

SECTION 7 – LEGAL DESCRIPTION ..... 34

SECTION 8 – MPUD CONCEPT PLAN ..... 46

SECTION 9 – ENTITLEMENTS TABLE ..... 50

SECTION 10 – ROADWAY TYPICAL(S) ..... 51



APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting.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: Bterpening@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 772-464-94797 Email: Bterpening@CT-ENG.com

LEGAL DESCRIPTION: SOUTHERN GROVE PLAT NO. 3-(PB 61-17) PARCEL 30 (OR 3274-915)

PROPERTY TAX I.D. NUMBER: 4315-700-0033-000-8

PARCEL SIZE: 298.7 Acres n/a Square Feet

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

ATTACH PUD CONCEPT PLAN

James P. Terpening, Jr., PE

James P. Terpening, Jr.,

August 19, 2020

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.
02/26/20



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, FL 34984

AGENT CONSENT FORM

Project Names: P20-158 - Tradition Regional Business Park MPUD
P20-181 - Tradition Regional Business Park Site Plan
P20-171 - Southern Grove Plat No. 33

Parcel ID 4315-700-0033-000-8

I hereby give CONSENT to Culpepper 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 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 of a commercial development.

Signature: Russ Blackburn, Title: CEO, Date: 9-18-2020

Russ Blackburn
Print Name

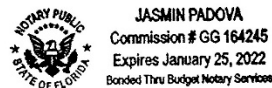
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 18 day of September, 2020, by Russ Blackburn, CEO, who is personally known to me.

J. Padova
Signature of Notary Public

J. Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/2022

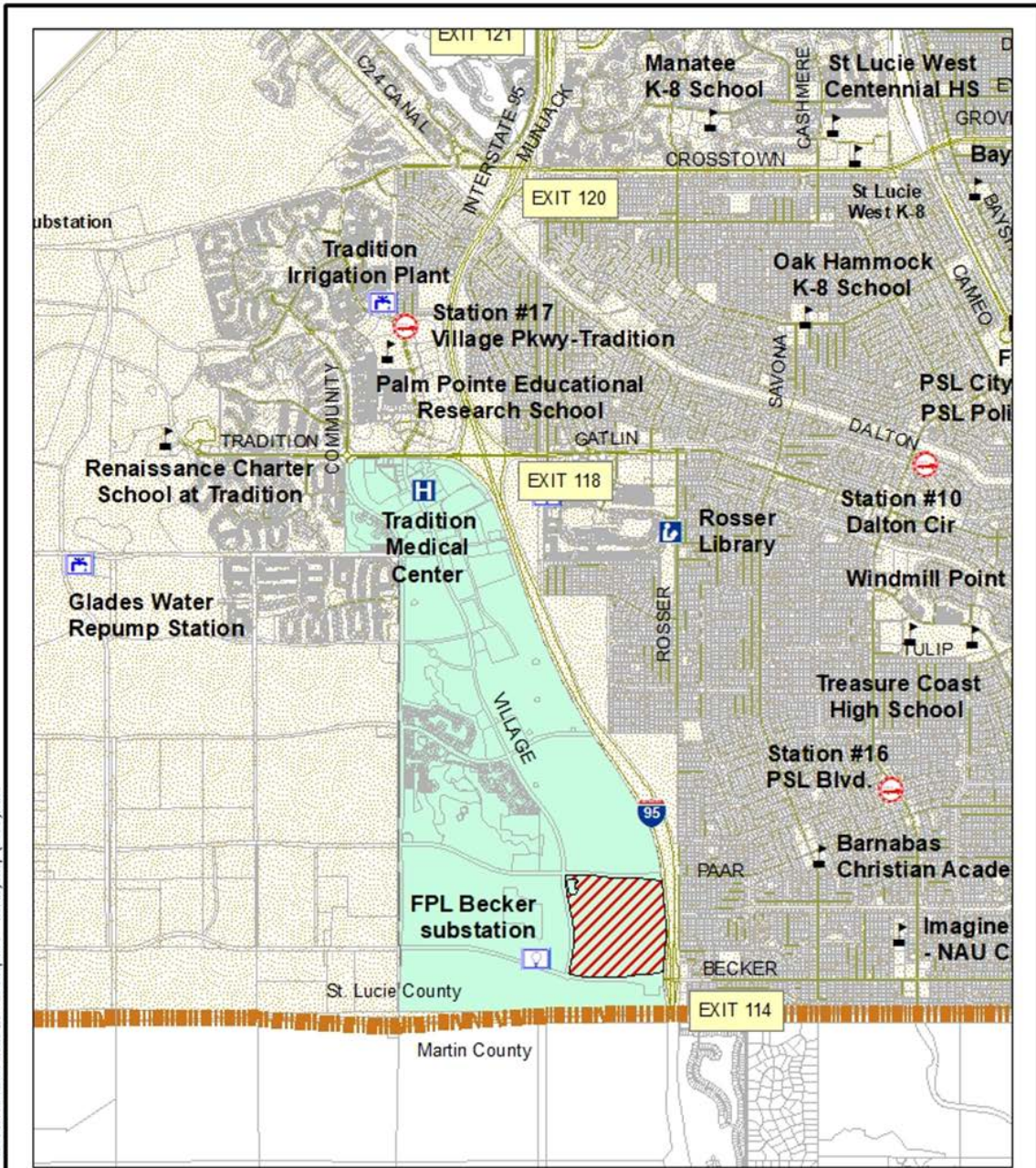
NOTARY SEAL/STAMP





APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

EXHIBIT 1A - LOCATION MAP



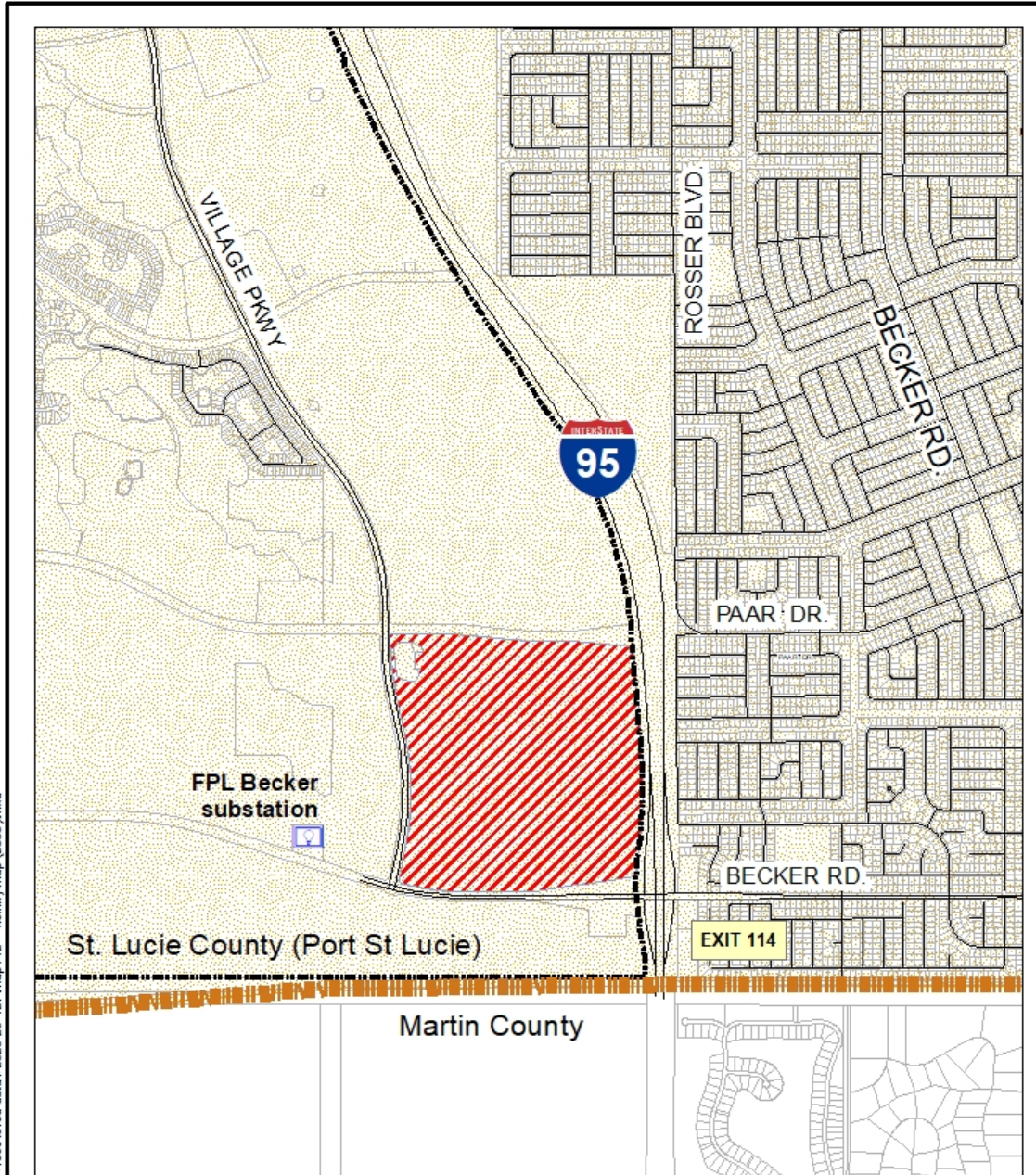
Document Path: E:\DJM\jlm - misc files\recovered data\2020\20-127\Map A.1 - Vicinity Map (5000).mxd

<p><b>TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES</b></p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Project Site</li> <li> Southern Grove</li> <li> Port St. Lucie</li> </ul>	<p><b>Critical Facilities</b></p> <ul style="list-style-type: none"> <li> Fire</li> <li> School</li> <li> Hospital</li> <li> Transit</li> <li> Police/Prison</li> <li> Water Facility</li> </ul>		<p><b>EXHIBIT 1A VICINITY MAP</b></p>
	<p>1 in = 5,000 ft</p>		



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

## EXHIBIT 1B - LOCATION MAP



Document Path: E:\\_DUM\jrm - misc files\++recovered data\2020\20-127\Map A-2 - Vicinity Map (2000).mxd



### TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES

#### Legend

- Project Site
- City Port St. Lucie
- Southern Grove DRI



1 in = 2,000 ft

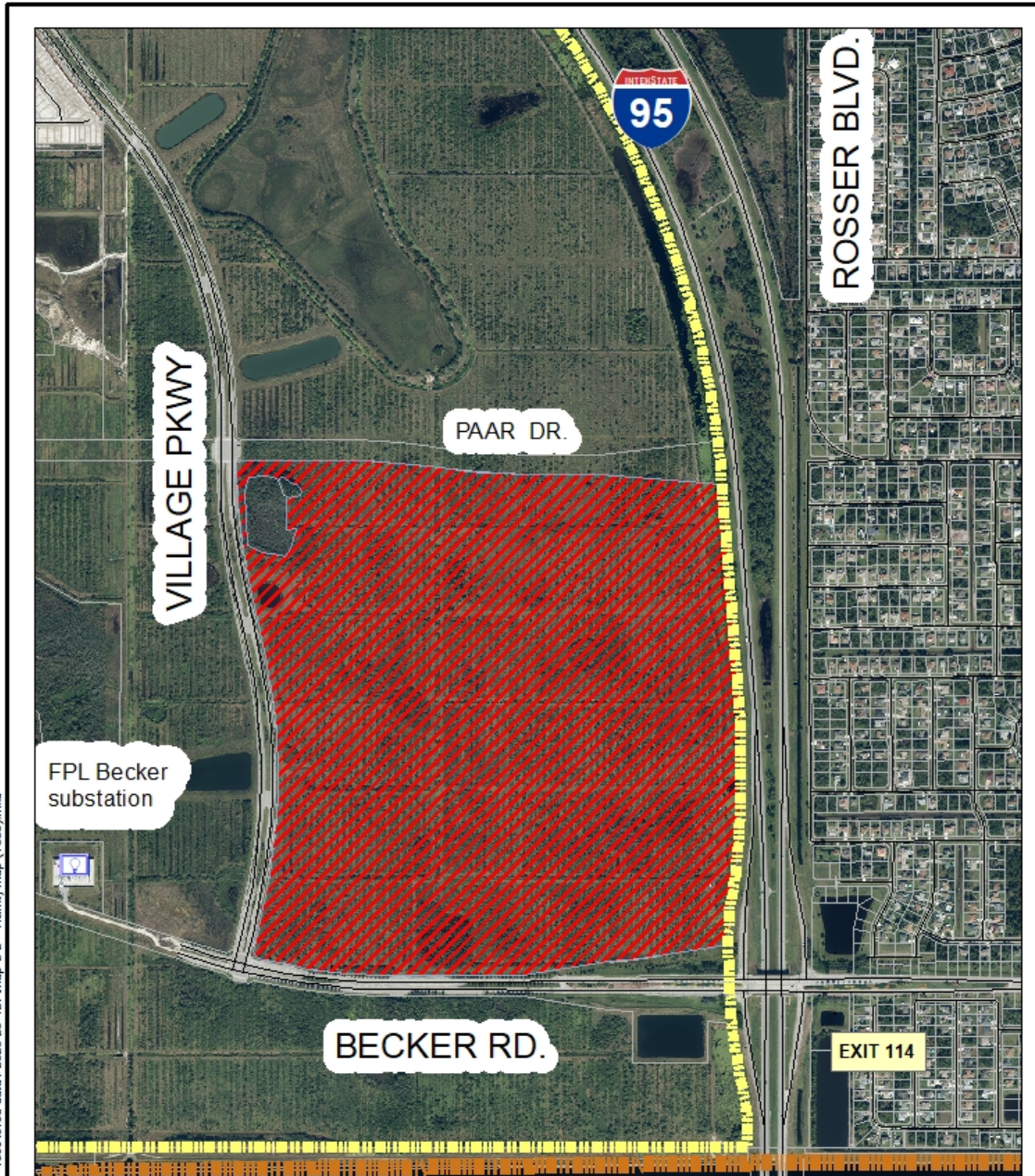
### EXHIBIT 1B VICINITY MAP





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

## EXHIBIT 2 – SITE AERIAL



Document Path: E:\\_DUM\jrm - misc. files\++recovered data\+2020\20-127\Map B-2 - Vcainly\Map (1000).mxd



TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES

### Legend

- Project Site
- Southern Grove DRI



1 in = 1,000 ft

## EXHIBIT 2B SITE AERIAL

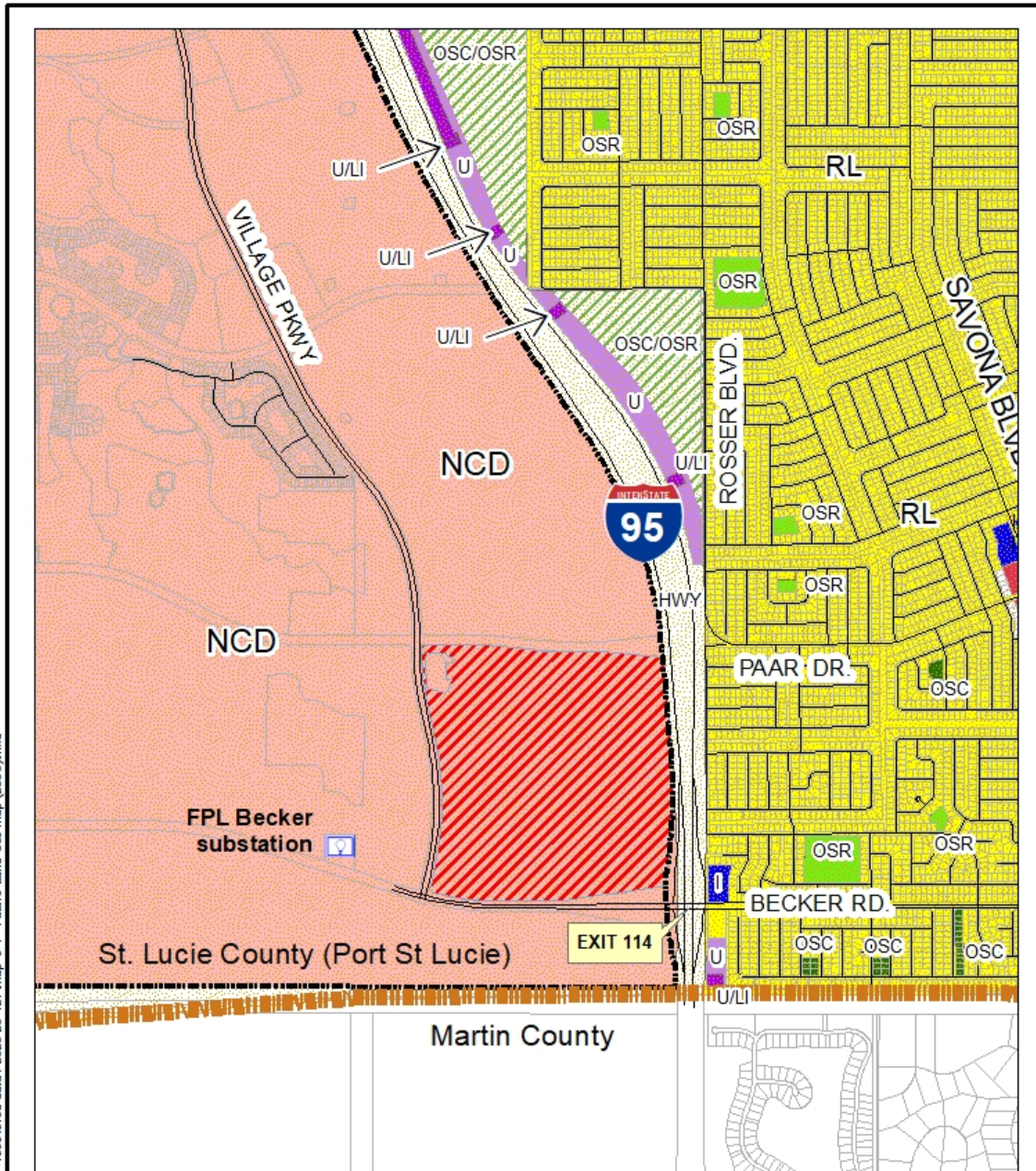






APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

EXHIBIT 3 – AREA LAND USE MAP



Document Path: E:\DUM\jim - misc files\recovered data\2020\20-127\Map C-1 - Future Land Use Map (2000).mxd

**TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES**

**Legend**

SOUTHERN GROVE	<b>FLU</b> CG	OSC/OSR
Project Site	<b>LUCODE</b> I	OSR
City	RL	U/LI
Port St. Lucie	NCD	U
	OSC	U/LI

N  
W E  
S

1 in = 2,000 ft

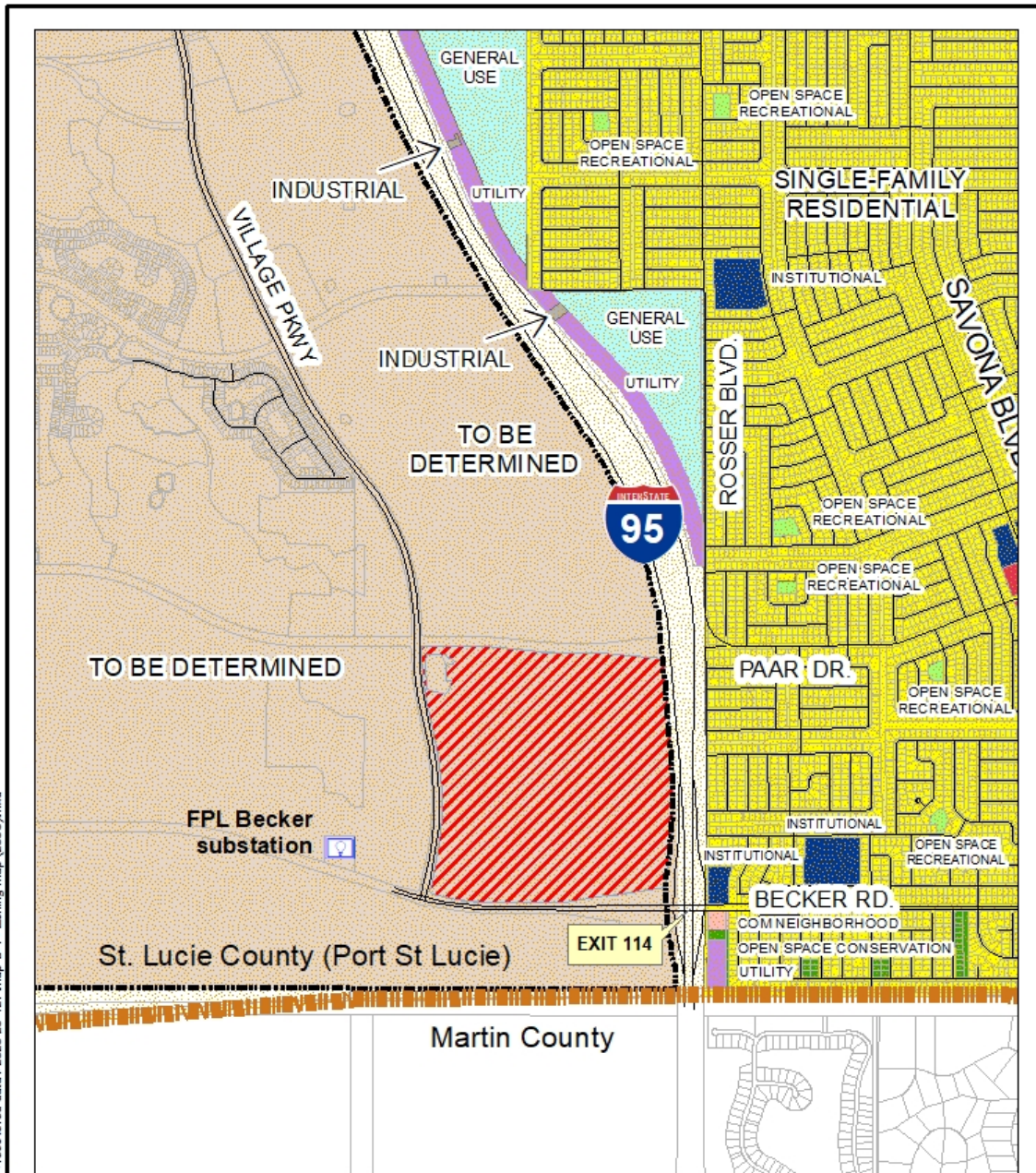
**EXHIBIT 3  
EXISTING FUTURE  
LAND USE MAP**

**CULPEPPER & TERPENING INC**



APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

EXHIBIT 4 - EXISTING ZONING MAP



Document Path: E:\DMM\jim - misc files\recovered data\2020\20 - 127\Map D-1 - Zoning Map (2010).mxd

<p><b>TRADITION REGIONAL BUSINESS PARK AT SOUTHERN GROVES</b></p>		<p>1 in = 2,000 ft</p>	<p><b>EXHIBIT D-1 EXISTING ZONING MAP</b></p>
<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> SOUTHERN GROVE</li> <li> Project Site</li> <li> City</li> <li> Port St. Lucie</li> </ul>	<p><b>EXISTING ZONING</b></p> <ul style="list-style-type: none"> <li> TO BE DETERMINED</li> <li> GENERAL COMMERCIAL</li> <li> NEIGHBORHOOD COMMERCIAL</li> <li> GENERAL USE</li> </ul>		



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

**SECTION 2 – STATEMENT OF UNIFIED CONTROL**

**PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION  
121 SW PORT ST LUCIE BLVD  
PORT ST. LUCIE, FLORIDA 34984**

September 18, 2020

Ms. Teresa Lamar-Sarno, AICP  
Assistant to the City Manager for Land Development Services,  
City of Port St. Lucie Planning & Zoning Department  
121 SW Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984

**Subject: Statement of Unified Control Associated with the Application for Change in Zoning to MPUD  
for the Tradition Regional Business Park @ Southern Grove**

Dear Ms. Sarno:

Pursuant to the requirements of Section 158.190, of the City of Port St. Lucie Code of Ordinances, please allow this statement, made on behalf of Port St. Lucie Governmental Finance Corp., to attest and acknowledge the following:

1. That we agree to proceed with the proposed development according to the provisions of these zoning regulations, including any conditions as may be attached to the rezoning of the lands described in this application to MPUD.
2. We acknowledge that all agreements and evidence of unified control shall be examined by the City Attorney and that no rezoning of land to the MPUD classification shall be adopted by the City Council without a certification of the City Attorney that the agreements and evidence of unified control meet the requirements of these zoning regulations.

If you have any questions or need anything additional, please let me know.

Sincerely:

Russ Blackburn, City Manager  
CEO, Port St. Lucie Governmental Finance Corp.,



APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

SECTION 2 – BINDING PUD AGREEMENT

BINDING M.P.U.D AGREEMENT

TRADITION REGIONAL BUSINESS PARK M.P.U.D.

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 M.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 continuing operation 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. The petitioner further agrees to bind successors in title to the commitments herein in this paragraph made

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4 day of OCTOBER, 2020.

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, INC.

Witness: [Signature]

BY: [Signature] Russ Blackburn, Chief Operating Officer

Witness: [Signature]

(CORPORATE SEAL)



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

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: TBD	Parcel ID: 4315-700-0033-000-8	Account #: 175258	Sec/Town/Range: 34/37S/39E
Use Type: 6000	Jurisdiction: Port Saint Lucie	Map ID: 43/34N	Zoning:

### Ownership

Port St Lucie Governmental Finance Corp  
121 SW Port St Lucie BLVD  
Port St Lucie, FL 34984

### Legal Description

SOUTHERN GROVE PLAT NO. 3-(PB 61-17) PARCEL 30 (OR 3274-915)

### Current Values

Just/Market:	\$7,458,491	Assessed:	\$82,052	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	\$0	Taxable:	\$82,052	2019	\$7,458,491	\$82,052	\$0	\$82,052
				2018	\$7,458,491	\$82,052	\$0	\$82,052
				2017	\$7,458,491	\$82,052	\$0	\$82,052

### Historical Values 3-year

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-21-2018	4150 / 2692	0318	SP	Tradition Florida LLC	\$100
02-25-2011	3274 / 0915	0311	CT	Tradition Research Park LLC	\$100
05-17-2004	1969 / 0837	XX02	SP	Horizons St Lucie Groves Assoc	\$55,551,700

### Primary Building Information

Finished Area of this building: 0 SF  
Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

#### Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image  
or  
Sketch  
unavailable  
for display

### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	298.37
Land Size (SF):	12,996,954
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.



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

8/19/2020

Detail by Entity Name

DIVISION OF CORPORATIONS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

### Filing Information

<b>Document Number</b>	N40119
<b>FEI/EIN Number</b>	65-0245277
<b>Date Filed</b>	09/26/1990
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/29/2019

### Principal Address

C/O CITY ATTORNEY  
121 SW PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL 34984-5099

Changed: 10/29/2019

### Mailing Address

C/O CITY ATTORNEY  
121 SW PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL 34984-5099

Changed: 10/29/2019

### Registered Agent Name & Address

STOKES, JAMES D  
C/O CITY ATTORNEY  
121 SW PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL 34984-5099

Name Changed: 10/29/2019

Address Changed: 10/29/2019

### Officer/Director Detail

#### **Name & Address**

Title PRESIDENT

ORAVEC, GREGORY J  
121 SW PORT ST. LUCIE BLVD.

search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=PORTSTLUCIE... 1/3



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

8/19/2020

Detail by Entity Name

121 SW PORT ST LUCIE BLVD  
PORT SAINT LUCIE, FL 34984

Title DIRECTOR

MORGAN, STEPHANIE  
121 SW PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL 34984-5099

Title Director

CARABALLO, JOLIEN  
121 SW PORT ST LUCIE BLVD  
PORT SAINT LUCIE, FL 34984

Title Director

CARVELLI, JOHN  
121 SW PORT ST LUCIE BLVD  
PORT SAINT LUCIE, FL 34984

Title VP

MARTIN, SHANNON MICHAEL  
121 SW PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL 34984

Title CEO

Blackburn, Russ, City Mgr  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

### Annual Reports

Report Year	Filed Date
2019	10/29/2019
2019	12/17/2019
2020	01/22/2020

### Document Images

<a href="#">01/22/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/17/2019 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/29/2019 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">03/01/2019 -- Amendment</a>	View image in PDF format
<a href="#">01/11/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/06/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/14/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/28/2013 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">01/04/2013 -- ANNUAL REPORT</a>	View image in PDF format

search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=PORTSTLUCIE... 2/3



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

8/19/2020

Detail by Entity Name

<a href="#">01/05/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/09/2010 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/04/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/10/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/18/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/14/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations





## 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 300 acres of the broader *Southern Grove Jobs Corridor* area of the City of Port St. Lucie. 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. 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 ]



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

**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 298.37 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 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* 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



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

customary accessory uses. Application of the ‘conversion matrix’ found in this Development Order can allow for variations in this final development mix.

**(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,



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

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 ]



APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

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):

Table with 5 columns: REGIONAL BUSINESS CENTER, acres, Gross Project Area, % of site, and Gross Area. Rows include Business Park (143.9 acres, 48%), Mixed Commercial (67.8 acres, 23%), Streets / Roads (Primary) (14.87 acres, 5%), Stormwater Lakes (43.3 acres, 15%), Open Space (28.5 acres, 10%), and Total Developable Acreage (212 acres, More or Less).

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 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:

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.



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

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 ]

]



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

### 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 300 acres of the broader *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.



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

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;





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

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;
- 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. Medical Marijuana Dispensing Organizations; and,
- xv. 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 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;



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

- 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 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.



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

- 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.
    - 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.



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

### 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) 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 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



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

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 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



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

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 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



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

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.
    - 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



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

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.

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.**





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

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" connection line between SW SW Anthony F Sansone Sr Blvd, and Road B is proposed 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 along the Paar Drive right-of-way that will cross I-95 and eventually connect over to the area around Rosser Boulevard. Construction schedules of this future backbone water improvement have not yet been released and are subject to programming by the City of Port St. Lucie.

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



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

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.

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 ]



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

**SECTION 7 – LEGAL DESCRIPTION**

LEGAL DESCRIPTION:

SOUTHERN GROVE PLAT NO. 3-(PB 61-17) PARCEL 30 (OR 3274-915)

[ go to next page ]



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

BOUNDARY SURVEY  
PREPARED FOR

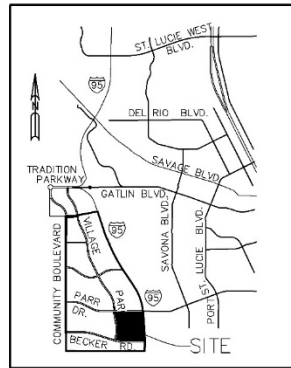
**ARCO**  
MURRAY

SITUATED IN

SECTIONS 26 & 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST  
ST. LUCIE COUNTY, FLORIDA

**NOTES:**

- 1) This survey map and/or report or the copies thereof are not valid without the signature and the original raised seal or digital signature of a Florida Licensed Surveyor and Mapper.
- 2) Description shown hereon provided by the client and/or their agent.
- 3) The last date of field work was August 14, 2020.
- 4) Overall parcel contains 298.369 Acres, more or less.
- 5) Lots shown hereon were not obstructed by this office for right-of-way, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
- 6) Bearings shown hereon are relative to the East right-of-way of Village Parkway having a bearing of South 17°31'40" East.
- 7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
- 8) Said described property appears to be located within an area having a Flood Zone Designation "X" on Flood Rate Map No.12111C0400 J with a date of identification of February 15, 2012, in St. Lucie County, State of Florida, which in the current Flood Insurance Rate Map for this community in which said premises is situated, no additional search of the public records has been performed. There may be additional map amendments affecting this property.
- 9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 10) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for accuracy.



LOCATION MAP  
NOT TO SCALE

**LEGAL DESCRIPTION**

Being all of Parcel 30, according to the plat of SOUTHERN GROVE PLAT NO. 3, as recorded in Plat Book 61, Page 17, Public Records of St. Lucie County, Florida, lying in Sections 26 and 35, Township 37 South, Range 29 East. Containing 298.369 acres, more or less.

**CERTIFICATION**

Arco Murray



Digitally signed by  
Thomas P Kiernan  
Date: 2020.09.02  
11:15:04 -0400

SIGNATURE DATE

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 8199

LOCATION MAP, GENERAL NOTES,  
LEGAL DESCRIPTION & CERTIFICATIONS

COMPUTER	FIELD BK./Pgs.
214 501	20-127 Form 30 30pg

**CULPEPPER & TERPENING, INC.**  
CONSULTING ENGINEERS | LAND SURVEYORS  
2000 NW 113th Street, Suite 100 • Fort Lauderdale, FL 33305  
3345 NE 15th Avenue, Suite 100 • Ft. Lauderdale, FL 33304  
PHONE: 754-567-3333 • FAX: 754-567-3333 • www.cti-engineers.com

- REVISIONS -

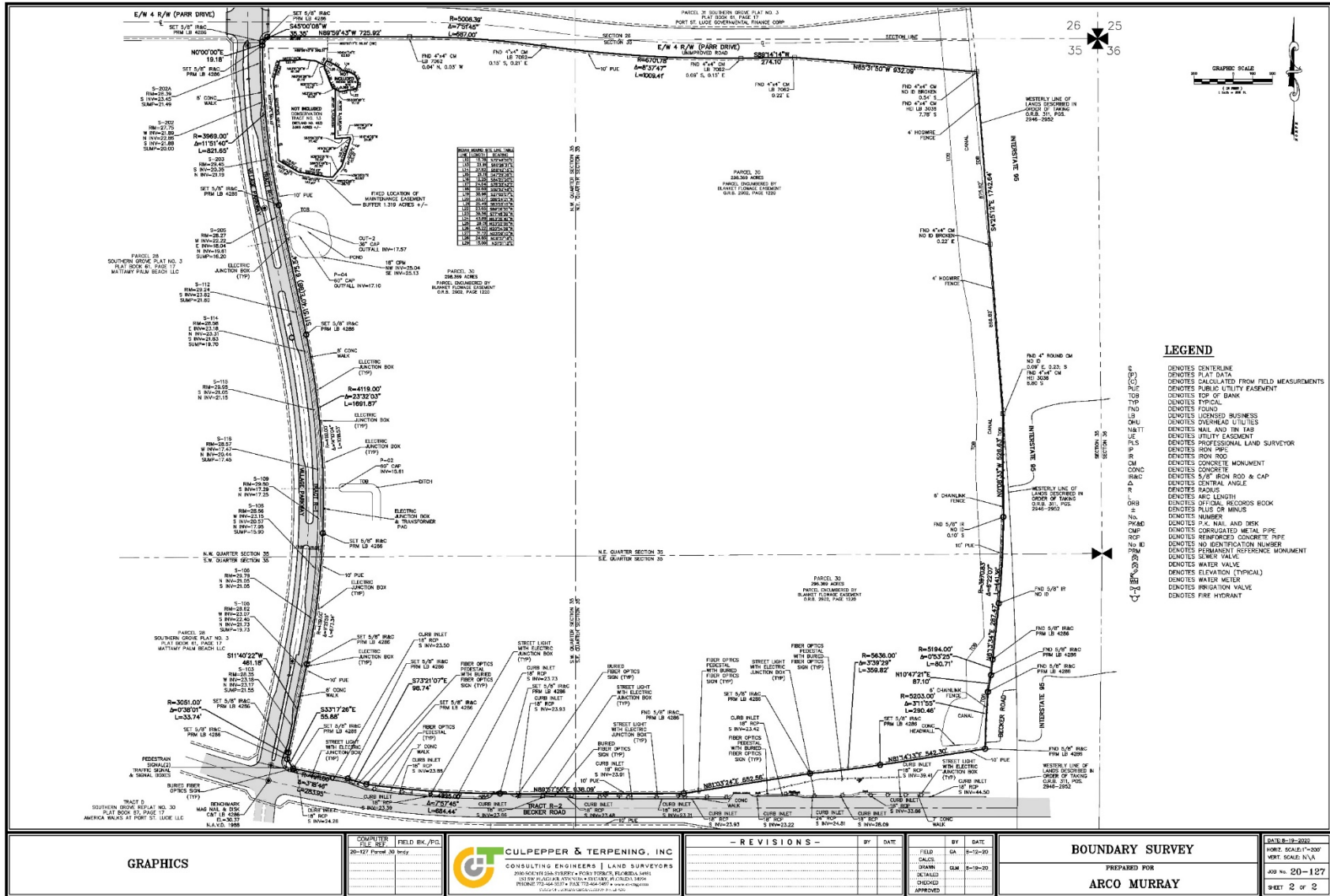
NO.	DATE	BY	DATE

**BOUNDARY SURVEY**  
PREPARED FOR  
**ARCO MURRAY**

DATE: 8-19-2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
JOB NO. 20-127
SHEET 1 of 2



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





APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4452414 OR BOOK 4150 PAGE 2692, Recorded 06/28/2018 01:03:50 PM Doc
Tax: \$0.70

Prepared by and return to:

Greenspoon Marder, P.A.
200 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
Attn: Barry E. Somerstein, Esq.

Tax Account No.: 4310-603-0007-000-4

NOTE TO EXAMINER: This conveyance is without consideration, only minimum doc stamps are being paid.

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made and executed as of the 28th day of June, 2018, by TRADITION LAND COMPANY, LLC, an Iowa limited liability company ("Grantor"), whose address is 10490 SW Village Center Drive, Port St. Lucie, Florida 34987, to and in favor of PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida not-for-profit corporation ("Grantee"), whose address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all of Grantor's right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

(hereinafter referred to as the "Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND Grantor does hereby covenant with and warrant to the Grantee that it has good right and lawful authority to sell and convey the Property; and that it will defend the defend the title to the Property, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO (i) those matters described on Exhibit "B" attached hereto ("Permitted Exceptions"), however this reference shall not operate to reimpose same, and (ii) the Property is also subject to the restrictions and covenants running with the land applicable to the Property as set forth on Exhibit "C" attached hereto ("Deed Restrictions").



APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

OR BOOK 4150 PAGE 2693

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed in manner and form sufficient to bind them as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

TRADITION LAND COMPANY, LLC, an Iowa limited liability company

Kelly Rene Rea

Name: Kelly Rene Rea

Wade DeRemer

Name: WADE DEREMER

By: David C. Feltman

Name: David C. Feltman

Title: President

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2018 by David C. Feltman, as President of Tradition Land Company, LLC, an Iowa limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Kelly Rene Rea  
Notary Public Signature

Kelly Rene Rea  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No.: 204147  
My Commission Expires: 3/22/19

35103147.12  
33451.0020



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

OR BOOK 4150 PAGE 2694

**EXHIBIT "A"**

**SUBJECT PROPERTY**

**(see following four pages)**





APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

OR BOOK 4150 PAGE 2695

LEGAL DESCRIPTION SOUTHERN GROVE

BEING ALL OF LOTS 2, 4, 5, ACCORDING TO SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID: 4315-505-0006-000-1 (LOT 2)
Parcel ID: 4315-505-0008-000-5 (LOT 4)
Parcel ID: 4315-505-0009-000-2 (LOT 5)

LOT 2 CONTAINS 7.551 ACRES OF LAND, MORE OR LESS.
LOT 4 CONTAINS 9.753 ACRES OF LAND, MORE OR LESS.
LOT 5 CONTAINS 6.644 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0007-000-8

BEING A PORTION OF LOT 3, SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71 AT PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S79°27'11"W, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 121.25 FEET; THENCE DEPART SAID SOUTH LINE N18°47'20"W, A DISTANCE OF 311.58 FEET; TO A POINT ON THE SOUTH LINE OF "RELOCATED UTILITY SITE 3-A" AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 14; THENCE N79°27'11"E, ALONG SAID SOUTH LINE, A DISTANCE OF 121.25 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S18°47'20"E, ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 311.58 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 0.858 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0010-000-2

BEING ALL OF LOT 6, SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71 AT PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Parcel ID: 4315-505-0007-010-1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, SAID SOUTHERN GROVE PLAT NO. 14; THENCE N79°27'11"E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1,636.39 FEET; THENCE DEPART SAID SOUTH LINE, S18°47'20"E, A DISTANCE OF 523.95 FEET; THENCE S71°12'40"W, A DISTANCE OF 1,632.82 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N75°41'28"E, A RADIAL DISTANCE OF 2,000.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°35'06", A DISTANCE OF 125.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 13°41'39"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 478.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,480.18 FEET AND A CENTRAL ANGLE OF 03°38'39"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.75 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 23.68 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Parcel ID: 4315-505-0010-010-5

BEING A UTILITY SITE LYING IN A PORTION OF LOT 6, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH RIGHT-OF-WAY OF E/W 3 R/W (A 150.00 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 605.49 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 89°33'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY OF E/W 3 R/W, A DISTANCE OF 147.82 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 147.34 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 147.82 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 147.34 FEET TO THE NORTH RIGHT-OF-WAY OF E/W 3 R/W AND THE POINT OF BEGINNING. CONTAINING 0.500 ACRES, MORE OR LESS.

Sheet 1 of 4



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 OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Transfer Agreement

GFC Parcels

DATE: 6/15/2018 DRAWN BKH
SCALE: N/A JOB No. 18-039



APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

OR BOOK 4150 PAGE 2696

LEGAL DESCRIPTION SOUTHERN GROVE

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Parcel ID: 4315-505-0010-020-8

BEING A UTILITY SITE LYING IN A PORTION OF LOT 6, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 25°57'22" WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 1204.23 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE NORTH 25°57'22" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY, A DISTANCE OF 147.58 FEET; THENCE NORTH 64°03'05" EAST, A DISTANCE OF 147.58 FEET; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 147.58 FEET; THENCE SOUTH 64°03'05" WEST, A DISTANCE OF 147.58 FEET TO THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AND THE POINT OF BEGINNING. CONTAINING 0.500 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2899 AT PAGE 2933 (EXHIBIT "A"), PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, WHICH POINT IS THE MOST NORTHERLY CORNER OF PARCEL 3 AS DESCRIBED IN THE ABOVE MENTIONED DEED AND RUNNING THENCE N25°57'22"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1204.05 FEET TO THE SOUTHWEST CORNER OF A UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, SAID PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N64°02'38"E, DEPARTING SAID RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF THE PARCEL LAST ABOVE MENTIONED AND CONTINUE ON THE SAME COURSE, A TOTAL DISTANCE OF 654.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE CONTAINING THE FOLLOWING ELEMENTS; RADIUS 171.25 FEET, CENTRAL ANGLE 104°16'41", ARC LENGTH 311.67 FEET, CHORD BEARING S54°21'56"E, A CHORD DISTANCE OF 270.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE S28°39'19"E ALONG SAID LINE A DISTANCE OF 732.16 FEET; THENCE S30°11'31"E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY BOUNDS OF E/W 3 RIGHT-OF-WAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2680 (EXHIBIT "E"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S59°48'29"W ALONG THE NORTHERLY BOUNDS THEREOF A DISTANCE OF 784.24 FEET TO THE MOST EASTERLY CORNER OF PARCEL 3 REFERRED TO ABOVE; THENCE N72°56'17"W ALONG THE NORTHERLY BOUNDS OF SAID PARCEL 3 A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING. CONTAINING 21.66 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEING A PORTION OF LOT 6, ACCORDING TO SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, AT PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT WMT-1, SAID SOUTHERN GROVE PLAT NO. 14; THENCE S73°58'33"W, A DISTANCE OF 547.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT R-1, VILLAGE PARKWAY (150' WIDE) ACCORDING TO SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, SAID PUBLIC RECORDS; THENCE N27°21'00"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 101.99 FEET; THENCE DEPART SAID RIGHT-OF-WAY LINE, N73°58'33"E, A DISTANCE OF 695.13 FEET; THENCE N16°01'27"W, A DISTANCE OF 196.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 01°42'55"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.88 FEET TO A POINT OF NON TANGENCY; THENCE N71°12'40"E, A DISTANCE OF 100.32 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N75°55'39"E, A RADIAL DISTANCE OF 1,900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°57'06", A DISTANCE OF 64.72 FEET TO THE END OF SAID CURVE; THENCE S16°01'27"E, A DISTANCE OF 396.13 FEET; THENCE S73°58'33"W, A DISTANCE OF 100.00 FEET; THENCE N16°01'27"W, A DISTANCE OF 100.00 FEET; THENCE S73°58'33"W, A DISTANCE OF 127.49 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 114,354.85 SQUARE FEET OR 2.625 ACRES, MORE OR LESS.

THE PORTION OF LOT 6 HEREIN DESCRIBED IS 370.562 ACRES OF LAND, MORE OR LESS.

Sheet 2 of 4



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 OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Transfer Agreement

GFC Parcels

Table with 2 columns: DATE, DRAWN, SCALE, JOB No.



APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

OR BOOK 4150 PAGE 2697

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4315-505-0004-000-7

THAT PART FOR UTILITY SITE 4 ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT 14 AS RECORDED IN PLAT BOOK 71 AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALSO DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2705, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 0.50 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0013-000-3 (CONSERVATION TRACT 4) Parcel ID: 4315-505-0014-000-0 (CONSERVATION TRACT 5)

ALL OF CONSERVATION TRACTS NOS. 4 AND 5 ACCORDING TO SOUTHERN GROVE PLAT 14 AS RECORDED IN PLAT BOOK 71 AT PAGE 35, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 4 CONTAINS 0.861 ACRES OF LAND, MORE OR LESS. CONSERVATION TRACT 5 CONTAINS 0.577 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0034-000-5

BEING ALL OF PARCEL 31 ACCORDING TO SOUTHERN GROVE PLAT NO. 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 413.462 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0033-000-8

BEING ALL OF PARCEL 30 ACCORDING TO SOUTHERN GROVE PLAT NO. 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 298.369 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0010-000-1

BEING ALL OF CONSERVATION TRACT 6 ACCORDING TO SOUTHERN GROVE PLAT NO. 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.419 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0017-000-0

ALL OF CONSERVATION TRACT NO. 13 ACCORDING TO SOUTHERN GROVE PLAT 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CONTAINING 3.968 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0024-000-2

ALL OF THE INDIAN MOUND SITE ACCORDING TO SOUTHERN GROVE PLAT 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. CONTAINING 0.368 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4322-600-0021-000-6

BEING ALL OF PARCEL 25B ACCORDING TO SOUTHERN GROVE PLAT NO. 13 AS RECORDED IN PLAT BOOK 74 AT PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 47.515 ACRES OF LAND, MORE OR LESS.

Sheet 3 of 4



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 OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC Transfer Agreement

GFC Parcels

DATE: 6/15/2018 DRAWN BKH

SCALE: N/A JOB No. 18-039



APPLICATION for CHANGE in ZONING to MPUD for the TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

OR BOOK 4150 PAGE 2698

LEGAL DESCRIPTION SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4322-600-0027-000-8 (PARCEL 27D)

A PORTION OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"E A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING. CONTAINING 14.825 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0005-000-5

BEING ALL OF PARCEL 1 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 1.39 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0006-000-2

BEING ALL OF PARCEL 2 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 1.61 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0003-000-1

BEING ALL OF WATER MANAGEMENT TRACT NO. 1 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 9.61 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0007-000-9

BEING ALL OF PARCEL 3 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 5.26 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0009-000-3

BEING ALL OF PARCEL 5 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 8.36 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-506-0001-000-9

BEING ALL OF TRACT C ACCORDING TO SOUTHERN GROVE PLAT NO. 20 AS RECORDED IN PLAT BOOK 73 AT PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 20.969 ACRES OF LAND, MORE OR LESS.

THE TOTAL COMBINED AREA OF ALL PARCELS DESCRIBED HEREIN IS 1223.271 ACRES OF LAND, MORE OR LESS.

Sheet 4 of 4



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 OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Transfer Agreement

GFC Parcels

DATE: 6/15/2018 DRAWN BKH

SCALE: N/A JOB No. 18-039



APPLICATION for CHANGE in ZONING to MPUD for the  
TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

OR BOOK 4150 PAGE 2699

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments, including, but not limited to, any assessments of property owner associations and assessments and liens imposed by any governmental authority, the community development districts and special association districts which may impose and levy taxes and assessments on the Property for the year 2017 and all subsequent years.
2. Zoning restrictions and prohibitions imposed by governmental authority, including, but not limited to, plats, site plans and/or any other governmental approvals or regulations pertaining to the Property.
3. Easements, restrictions and all other matters of record.
4. Facts which an accurate survey would show.
5. Rights of any parties in possession.
6. Any matter created by Grantee or through the Grantee.

NOTE: Unless otherwise noted, the recording references refer to the Public Records of St. Lucie County, Florida.

B-1

35103147.12  
33451.0020



APPLICATION for CHANGE in ZONING to MPUD for the  
TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE

OR BOOK 4150 PAGE 2700

**EXHIBIT "C"**

**DEED RESTRICTIONS**

The following restrictions, covenants and provisions shall be deemed a part of the conveyance described in the Special Warranty Deed to which these Deed Restrictions are attached and shall be deemed covenants running with the land applicable to the Property described in such Special Warranty Deed ("Property"). The Grantor shall have the right to assign its rights under this Exhibit "C" to an assignee as set forth in an assignment recorded in the Public Records of St. Lucie County, Florida (such assignee being the "Assignee"), whereupon the Assignee shall have all rights of Grantor hereunder and Grantor shall no longer have such rights under this Exhibit "C". After assignment of such rights to Grantee, any waiver or amendment of the restrictions attached hereto as Exhibit "C" shall require the written consent of Assignee and not the Grantor.

Grantor and Grantee acknowledge that it is necessary to establish and maintain a balanced and diversified mixture of improvements in projects generally known as Tradition and Southern Grove ("Project(s)"), as such Project(s) may be increased or decreased from time to time (as such name may be amended by Grantor from time to time), and it is desirable to establish and maintain minimum value for the Project(s) by requiring certain restrictions including a limitation of height and square footage of development on the Property. There shall be no improvements constructed upon the Property conveyed by Grantor, other than the "Proposed Use" (as hereinafter defined) without the prior written consent of the Grantor or the Assignee.

"Proposed Use" or "Intended Use" shall mean (unless otherwise approved in writing by Grantor (or its Assignee) the Property may only be used for (i) up to 786 multi-family residential dwelling units, (ii) up to 900 apartment units, (iii) up to 2,582,851 square feet of retail development, (iv) up to 4,296,480 square feet of office/R&D development, (v) up to 3,838,336 square feet of warehouse/industrial development, and (vi) up to 240 hotel rooms and no other uses shall be permitted upon the Property without the prior written consent of Grantor or the Assignee in its sole discretion), recognizing that the owner of the Property shall have the right without the consent of the Grantor or Assignee to shift uses as permitted under the conversion matrix set forth in the Southern Grove DRI as set forth in the Southern Grove DRI Amended and Restated Development Order contemplated under City of Port St. Lucie Resolution 15-R95 recorded in Official Records Book 3826, Page 2235 of the Public Records of St. Lucie County, Florida ("Southern Grove DRI").

The cost of construction of all improvements to and on the Property will be borne exclusively by Grantee (including the cost to provide on-site drainage pretreatment, bring the water and sewer lines to the Property) and Grantee shall be solely responsible for obtaining all approvals necessary for construction of improvements on the Property, including, without limitation, building permits. Grantee will be responsible for providing and installing all landscaping and trees on the Property in accordance with the requirements of applicable governmental requirements and the approvals required under the "Declaration(s)" (as hereinafter defined).

C-1

38103147.12  
33461.0020



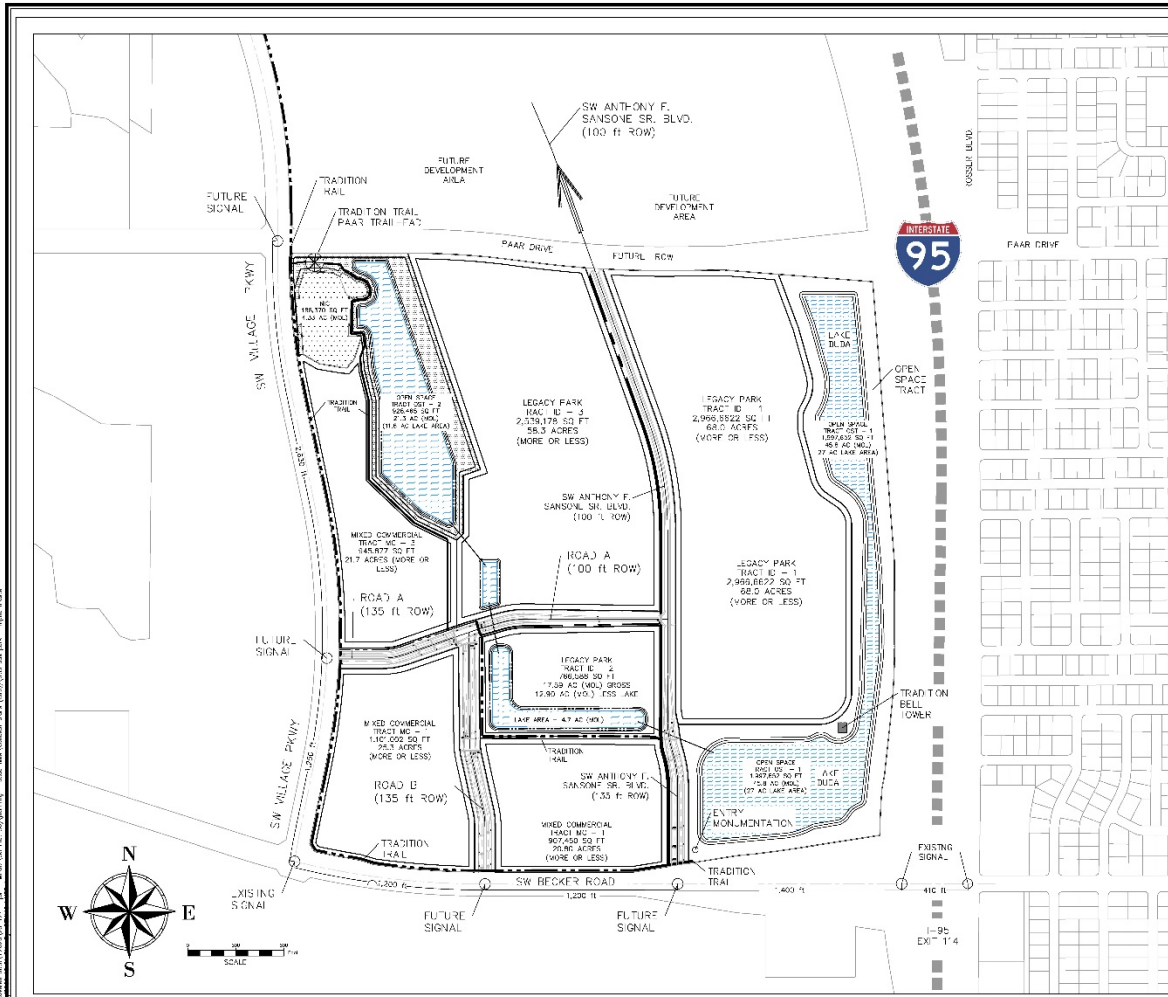
**APPLICATION for CHANGE in ZONING to MPUD for the  
TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE**

**SECTION 8 – MPUD CONCEPT PLAN**

[ GO TO NEXT PAGE ]



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



SITE DATA TABLE													
<b>Owner:</b> Port St Lucie Governmental Finance Corp 121 SW Port St Lucie Blvd. Port St Lucie, FL 34984 Phone: (772) 871-5212													
<b>Engineer / Surveyor:</b> Culpepper & Terpening, Inc. 2805 South Zeeb Street Fort Pierce, FL 34901 Phone: (772) 464-9027 Fax: (772) 464-9497 www.ct-inc.com													
<b>Owners Representatives:</b> Culpepper & Terpening, Inc. 2805 South Zeeb Street Fort Pierce, FL 34901 Phone: (772) 464-9027 Fax: (772) 464-9497 www.ct-inc.com													
1) <b>Project Name:</b> Tradition Regional Business Park @ Southern Grove													
2) <b>Location:</b> Northwest Corner of SW Village Parkway and SW Becker Road													
3) <b>Project Description:</b> Regional Business Center (PSI Comp Plan Policy 17.7.8)													
4) <b>Section/Range:</b> Section 34/Range 376/Township 38F													
5) <b>Map ID:</b> 275006													
6) <b>Parcel ID Numbers:</b> 4316-700-0033-000-8													
7) <b>Gross Site Area:</b> 788.37 acres (proposed development tract) 12,896,897 sq feet (approximate)													
8) <b>Zoning:</b> MPUD - Tradition Regional Business Park @ Southern Grove 288.37 ac													
9) <b>Land Use:</b> NCU - New Community District 288.37 ac													
10) <b>Building Data:</b>													
<table border="1"> <thead> <tr> <th>Nonresidential</th> <th>Mixed Commercial</th> </tr> </thead> <tbody> <tr> <td>Setbacks (ft) Required</td> <td>Setbacks (ft) Required</td> </tr> <tr> <td>Front 25</td> <td>Front * use MPUD Manual</td> </tr> <tr> <td>Rear 15</td> <td>Rear * use MPUD Manual</td> </tr> <tr> <td>Side (north) 15</td> <td>Side (north) * use MPUD Manual</td> </tr> <tr> <td>Side (south) 15</td> <td>Side (south) * use MPUD Manual</td> </tr> </tbody> </table>		Nonresidential	Mixed Commercial	Setbacks (ft) Required	Setbacks (ft) Required	Front 25	Front * use MPUD Manual	Rear 15	Rear * use MPUD Manual	Side (north) 15	Side (north) * use MPUD Manual	Side (south) 15	Side (south) * use MPUD Manual
Nonresidential	Mixed Commercial												
Setbacks (ft) Required	Setbacks (ft) Required												
Front 25	Front * use MPUD Manual												
Rear 15	Rear * use MPUD Manual												
Side (north) 15	Side (north) * use MPUD Manual												
Side (south) 15	Side (south) * use MPUD Manual												
11) <b>Development Schedule:</b> Start: 4th Qtr 2020 (Phase 1) Complete: 4th Qtr 2021 (Phase 1)													
12) <b>Flood Zone:</b> The proposed 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)													
13) <b>Open Spaces:</b> A minimum of 10% (10 percent) of the gross project area of the Tradition Regional Business Park (18,000 sq ft) shall be used for common open space, and shall be depicted on the Conceptual Land Use plan found in Section 5. Within these designated open space areas, a minimum of 5% of the usable open space shall be in the form of squares, greens, parks, recreation areas and/or conservation areas.													
14) <b>Building Hgt.:</b> Business Park 150 ft (Maximum) Mixed Commercial 65 ft (Maximum)													
15) <b>Utility Services:</b> Water Service Port St Lucie Electric Service FPL Sewage Service Port St Lucie Cable Service Blue Stream Fire-Jet Water via													
16) <b>Parking Required:</b> Refer to the Tradition Regional Business Park @ Southern Grove MPUD, Section 5 for individual parking standards.													

## TRADITION BUSINESS PARK @ SOUTHERN GROVE MPUD

COMPILED BY: [ ]	FIELD BK./PI: [ ]
<b>CULPEPPER &amp; TERPENING, INC.</b> CONSULTING ENGINEERS   LAND SURVEYORS 2805 SOUTH ZEEB STREET • FORT PIERCE, FL 34901 TEL: (772) 464-9027 FAX: (772) 464-9497 WWW.CT-INC.COM	

- REVISIONS -		BY	DATE
NO. REVISED	NAME AND EXACT REVISION	SW	09-20-20

## CONCEPT MASTER PLAN

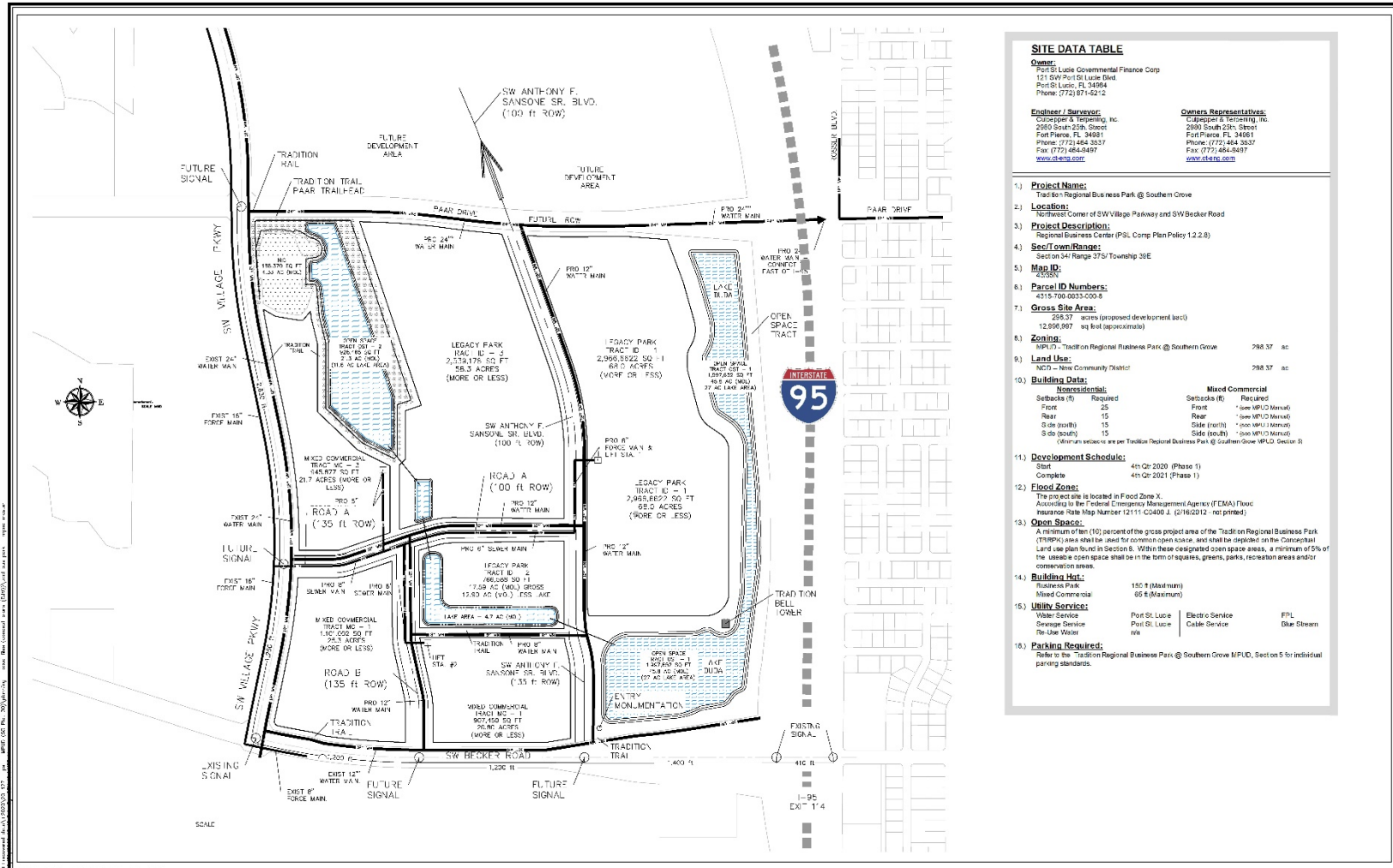
DATE: 09/20/2020
SCALE: 1"=300'
WEST SCALE: none
JOB No: 20-127
SHEET 1 of 3

EXHIBIT 8A





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



SITE DATA TABLE																									
<b>Owner:</b> Fort St. Lucie Governmental Finance Corp 121 SW Pointe Lucie Blvd Fort St. Lucie, FL 34904 Phone: (772) 871-6212																									
<b>Engineer / Surveyor:</b> Culpepper & Terpening, Inc. 2500 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-3487 www.cti-na.com																									
<b>Owners Representatives:</b> Culpepper & Terpening, Inc. 2500 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-3487 www.cti-na.com																									
1.) <b>Project Name:</b> Tradition Regional Business Park @ Southern Grove																									
2.) <b>Location:</b> Northwest Corner of SW Village Parkway and SW Becker Road																									
3.) <b>Project Description:</b> Regional Business Center (PSL Comp Plan Policy 12.2.2.8)																									
4.) <b>Section/Range:</b> Section 34 Range 27S Township 30E																									
5.) <b>Map ID:</b> 4355V																									
6.) <b>Parcel ID Numbers:</b> 4315-700-0033-000-6																									
7.) <b>Gross Site Area:</b> 298.37 acres (proposed development tract) 12,696,897 sq feet (approximate)																									
8.) <b>Zoning:</b> MPUD - Tradition Regional Business Park @ Southern Grove 298.37 ac																									
9.) <b>Land Use:</b> NCD - New Community District 298.37 ac																									
10.) <b>Building Data:</b>																									
<table border="1"> <thead> <tr> <th colspan="2">Necessaries</th> <th colspan="2">Mixed Commercial</th> </tr> <tr> <th>Subsets (ft)</th> <th>Required</th> <th>Subsets (ft)</th> <th>Required</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>25</td> <td>Front</td> <td>See MPUD Manual</td> </tr> <tr> <td>Rear</td> <td>15</td> <td>Rear</td> <td>See MPUD Manual</td> </tr> <tr> <td>Side (north)</td> <td>15</td> <td>Side (north)</td> <td>See MPUD Manual</td> </tr> <tr> <td>Side (south)</td> <td>15</td> <td>Side (south)</td> <td>See MPUD Manual</td> </tr> </tbody> </table> <p><small>Minimum setbacks per Tradition Regional Business Park @ Southern Grove MPUD Section 5</small></p>		Necessaries		Mixed Commercial		Subsets (ft)	Required	Subsets (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
Necessaries		Mixed Commercial																							
Subsets (ft)	Required	Subsets (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																						
11.) <b>Development Schedule:</b>																									
<table border="1"> <tr> <td>Start</td> <td>4th Cr 2020 (Phase 1)</td> </tr> <tr> <td>Complete</td> <td>4th Cr 2021 (Phase 1)</td> </tr> </table>		Start	4th Cr 2020 (Phase 1)	Complete	4th Cr 2021 (Phase 1)																				
Start	4th Cr 2020 (Phase 1)																								
Complete	4th Cr 2021 (Phase 1)																								
12.) <b>Flood Zones:</b> The proposed 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).																									
13.) <b>Open Space:</b> A minimum of ten (10) percent of the gross project area of the Tradition Regional Business Park (TRBPA) shall be used for common open space, and shall be depicted on the Conceptual Land Use plan to be filed in Section 5. Within these designated open space areas, a minimum of 5% of the usable open space shall be in the form of squares, greens, parks, recreation areas and/or conservation areas.																									
14.) <b>Building Height:</b>																									
<table border="1"> <tr> <td>Business Park</td> <td>150 ft (Maximum)</td> </tr> <tr> <td>Mixed Commercial</td> <td>65 ft (Maximum)</td> </tr> </table>		Business Park	150 ft (Maximum)	Mixed Commercial	65 ft (Maximum)																				
Business Park	150 ft (Maximum)																								
Mixed Commercial	65 ft (Maximum)																								
15.) <b>Utility Services:</b>																									
<table border="1"> <tr> <td>Water Service</td> <td>Port St. Lucie</td> <td>Electric Service</td> <td>Electro</td> </tr> <tr> <td>Sewerage Service</td> <td>Port St. Lucie</td> <td>Cable Service</td> <td>FPL</td> </tr> <tr> <td>On-Land Water</td> <td>na</td> <td>Gas Service</td> <td>Duke/Stream</td> </tr> </table>		Water Service	Port St. Lucie	Electric Service	Electro	Sewerage Service	Port St. Lucie	Cable Service	FPL	On-Land Water	na	Gas Service	Duke/Stream												
Water Service	Port St. Lucie	Electric Service	Electro																						
Sewerage Service	Port St. Lucie	Cable Service	FPL																						
On-Land Water	na	Gas Service	Duke/Stream																						
16.) <b>Parking Required:</b> Refer to the Tradition Regional Business Park @ Southern Grove MPUD, Section 5 for individual parking standards.																									

<b>TRADITION BUSINESS PARK @ SOUTHERN GROVE</b> <b>TRADITION BUSINESS PARK @ SOUTHERN GROVE MPUD</b>	CHARTER DATE: 11/09/2020 FIELD: BK/PJ	<b>CULPEPPER &amp; TERPENING, INC.</b> CONSULTING ENGINEERS / LAND SURVEYORS <small>2500 SOUTH 25TH STREET, FORT PIERCE, FL 34981          PHONE: (772) 464-3537 FAX: (772) 464-3487          WWW.CTINA.COM</small>	- REVISIONS - BY: DATE:	DESIGNED: 11/09/2020 CHECKED: 11/09/2020 DRAWN: 11/09/2020 DETAIL: 11/09/2020 CHECKED: 11/09/2020 APPROVED: 11/09/2020	<b>CONCEPT UTILITY PLAN</b>  <b>EXHIBIT 8B</b>	DATE: 09/09/2020 SCALE: 1/8"=1'-0" SHEET: 20-157 OF: 2 OF 3
	TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE MPUD					





**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



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

**SECTION 10 – ROADWAY TYPICAL(S)**

[ GO TO NEXT PAGE ]



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

