

Town Place PUD

For

PSL Town Place Partners, LLC
A Florida Limited Liability Company

Presented to:

*City of Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984*

Prepared by:

*HJA Design Studio
50 E Ocean Blvd., Suite 101
Stuart, FL 34994*

July 22, 2022

City of Port St. Lucie Project Number P21-285
PSLUSD # 11-836-00

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EXHIBIT A – DEVELOPMENT TEAM

<p>Master Developer:</p> <p>PSL Town Place Partners, LLC Jerome Rich, Managing Member 2552 Peters Rd., Suite B Fort Pierce, FL 34945 (772) 446-7344</p>	<p>Environmental Consultant:</p> <p>Hobe Sound Environmental Consultants, Inc. Bob Weigt 9512 SE Duncan St. Hobe Sound, FL 33455 (772) 545-3676 bobhsenv@gmail.com</p>
<p>Property Owner:</p> <p>PSL Town Place Partners, LLC Jerome & Jodi Rich 2552 Peters Rd., Ste B, Fort Pierce, FL 34945 (772) 446-7344</p>	<p>Surveyor</p> <p>Laventure & Associates, Inc. Richard Laventure, PLS 2552 Peters Road, Ste. D Fort Pierce, FL 34945 (772) 398-4630 gatorrr@msn.com</p>
<p>Planning Consultant/Landscape Architect:</p> <p>HJA Design Studio, LLC Michael Houston, President 50 SE Ocean Blvd. Suite 101 Stuart, FL 34994 (772) 678-7200 mhouston@hjadstudio.com</p>	<p>Architect:</p> <p>The Wayne Architectural Group, PA Wayne Berenbaum, AIA 10180 Lexington Estates Blvd. Boca Raton, FL 33428 (561) 923-0745</p>
<p>Engineer:</p> <p>CAPTEC Engineering, Inc Joe Capra, P.E. 301 NW Flagler Ave. Stuart, FL 34994 (772) 692-4344 htourjee@gocaptec.com</p>	<p>Traffic Engineer:</p> <p>MacKenzie Engineering & Planning, Inc. Shaun MacKenzie, P.E. 1172 SW 30th St., Suite 500 Palm City, Florida 34990 (772) 286-8030 Shaun@mackenzieengineeringinc.com</p>

EXHIBIT B – PUD Application

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept.: _____
Fee (Nonrefundable)\$ _____
Receipt # _____

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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting.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

PRIMARY CONTACT EMAIL ADDRESS: mhouston@hjadstudio.com OR ttroxell@hjadstudio.com

PROPERTY OWNER: _____

Name: PSL Town Place Partners, LLC

Address: 2552 Peters Rd, Unit Ste B, Fort Pierce, FL 34945-2635

Telephone No. 772-446-7344 Email jrich@richpropertiesfl.com

AGENT OF OWNER (if any)

Name: Michael Houston - President HJA Design Studio

Address: 50 SE Ocean Blvd., Suite 101, Stuart, FL 34994

Telephone No. 772-678-7200 Email mhouston@hjadstudio.com

PROPERTY INFORMATION

Legal Description: See Exhibit J in PUD document
(Include Plat Book and Page)

Parcel I.D. Number: 3426-341-0001-000-2

Current Zoning: PUD

Proposed Zoning: PUD

Future Land Use Designation: Existing: CG&RM Proposed: CH/RH Acreage of Property: 18.51

Reason for rezoning request: _____

See Justification Statement (Exhibit D)



Signature of Owner

Michael Houston
Hand Print Name

10/29/2021
Date

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

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 03/03/20



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Town Place

Project Number: P _____ New Submittal or Resubmittal _____ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: = *Provided* = *Incomplete or Missing* = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
<input checked="" type="checkbox"/>	Sufficiency Checklist: One original completed and signed by applicant.			
<input checked="" type="checkbox"/>	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
<input type="checkbox"/>	Written Response to Comments: Sixteen copies. For resubmittals only.			
<input checked="" type="checkbox"/>	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
<input checked="" type="checkbox"/>	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
<input checked="" type="checkbox"/>	Application Fees: Refer to each department's fee schedule.			
<input checked="" type="checkbox"/>	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...			
	...Unity of Title			
<input checked="" type="checkbox"/>	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Town Place

Project Number: P _____ New Submittal or Resubmittal _____ (Check One)

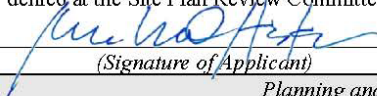
<i>Applicant Certification</i>	
I, <u>Michael Houston</u> (<i>Print or type name</i>), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.	
 (<i>Signature of Applicant</i>)	10/29/2021 (<i>Date</i>)
<i>Planning and Zoning Department Representative</i>	
I, _____ (<i>Print name</i>), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ (<i>date</i>). <i>Additional Comments:</i>	
_____ (<i>Signature of Planning and Zoning Department Representative</i>)	
_____ (<i>Date</i>)	
<i>Engineering Department Representative</i>	
I, _____ (<i>Clearly print or type name</i>), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ (<i>date</i>). <i>Additional Comments:</i>	
_____ (<i>Signature of Engineering Department Representative</i>)	
_____ (<i>Date</i>)	
<i>Utilities System Department</i>	
I, _____ (<i>Clearly print or type name</i>), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ (<i>date</i>). <i>Additional Comments:</i>	
_____ (<i>Signature of Utility System Department Representative</i>)	
_____ (<i>Date</i>)	

EXHIBIT C – Authorization Form



March 2, 2021

Teresa Lamar-Sarno
Director of Planning & Zoning Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: Town Place Comprehensive Plan Amendment

Please be advised that Jerome L Rich as Managing Member of PSL Townplace Partners, LLC hereby authorizes Michael Houston (HJA Design Studio, LLC) to act as its agents relative to the above referenced project and approval process with the City of Port St. Lucie. This includes submittals of any/all applications and related materials.

Sincerely,

Jerome Rich
Managing Member
PSL Townplace Partners, LLC

By: [Signature] Jerome L Rich Managing Member
Signature Print Name Title Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this ____ day of ____
2021 by Jerome Rich, as Managing Member of PSL Townplace Partners, LLC, a FL Limited Liability Company on behalf of the company who is personally known to me or has produced a valid form of government identification.



Signature Misty Webb
Notary Public-State of Florida
Print Name Misty Webb

www.hjadesignstudio.com

HJA Design Studio
50 East Ocean Boulevard, Suite 101, Stuart, Florida USA 34994 | 772.678.7200 | 772.678.7201

EXHIBIT D – Justification Statement

1. Site Information

The subject property is 18.51 acres and located on the south east corner of U.S. Hwy 1 and Savanna Club Blvd. on the far north east corner of the City. The property is located adjacent to, but not within the City's CRA. The site has a land use of High Density / Commercial General over the entire site with an existing zoning of PUD. This application is requesting that the entire site shall remain as a PUD with 14.00 acres designated for multi-family apartment units and 4.51 acres for commercial uses.

With the site's close proximity to the Crosstown Parkway Bridge and the City's eastern CRA, this Planned Unit Development will help satisfy the growing demand of modern market-rate rental apartments and new commercial opportunities in this nearly "built-out" area.

2. Project Vision

Town Place Partners envision a horizontal mixed-use project with contemporary new apartment units and commercial uses which meet the emerging market demand for high quality living within a walkable distance to a variety of new retail choices which may include shopping, dining and entertainment.

The multi-family community is designed around a large lake feature which not only provides amenity views for each unit but helps create a walkable community and sense of place. The internal lake walk connects residents not only to each other but to the clubhouse, a variety of site amenities, seating areas and green spaces.

The vision for this PUD is to create a vibrant unified design with a wide range of amenities. The incorporation of the lake, water features, landscaping, decorative paving, lighting, and site furnishing are essential to provide for visual continuity of the overall PUD. These elements will enable unity between parcels, delineate vehicular and pedestrian areas, and provide a sense of place often lacking in most single use projects.

The proposed architectural theme is a contemporary upscale design which promotes a vibrant and united residential and retail environment through the use of metal and glass and strong horizontal elements.

The retail areas will offer new choices and direct access to shopping, dining and entertainment for all nearby residents and the general public.

Pedestrian Linkages

The pedestrian connections will be an integral part of the overall design of the PUD. Walkways will provide pedestrian connections from the apartment community and commercial uses along the site's U.S. 1 frontage as well as the numerous neighborhoods to the east along Savanna Blvd.

Site Amenities

The multi-family community will include a clubhouse with a “resort style” pool, a large centralized lake with surrounding walk, a pickleball court, bark park, playground, as well as a variety of seating areas and open green spaces. The commercial area will incorporate public pedestrian plazas with a variety of outdoor seating / dining areas, public art and landscape features.

EXHIBIT E – Site Design Standards

The following design standards are intended to help create an aesthetically pleasing, safe, unique and sustainable development pattern that enhances the experience of pedestrians, motorists and cyclists within the Town Place community and surrounding neighborhoods. In all areas not defined in these design standards, all underlying regulations of the City of Port St. Lucie Land Development Code shall apply.

1. Multi-Family Area

A. Permitted Principal Uses and Structures

(Not defined in these standards, the following are permitted uses but not required)

1. Multi-family dwellings with and without internal garages
2. Rental office and related support uses
3. Recreation area / clubhouse / pool cabana / pickleball courts
4. Dumpster / compactor
5. Park, playground and or dog park
6. Mail Kiosk
7. Free standing garages
8. Accessory structure bus stop
9. Temporary leasing office in accordance with Sec. 158.226 of the City's code
10. Dog Wash Station

B. Special Exception Uses: None

C. Minimum living area / Maximum Residential Density

1. Minimum Living Area:

One (1) bedroom	Six hundred (600) s.f.
Two (2) bedroom	Eight hundred (800) s.f.
Three (3) or more bedroom	Nine hundred (900) s.f.

2. Maximum Residential Density:

15 du/ac: Maximum density shall be calculated based on the total gross site area of the entire PUD

3. Maximum Allowable Number of Units: (Total site 18.51 AC x 15 du/ac)

277 Maximum Multi-family dwelling units

D. Maximum Building Coverage:

Thirty five percent (35%) provided that the maximum impervious surface does not exceed seventy percent (70%). (which includes lake area coverage)

E. Maximum Building Height:

Four (4) story / Forty-four feet (44')
(Height for flat roofs is measured to the top roof surface or deck level, parapets and equipment screens are not included in maximum building height calculations. Roof parapets and equipment screens may exceed the maximum building height by up to five feet (5')

F. Maximum Building Length:

Two hundred and thirty feet (230')

G. Building Setback & Separation Requirements:

1. Building Setbacks

(Sec. 158.174.E) Any structure greater than thirty five (35') in height shall be required to maintain a setback from the property line of such PUD of 100% of the building height.

Front Setback	44' min. (from PUD Commercial Area to the west)
Side Setback	44' min. (from south property line)
	44' min. (from north property line)
Rear Setback	44' min. (from east property line)
Building Setback from Upland Preserve Areas	10' min.
Building Setback from Lake Top of Bank	15' min.

2. Building Separation

Between Buildings	20' min.
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H. Landscape Requirements:

1. Perimeter Landscape Strips:

These landscape buffer strips shall conform to the requirements of Chapter 154, Landscape Code. All perimeter landscape buffer strips shall have the option, unless specified below, to allow for a six foot (6') opaque fence or wall to be incorporated into landscape strip.

* No perimeter landscape buffer strip shall be required where native upland habitat exists and is proposed as an upland preserve area.

North Property Line: (Adjacent to Savanna Club Blvd.)	10' min.
South Property Line: (Adjacent to existing lake / Light industrial property)	10' min.
West Property Line: (Adjacent to commercial property with ex. landscape buffer)	10' min.
West Property: (Adjacent to PUD commercial area)	10' min. w/ shared 6' opaque fence or wall (wall or fence shall be located on the boundary line separating the two uses)
East Property Line: (Adjacent to Multi-family property / ex. upland preserve)	*Not Applicable (Proposed Upland Preserve)

2. Building Façade Landscape Requirement:

A three foot (3') minimum landscape strip shall be located around the perimeter of a building that is visible to the general public, patrons or residents.

For all perimeter building buffers, shrubs may be grouped, and trees required shall be allowed to have a planting distance which may extend up to twenty feet 20' from the face of the building. This will allow for larger shade trees to be planted without future root issues affecting building foundations providing a much more environmentally and aesthetically pleasing community. Required Tree and shrub counts and sizes shall conform to the requirements of Chapter 154, Landscape Code.

3. Landscape Screening:

All a/c units shall be visually screened with shrubs.

4. Vehicular Use / Interior Landscape Island Requirements:

This section shall conform to the requirements of Chapter 154, Landscape Code.

5. Lake Perimeter Landscape Requirement:

One (1) tree shall be required per sixty (60) linear feet of lake edge with no buffer width required. Trees may be clustered or grouped together. Trees may be placed within fifteen feet (15') from the outside edge of the top of bank, along the top of bank, side slope and or along the edge of water. At the time of planting, trees shall be ten feet (10') overall height with a two inch (2") caliper minimum. If palms are used, they shall have a 10' clear trunk at time of placement. Two (2) palms shall count as one (1) tree.

Lakes may be allowed to be provided with Littoral plantings at owner's discretion.

6. Dry Retention Area Landscape Requirement:

One (1) tree shall be required per sixty (60) linear feet of top of bank with no buffer width required. Trees may be clustered or grouped together. Trees may be placed along the top or sides of bank and or in the bottom of the dry pond. At the time of planting, trees shall be ten feet (10') overall height with a two inch (2") caliper minimum. If palms are used, they shall have a ten foot (10') clear trunk at time of placement. Two (2) palms shall count as one (1) tree.

Dry retention areas may be allowed to be planted as rain gardens / bio retention areas at owner's discretion. Materials may include native understory plantings, riprap rock / stone beds, mulch, sod and or a combination thereof. Materials, if placed in the bottom of dry ponds shall not interfere or block stormwater conveyance.

7. Percentage of Palm Trees:

A maximum of thirty percent (30%) of required trees may be palm trees. The building façade landscape strip is the only exemption from this requirement.

8. Additional Trees Beyond Appendix C: City of Port St. Lucie Suggested Tree List:

<u>Type A Trees</u>	<u>Type B Trees</u>
Bulnesia Verawood	King Alexander Palm
Green Buttonwoods	Solitaire Palm
Maypan Coconut Palm	Christmas Palm
	Montgomery Palm
	Japanese Fern Tree
	Japanese Blueberry Tree

	Foxtail Palm
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9. Trees shall not be planted within 10 feet of any PSLUSD infrastructure or appurtenance.

I. Multi-family Area- Off-Street Parking Requirements

1. Minimum Parking Requirement / Ratio : A minimum of 1.87 spaces per unit shall be provided as the overall parking requirement for the entire multi-family development. This overall parking requirement / calculation includes parking for one bedroom and two or more-bedroom units as well as parking for clubhouse and guests.
Internal building garages, free-standing garages as well as unit driveways shall be included and counted toward parking calculations.
2. Parking / vehicular use areas shall provide a minimum setback from property boundary lines based on the minimum landscape perimeter buffer requirements outlined in this PUD. The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.
In addition, parking / vehicular use areas and sidewalks shall be setback a minimum of five feet (5') from upland preserve areas.
3. Each standard parking space shall have a minimum width of nine and one-half feet (9.5') and a length of eighteen feet (18'). A minimum stall length of sixteen feet (16') is acceptable provided that the stall is adjacent to a curb or wheel stop that abuts a landscape area or a sidewalk which has a minimum width of six feet (6'). The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.
4. A maximum of twenty percent (20%) of the total required parking spaces shall be allowed as compact parking spaces. Compact parking spaces shall have a minimum width of eight and one-half feet (8.5') wide and length of eighteen feet (18'). A minimum stall length of sixteen feet (16') is acceptable provided that the stall is adjacent to a curb or wheel stop that abuts a landscape area or a sidewalk which has a minimum width of six feet (6'). The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.
5. Electric car charging spaces which meet the minimum stall sizes outlined above shall be allowed and count towards overall parking requirements. These may be provided as per owner's discretion.

J. Vehicular Access, Internal Circulation

1. All of the apartment units shall have access to internal streets and driveways that provides ingress and egress to both U.S. Hwy. 1 and Savanna Club Blvd.

K. Walkways and Pedestrian Connections

1. Pedestrian connections shall be provided between the multi-family and commercial uses within the PUD along with connections to U.S. Hwy 1 and Savannah Club Blvd.
2. The main entrances of each building shall have a direct sidewalk connection to sidewalks abutting parking areas or vehicular use areas. Additional sidewalks and or recreation trails along with crosswalks shall be provided for internal connectivity linking apartment buildings to clubhouse, recreational amenities, and around the majority of the centralized lake feature.
3. A sidewalk that is a minimum of five (5') feet in width shall be provided along one side of the entrance connecting the multi-family apartments to Savannah Club Blvd. A sidewalk that is a minimum of five (5') feet in width shall be provided within the Savannah Club Blvd. right-of-way adjacent to our north property boundary which shall connect to the existing sidewalk of our adjacent neighbors to the east and west.
A sidewalk that is a minimum of five (5') feet in width shall be provided along both sides of the shared access drive proposed off U.S. Hwy. 1 connecting the multi-family apartments to the commercial uses and to the existing sidewalk along U.S. Hwy. 1.
4. All sidewalks directly abutting parking areas shall be a minimum of six (6') feet. All other internal sidewalks shall have a minimum width of five (5') feet.
5. Curb cuts are to be provided at all vehicular areas designated for pedestrian crossings.
6. Pedestrian crossings shall be clearly delineated by the use of striping, or decorative concrete pavers.
7. Bike racks with a five (5) bike minimum capacity shall be provided at a ratio of 1 per multi-family apartment building and clubhouse which shall be generally located in the front corner of each building along the sidewalk.

L. Site Lighting Standards

1. All lighting shall be specified to provide a unified design for the overall PUD. All lighting shall comply with Section 158.221(B)(7) of the City of Port St. Lucie, Land Development Code.

2. Commercial Area

A. Permitted Principal Uses and Structures:

All permitted principal uses and structures for the General Commercial zoning district (CG) of Chapter 158.124 (B) of the Zoning Code with the addition of a temporary leasing office shall be allowed within the Town Place PUD unless indicated otherwise in Section 2.C.

B. Special Exception Uses:

All special exception uses outlined in the General Commercial zoning district (CG) of Chapter 158.124 (C) of the Zoning Code shall be permitted within the Town Place PUD unless indicated otherwise in Section 2.C.

C. Prohibited Uses:

The following uses shall not be permitted as part of this PUD.

- (1) Automobile Fuel Sales (2) Adult Entertainment (3) Automobile, Truck, Boat, and Farm Equipment Sales, Repair, and Maintenance (4) Open Storage (5) Tattoo Parlor (6) Bar

D. Maximum Building Coverage:

Forty percent (40%) provided that the maximum impervious surface does not exceed eight percent (8%).

E. Maximum Building Height:

Thirty-five feet (35')

F. Minimum Building Size:

Commercial and office buildings shall have a minimum total gross floor area per individual building (not individual tenant space) of one thousand two hundred (1,200) square feet.

G. Setback & Separation Requirements

1. Building Setbacks

Front setback	25' min. (from west property line along U.S. Hwy. 1)
Side setback	10' min. (from north & south property line)
Internal Side Setback	10' min. (from shared access drive sidewalk)
Rear Setback	20' min. (from to PUD Multi-family Area to the east)

2. Building Separation

Between Buildings	15' min.
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H. Landscape Requirements

1. Perimeter Landscape Strips:

These landscape buffer strips shall conform to the requirements of Chapter 154, Landscape Code.

East Property: (Adjacent to PUD Multi-family Area)	10' Min. w/ shared 6' opaque fence or wall (Wall or Fence shall be located on the boundary line separating the two uses)
North Property Line: (Adjacent to Commercial Property)	10' Min.
South Property Line: (Adjacent to Commercial Property)	10' Min.
West Property Line: (Adjacent to U.S. Hwy. 1)	10' Min.

2. Building Façade Landscape Requirement:

One (1) tree or palm for every thirty (30) linear feet of the building perimeter excluding tenant entrances and pedestrian arcades shall be provided. The required trees shall be allowed to have a planting distance which may extend up to twenty feet (20') from the face of the building with no specific distance requirement from each tree. Trees may be placed in tree grates, raised planters and or landscape cutouts. Required trees or palms shall be a minimum of ten (10') feet in overall height at the time of planting. Landscape pots may also be used to satisfy this requirement. Trees or palms provided in landscape pots shall be a minimum of five (5') feet in overall height at the time of planting with two (2) trees or palms counting

as one (1) required tree. No shrubs or continuous hedge shall be required. The intent is to allow flexibility and to provide a more creative solution which may be best fit for a modern / urban commercial store front and pedestrian space.

3. Vehicular Use / Interior Landscape Island Requirements:

This section shall conform to the requirements of Chapter 154, Landscape Code.

4. Dry Retention Area Landscape Requirement:

One (1) tree shall be required per sixty (60) linear feet of top of bank with no buffer width required. Trees may be clustered or grouped together. Trees may be placed along the top or sides of bank and or in the bottom of the dry pond. At the time of planting, trees shall be ten feet (10') overall height with a two inch (2") caliper minimum. If palms are used, they shall have a ten foot (10') clear trunk at time of placement. Two (2) palms shall count as one (1) tree.

Dry retention areas may be allowed to be planted as rain gardens / bio retention areas at owner's discretion. Materials may include native understory plantings, riprap rock / stone beds, mulch, sod and or a combination of. Materials, if placed in the bottom of dry ponds shall not interfere or block stormwater conveyance.

5. Percentage of Palm Trees:

A maximum of fifty percent (50%) of required trees may be palm trees. The building façade landscape requirement is the only exemption from this requirement.

6. Additional Trees Beyond Appendix C: City of Port St. Lucie Suggested Tree List:

<u>Type A Trees</u>	<u>Type B Trees</u>
Bulnesia Verawood	King Alexander Palm
Green Buttonwood	Solitaire Palm
Maypan Coconut Palm	Christmas Palm
	Montgomery Palm
	Japanese Fern Tree
	Japanese Blueberry Tree
	Foxtail Palm

7. Trees shall not be planted within 10 feet of any PSLUSD infrastructure or appurtenance.

I. Commercial Area - Off-Street Parking Requirements

1. Minimum Parking Requirement / Ratio:
1 space per 200 sf of gross floor area. This parking ratio shall be applicable to all permitted commercial uses.
2. Parking / vehicular use areas shall provide a minimum setback from property boundary lines based on the minimum landscape perimeter buffer requirements outlined in this PUD. The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.
3. Each standard parking space shall have a minimum width of nine and one-half feet (9.5') and a length of eighteen feet (18'). A minimum stall length of sixteen feet (16') is acceptable provided that the stall is adjacent to a curb or wheel stop that abuts a landscape area or a sidewalk which has a minimum width of six feet (6'). The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.
4. A maximum of twenty percent (20%) of the total required parking spaces shall be allowed as compact parking spaces. Compact parking spaces shall have a minimum width of eight and one-half (8.5') feet wide and length of eighteen feet (18'). A minimum stall length of sixteen feet (16') is acceptable provided that the stall is adjacent to a curb or wheel stop that abuts a landscape area or a sidewalk which has a minimum width of six feet (6'). The two foot (2') clear parking overhang area shall not encroach into the required landscape buffers.
5. Electric car charging spaces which meet the minimum stall sizes outlined above shall be allowed and count towards overall parking requirements. These may be provided as per owner's discretion.

J. Off-Street Loading & Service Requirements

1. Off-street loading service facilities shall be provided in accordance with the following standards and specifications outlined in Chapter 158.221 (G), City of Port St. Lucie, Land Development Code.
2. Dumpster areas shall be located at the rear or side of the site and fully screened with a masonry wall including opaque gates. A hedge three feet (3') in height at the time of installation shall be provided around the perimeter of wall.

K. Vehicular Access and Circulation

The Commercial Area shall have two access points off the single shared access drive which provides ingress and egress to U.S. Hwy.1.

L. Walkways and Pedestrian Connections

1. Pedestrian connections shall be provided between the commercial and multi-family area within the PUD along with connections to U.S. Hwy 1.
2. The main entrances of each commercial building or storefront shall have a direct connection to sidewalks abutting parking areas or vehicular use areas. Additional sidewalks along with crosswalks shall be provided for internal connectivity linking the commercial uses on the north and south side of the shared access drive off U.S. Hwy. 1.
3. A sidewalk that is a minimum of five feet (5') in width shall be provided along both sides of the shared access drive proposed off U.S. Hwy. 1 connecting the commercial uses to the multi-family apartments and to the existing sidewalk along U.S. Hwy. 1. Additional five foot (5') minimum sidewalk connections from the commercial parcel to the existing sidewalk along U.S. Hwy 1 may be allowed / provided at the owner's discretion.
4. All sidewalks abutting parking areas and commercial storefronts shall be a minimum of six feet (6') in width. All other internal sidewalks shall have a minimum width of five feet (5').
5. Curb cuts are to be provided at all vehicular areas designated for pedestrian crossings.
6. Pedestrian crossings shall be clearly delineated by the use of striping, or decorative concrete pavers.
7. Bike racks shall be provided at a ratio of a two (2) bike capacity per 2,000 sf of commercial gross floor area. Bike racks shall have no more than a seven (7) bike capacity per individual bike rack and shall be located off of the sidewalk and or within paved area surrounding building perimeter with no minimum distance from building entrances. Locations shall not interfere with pedestrian circulation or block direct routes into tenant building entrances.

M. Site Lighting Standards

1. All lighting shall be specified so as to provide a unified design for the overall PUD. All lighting shall comply with Section 158.221 (B)(7) of the City of Port St. Lucie, Land Development Code.

EXHIBIT F – Development Standards

1. Natural Resource Protection

The Town Place PUD shall comply with Chapter 157 of the Land Development Regulations for natural resource protection preserved on-site as required by the South Florida Water Management District (SFWMD) and covered under the Environmental Resource Permit (ERP). The developer, owner, or its successor will be responsible for maintenance of the native upland preservation areas and associated buffers.

2. Building Design Standards

These Design Standards refer to various provisions of the City of Port St. Lucie Code of Ordinances. Should these code provisions be amended in the future or replaced with other code provisions governing the same issues, the then governing code provisions shall apply.

Architectural Theme:

1. All architecture shall comply with the minimum requirements of the Citywide Design Standards of the City of Port St. Lucie.

EXHIBIT G – Drainage & Utility Statements

Drainage Statement:

Impervious areas include proposed multi-family residential apartment buildings, driveways, sidewalks, parking, and retail commercial buildings.

The proposed design will meet both the South Florida Water Management District (SFWMD) and City of Port St. Lucie design criteria. Dry and wet detention ponds will be utilized for the required water quality treatment volume, storm water attenuation and Total Maximum Daily Loads (TMDL) reductions. After required treatment, stormwater will be discharged to the east into a wetland as presently permitted. Discharge will meet the Pre versus Post requirements in order to minimize any disruption to the wetland. The wetland discharges through a control structure located on the property to the east (owned and allowed by Rich Properties) and eventually to Hog Pen Slough. The proposed stormwater system will be designed to meet all South Florida Water Management District and City of Port St. Lucie requirements.

Utility Statement:

The proposed site is located within the City of Port St. Lucie Utility Department service area. Potable water supply and domestic wastewater collection and transmission services are available at the site via a 12" water main and 16" force main along the east side of US Highway 1, a 12" water main along the east side of Savanna Club Boulevard and a 6" force main along the west side of Savanna Club Boulevard.

The Applicant acknowledges that the City may require reuse water to be reserved for irrigation, equal to the amount of wastewater generated by the project.

EXHIBIT H – Statement of Unified Control

PSL Town Place Partners, LLC

2552 Peters Rd Suite B
Fort Pierce, FL 34945
PH: 772-446-7344 FX: 772-446-7628

EXHIBIT 2 Statement of Unified Control

6/23/2021

Ms. Patricia Tobin
Director of Planning and Zoning
City of Port Saint Lucie
121 S.W. Port St. Lucie Blvd.
Port Saint Lucie, FL 34984

RE: PSL Town Place Partners, LLC

Ms. Tobin,
This letter submitted as our Letter of Unified Control In Compliance with the City Of Port St. Lucie Zoning requirement, PSL Town Place partners, LLC are the owner of record of the subject properties and copies of the Warranty deeds are attached to this application.

If you should need anything further regarding this application, please contact this office.

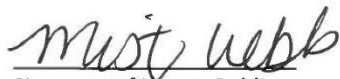
Sincerely,



Jerome L. Rich

State of FL.
County of St Lucie

Subscribed and sworn to before me this 25th day of June, 2021


Signature of Notary Public
Commissioned State of Florida

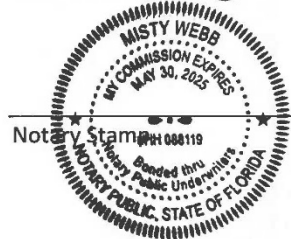


EXHIBIT I – Binding PUD Agreement

CITY OF PORT ST. LUCIE BINDING PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT

Project Name: Town Place PUD

Legal Description: See Exhibit J

I HEREBY DECLARE THAT, Town Place PUD, as described in Exhibit D, is under unified control, and hereby agree to proceed with the proposed PUD development according to the provisions of the City of Port St. Lucie zoning regulations and conditions as may be attached to the zoning of the land to PUD. In addition, I will provide agreements, contracts, deed restrictions and such relevant securities as may be required by the City for completion of the development according to the design parameters approved at the time of rezoning to PUD, and also agree to provide continuing operation and maintenance of such areas, functions, and facilities as are not to be provided, operated or maintained at public expense. In addition, I agree to bind all successors in title to any commitments made hereunder in this paragraph.

Sworn to and subscribed before me

this 7th day of July, 2021.

PSL Town Place Partners, LLC
a Florida Limited Liability Company

By: [Signature]
Print Name: Jerome Rich
Managing Member

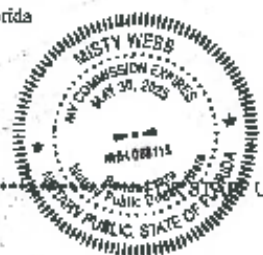
STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 7th day of July, 2021,
by Jerome Rich, as Managing Member of PSL Town Place Partners, LLC.

[Signature]
Notary Public State of Florida

By: Jerome Rich

My Commission expires:



Date Received: 5/30/25

USE ONLY *****
Planning Dept. No: _____
Ordinance Number: _____
Date Checked: _____

EXHIBIT J – Legal Description

DESCRIPTION

BEING A PORTION OF LOTS 15 AND 16, BLOCK 3 AND LOTS 9 AND 10, BLOCK 4 OF SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, THENCE NORTH 89°40'17" WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1984.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'17" WEST ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 738.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 27°29'17" WEST ALONG A PORTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; A DISTANCE OF 849.80 FEET; THENCE SOUTH 89°40'19" EAST, A DISTANCE OF 342.03 FEET, THENCE NORTH 00°04'57" EAST, A DISTANCE OF 253.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAVANNA CLUB BOULEVARD AS SHOWN ON SAVANNA CLUB PLAT NO. ONE, ACCORDING (TO) THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, AT PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 590.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°39'41", A DISTANCE OF 305.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE BY A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 33°56'51" AND AN ARC DISTANCE OF 287.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°43'27" EAST, A DISTANCE OF 150.00 FEET TO (A) POINT OF CURVATURE; THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 07°08'41" AND AN ARC DISTANCE OF 120.33 FEET TO A POINT; THENCE SOUTH 00°04'57" WEST, A DISTANCE OF 700.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 18.51 ACRES. (806,418 SQUARE FEET)

EXHIBIT L – Map Exhibits

Town Place

Location Map
City of Port St. Lucie



Prepared by:



Date: 02/10/21
Project # : 2020-44

Town Place

Aerial Map
City of Port St. Lucie



Prepared by:



Date: 02/10/21

Project #: 2020-44

Town Place

Existing Zoning Map
City of Port St. Lucie



- Planned Unit Development
- Warehouse - Industrial
- Service Commercial
- General Commercial

Prepared by:



Date: 02/10/21
Project # : 2020-44

Town Place

Future Land Use Map City of Port St. Lucie



- | | |
|---|--|
|  COMMERCIAL GENERAL |  MEDIUM DENSITY RESIDENTIAL |
|  COMMERCIAL SERVICE |  LIGHT INDUSTRIAL |
|  PRESERVATION OPEN SPACE |  UTILITY |

Prepared by:



Date: 02/10/21
Project # : 2020-44