

**LTC Ranch (West) Residential**  
**Planned Unit Development (PUD)**

REZONING APPLICATION

City Project Number: P20-192  
Ordinance 21-33  
PSLUSD Project No: 11-642-00  
April 12, 2021

Amendment #1: P22-278  
October 10, 2023

Prepared for:

Midway Glades Developers, LLC  
7807 Baymeadows Road E., Suite 205  
Jacksonville, FL 32256

Prepared by:

Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994

## **LIST OF AMENDMENTS**

- Revise Zoning and Land Use Maps
- Clarify pedestrian circulation elements (Exhibit 5)
- Provide language for Multi-Family Horizontal development (Exhibit 6)
- Clarify permitted building height (Exhibit 6)
- Adjust front setback for non-residential uses (Exhibit 6)
- Establish parking rates for residential uses (Exhibit 6)
- Update conceptual development plan to eliminate Wetland 11, provide additional ROW cross sections, and provide traffic management information for the major intersections along Arterial 'A' (Exhibit 8)
- Update multi family typical lot detail (Exhibit 10)
- Update typical residential lot standards chart (Exhibit 11)

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# **PROJECT TEAM**

## **PROPERTY OWNER/APPLICANT**

Midway Glades Developers, LLC  
7807 Baymeadows Road E., Suite 205  
Jacksonville, FL 32256

## **AGENT/LAND PLANNER**

Lucido & Associates  
701 SE Ocean Blvd  
Stuart, FL 34994

## **ENGINEER**

Kimley-Horn  
445 24<sup>th</sup> St, Suite 200  
Vero Beach, FL 32960

## **SURVEYOR**

Caulfield & Wheeler, Inc.  
410 SE Port St. Lucie Blvd  
Port St. Lucie, FL 34984

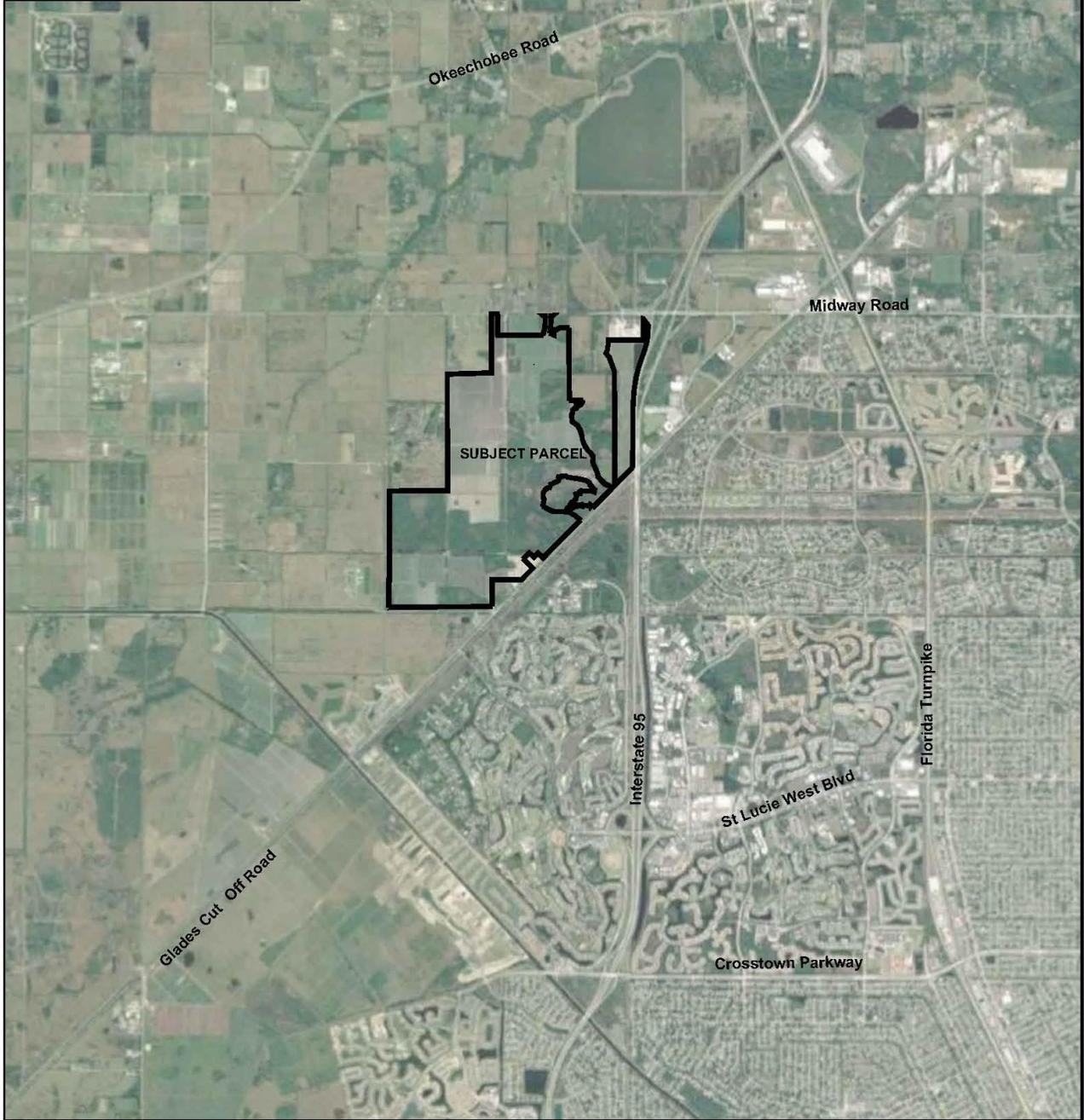
## **INTRODUCTION**

The LTC Ranch Residential project is a large-scale master planned residential community composed of approximately 1,804 acres and consisting of several neighborhoods. Total allowable dwelling units is 4,000 and will be a mix of single-family and multi-family units. No commercial uses are proposed within this PUD development. The master plan anticipates a major public roadway (Arterial 'A') bisecting the Project from north to south creating essentially an eastern and western side, each with neighborhoods and related development.

# LOCATION MAP



lucido & associates  
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax: (772) 223-0220



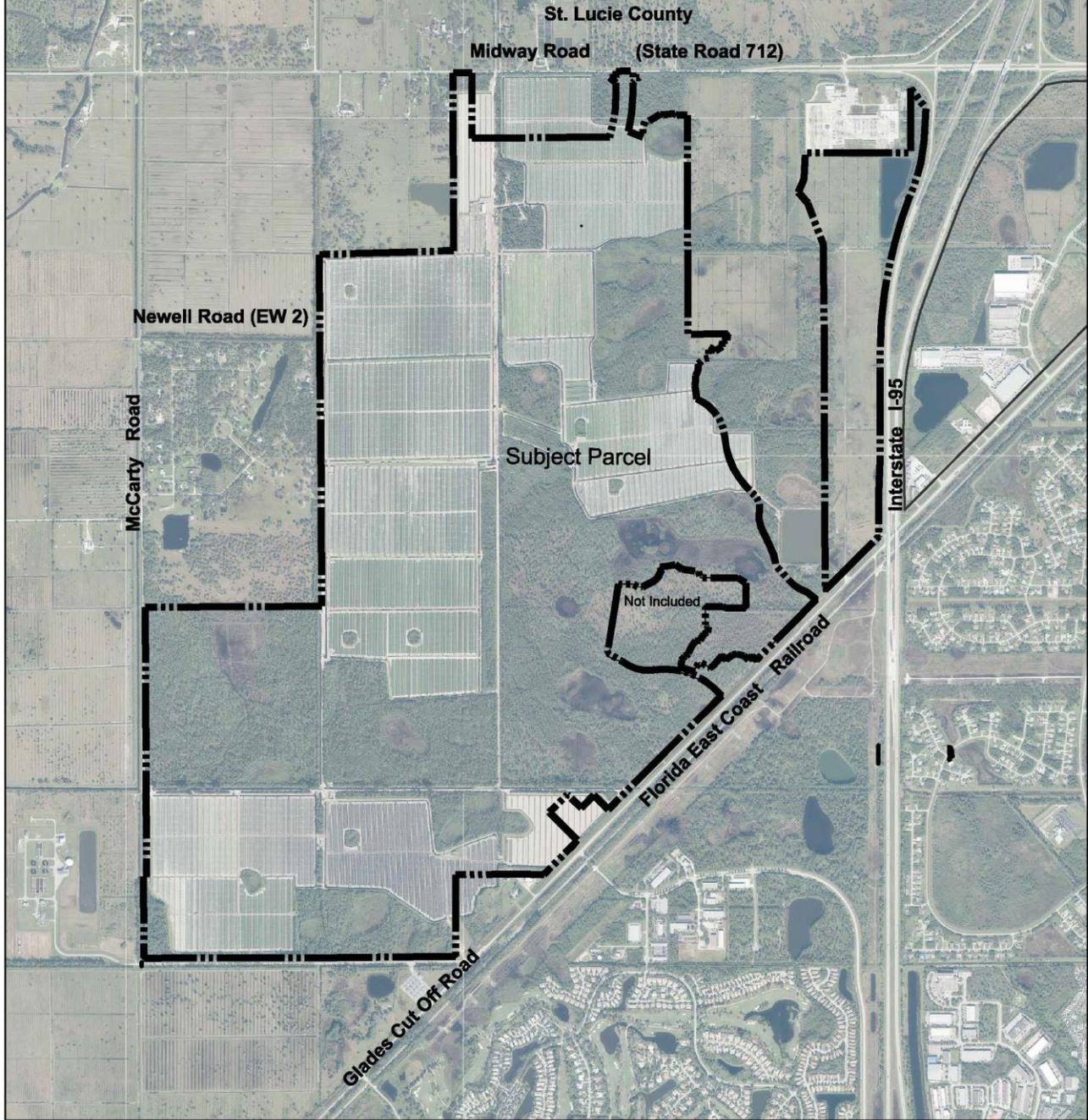
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Project Number 20-535  
Scale: 1" = NTS



## LTC Ranch Residential - Location Exhibit

Port St. Lucie, Florida

# AERIAL MAP



Computer File  
Project Number 20-535  
Scale: 1" = NTS

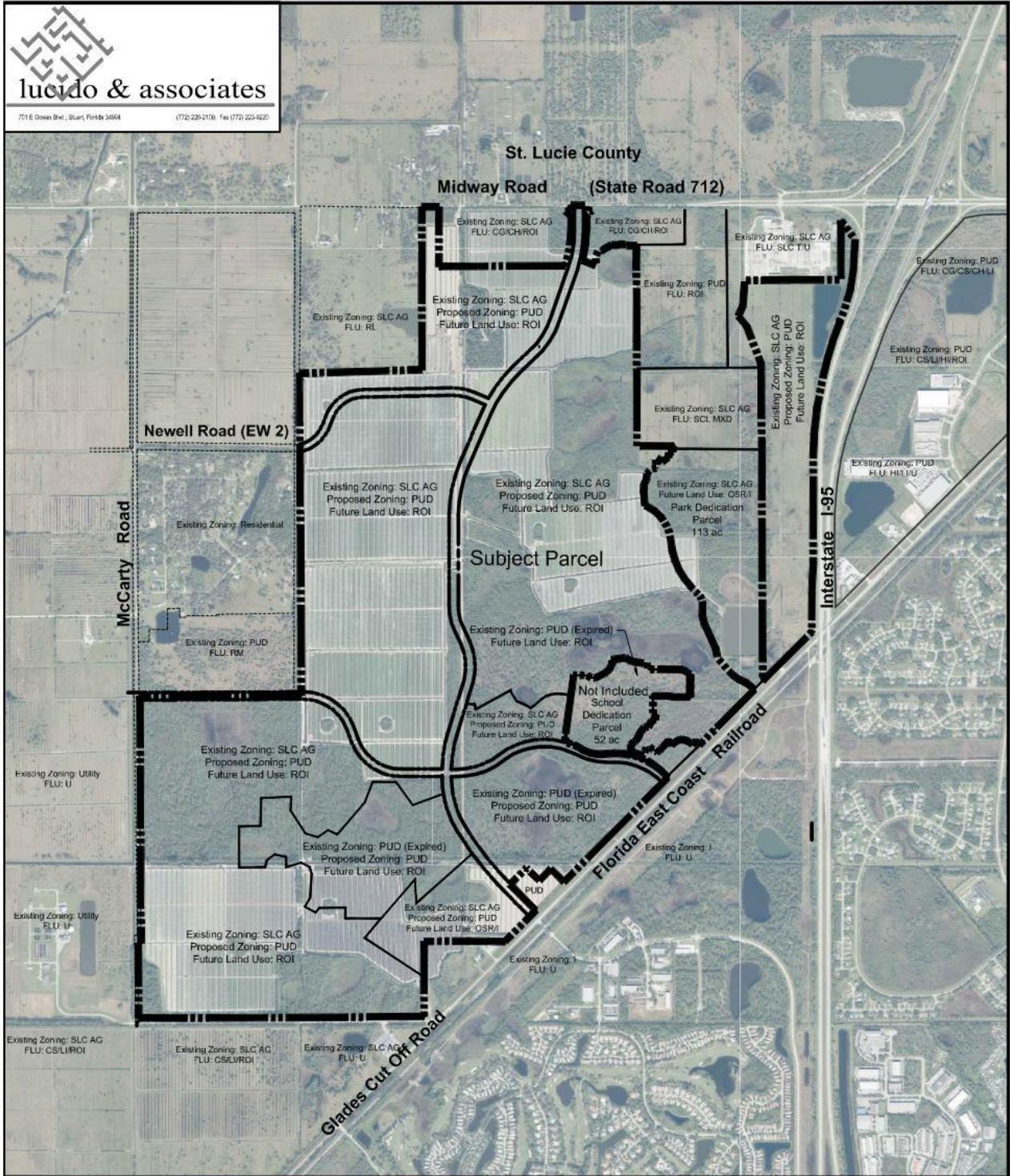


## LTC Ranch Residential - Aerial Exhibit

Port St. Lucie, Florida



# ZONING and LAND USE MAP (Proposed)



Computer File  
Project Number 20-535  
Scale: 1" = NTS



## LTC Ranch Residential - Zoning and FLU Exhibit

Port St. Lucie, Florida

# **EXHIBIT 1**

## PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 2.
2. LTC Ranch Residential PUD is a proposed community designed to encompass residential and open space opportunities.
3. The Conceptual Plan for LTC Ranch PUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this PUD. Development uses and standards are enclosed in Exhibit 5.
5. Includes the rezoning of approximately 1,804 acres located in the north-west portion of the City of Port St. Lucie. The site is bordered by Midway Road to the north, McCarty Road to the west, Glades Cut Off Road to the south, and Interstate 95 to the east.

**EXHIBIT 2**

**STATEMENT OF UNIFIED CONTROL  
AND BINDING PUD AGREEMENT**

The property as described in the application package, is owned by, and under the unified control of, the undersigned, Midway Glades Developers, LLC, a Delaware limited liability company (“Midway Glades”), pursuant to the Special Warranty Deed recorded in Official Records Book 4455, Page 499, of the public records of St. Lucie County, Florida, a copy of which is attached to this application. Midway Glades shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to PUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21<sup>st</sup> day of February, 2023.

MIDWAY GLADES DEVELOPERS, LLC,  
a Delaware limited liability company

By: [Signature]  
Graydon E. Miars, Vice President

(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of (check one)  physical presence or  online notarization, this 21<sup>st</sup> day of February, 2023, by Graydon E. Miars, as Vice President of MIDWAY GLADES DEVELOPERS, LLC, a Delaware limited liability company. Said person (check one)  is personally known to me,  produced a driver’s license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.

[Affix Notary Seal]



[Signature]  
Print Name: Ellen Johnson  
Notary Public, State of Florida  
Commission No.: 66 323399  
My Commission Expires: 5/28/23

## **EXHIBIT 3**

### WARRANTY DEED

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
FILE # 4736939 OR BOOK 4455 PAGE 499, Recorded 08/03/2020 12:35:39 PM Doc Tax  
\$210000.00

**THIS INSTRUMENT PREPARED BY:**

William G. Morris, P.A.  
Law Offices of William G. Morris, P.A.  
247 North Collier Boulevard, Suite 202  
Marco Island, FL 34145  
(239) 642-6020

**AFTER RECORDING RETURN TO:**

Donna J. Feldman, Esq.  
FELDMAN & MAHONEY, P.A.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and to be effective as of the 31 day of July, 2020 by **LTC Midway, LLC, a Florida limited liability company**, whose address is 7995 Mahogany Run Lane, Naples, FL 34113 (hereinafter referred to as the "Grantor"), to **Midway Glades Developers, LLC, a Delaware limited liability company**, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, FL 32256 (hereinafter referred to as the "Grantee"):

**That** the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Tax Parcel ID Number: 3302-702-0001-000/8

**Together** with all of the Grantor's interest in and to all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

**To Have and to Hold**, the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title to the Property against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2020 and subsequent years, and the easements, restrictions, conditions and other matters of record set forth on Exhibit "B" attached hereto and incorporated herein, but this provision shall not operate to reimpose same.

*[Signature Page Follows.]*

In Witness Whereof, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

GRANTOR:

Pegilee H. Morris  
Signature

PEGILEE H. MORRIS  
Print Name

[Signature]  
Signature

Sarah Schafer  
Print Name

By: LTC Midway, LLC,  
a Florida limited liability company,

By: Associated Real Estate Southwest,  
Inc., a Florida corporation  
Its: Authorized and Sole Member

By: [Signature]  
Joseph D. Boff, President of Associated  
Real Estate Southwest, Inc.

STATE OF FLORIDA        )  
  )SS  
COUNTY OF COLLIER    )

The foregoing instrument was acknowledged before me by mean of ( X ) physical presence or (    ) online notarization, this 30th day of July, 2020 by Joseph D. Boff, President of Associated Real Estate Southwest, Inc., a Florida corporation, the Authorized and Sole Member of LTC Midway, LLC, a Florida limited liability company ( X ) who is personally known to me OR (    ) who produced N/A as identification.



PEGILEE H. MORRIS  
Commission # 66287483  
Expires July 17, 2022  
Bonded thru Budget Notary Services

Pegilee H. Morris  
Notary Signature

PEGILEE H. MORRIS  
Print Notary Name

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: JULY 17, 2022

**EXHIBIT "A"**

**Tract "D", of LTC RANCH WEST, according to the map or plat thereof, as recorded in Plat Book 83, Page(s) 17 through 24, inclusive, of the Public Records of St. Lucie County, Florida.**

**Exhibit "B"**

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Reservations as set forth in Deed from Board of Education of the State of Florida recorded in Deed Book 10, Page 139, of the Public Records of St. Lucie County, Florida.
3. Reservations as set forth in Deed from North St. Lucie River Drainage District recorded in Deed Book 134, Page 214, of the Public Records of St. Lucie County, Florida.
4. Easement in favor of Florida Power & Light Company recorded in Deed Book 234, Page 5, and as affected by instrument recorded in Official Records Book 99, Page 413, both of the Public Records of St. Lucie County, Florida.
5. Easement in favor of Florida Power & Light Company set forth in Right of Way Agreement recorded in Official Records Book 206, Page 1573, and re-recorded in Official Records Book 206, Page 2302, both of the Public Records of St. Lucie County, Florida.
6. Easement in favor of Florida Power & Light Company recorded in Deed Book 254, Page 370, of the Public Records of St. Lucie County, Florida.
7. Right of Way Agreement granted to Florida Power & Light Company recorded in Official Records Book 265, Page 1184, and Right of Way Agreement recorded in Official Records Book 302, Pages 192, 195, and 198, all of the Public Records of St. Lucie County, Florida.
8. Terms and conditions for reservations, easements, limitations and restrictions as set forth in Order of Taking for Parcel 2 and Parcel 2.15 lands to Florida Power & Light Company recorded in Official Records Book 786, Page 101, and Amended Order of Taking recorded in Official Records Book 787, Page 2179, and that certain Judgment recorded in Official Records Book 924, Page 2633, all of the Public Records of St. Lucie County, Florida. (As to Sections 9 and 10, Township 36 South, Range 39 East)
9. Terms, conditions and provisions set forth in Resolution No. 97-085 approving a Development Order for the Development of Regional Impact known as LTC Ranch recorded in Official Records Book 1081, Page 1808; Notice of Adoption of Amended Development Order for the Development of Regional Impact known as LTC Ranch recorded in Official Records Book 1312, Page 27; Notice of Adoption of an Amendment recorded in Official Records Book 2896, Page 473; Notice of Adoption of an Amendment to the Development Order for the LTC Ranch Development of Regional Impact recorded in Official Records Book 4283, Page 1175, all of the Public Records of St. Lucie County, Florida, as assigned by Assignment of Development Rights and Entitlements between Grantor, as Assignor, and Grantee, as Assignee, recorded concurrently herewith.
10. City of Port St. Lucie Ordinance 02-126 recorded in Official Records Book 1629, Page 429, of the Public Records of St. Lucie County, Florida.

11. Terms, conditions and provisions set forth in Annexation Agreement contained in Special Warranty Deed recorded in Official Records Book 1412, Page 1187, of the Public Records of St. Lucie County, Florida.
12. Terms, conditions and provisions set forth in Contribution Agreement between City of Port St. Lucie and LTC Joint Venture recorded in Official Records Book 1863, Page 1819, as affected by Assignment of Developers Rights, Licenses, Approvals and Residual Rights to Centex Homes, a Nevada general partnership recorded in Official Records Book 2565, Page 293, as assigned by unrecorded As Is Assignment and Assumption of Development Rights, dated December 6, 2017 by and between Centex Homes, a Nevada general partnership, as Assignor and LTC Midway, LLC, a Florida limited liability company, as Assignee, as affected by Affidavit recorded in Official Records Book 4389, Page 611, all of the Public Records of St. Lucie County, Florida, and Affidavit, recorded concurrently herewith.
13. Grant of Utility Easement to City of Port St. Lucie, a municipal corporation of the State of Florida recorded in Official Records Book 2408, Page 638, of the Public Records of St. Lucie County, Florida.
14. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LTC Ranch West recorded in Plat Book 83, Pages 17 through 24, of the Public Records of St. Lucie County, Florida.
15. Educational Facilities Impact Fee Credit Agreement between LTC Midway, LLC and The School Board of St. Lucie County, Florida recorded February 3, 2020 in Official Records Book 4377, Page 1852, of the Public Records of St. Lucie County, Florida, as assigned by Assignment and Assumption of Educational Facilities Impact Fee Credit Agreement between Grantor, as Assignor, and Grantee, as Assignee, recorded concurrently herewith.
16. Unrecorded Cattle Grazing Lease Agreement between Centex Homes, a Nevada general partnership, and Lamar Rhoden dated November 2015, as assigned by Assignment and Assumption of Cattle Grazing Lease by and between Centex Homes, a Nevada general partnership, to LTC Midway, LLC, a Florida limited liability company, dated December 6, 2017, as assigned by LTC Midway, LLC, a Florida limited liability company, to Midway Glades Developers, LLC, a Delaware limited liability company, by virtue of an Assignment and Assumption of Leases, dated concurrently herewith.
17. Unrecorded Agricultural Lease between Centex Homes, a Nevada general partnership, and Thomas Produce, Inc., a Florida corporation dated June 1, 2008, as amended by Amendment to Agricultural Lease dated May 31, 2012, as assigned by Assignment and Assumption of Agricultural Lease by and between Centex Homes, a Nevada general partnership, to LTC Midway, LLC, a Florida limited liability company, dated December 6, 2017, as assigned by LTC Midway, LLC, a Florida limited liability company, to Midway Glades Developers, LLC, a Delaware limited liability company, by virtue of an Assignment and Assumption of Leases, dated concurrently herewith.

## **EXHIBIT 4**

### GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

**General Information:** Current agricultural operations and exemptions on the property may continue.

**Area Requirements:** The proposed LTC Ranch Residential PUD property is approximately 1,804 acres meeting the 2 ac minimum requirement to be considered for establishment of a PUD.

**Relation to Major Transportation Facilities:** The LTC Ranch Residential PUD property is located on the west side of I-95, with Midway Road along the northern property boundary and Glades Cut Off Road along the southern boundary. Primary access to the community will be from the northern and southern boundaries. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the PUD.

**Relation to Utilities, Public Facilities and services:** The LTC Ranch Residential PUD property will be served by Port St. Lucie Utility Systems Department for water and wastewater, and Florida Power & Light for electricity.

**Physical Character of the Site:** The property is located within the LTC Residential Ranch Development of Regional Impact (DRI). The PUD property proposes approximately ~~206.96~~ 203 acres of wetlands to be preserved. The site is generally improved pasture and former orange grove.

The agricultural operations and exemptions will cease on those portions of the property upon commencement of construction activities pursuant to policy 1.2.2.14

**Consistency with the City Comprehensive Plan:** The LTC Ranch Residential PUD proposes ROI land use to create a residential community with a variety of residential product types. Policy 1.1.4.2(a) designates Residential, Office, and Institutional (ROI) as a mixed use category to serve development along major corridors as transitional land uses between more intensive commercial areas. Portions of the LTC Ranch project site have been excluded from the rezoning process including dedication parcels for the creation of a 113 ac future park site and a ~~58~~ 52 ac school site.

# **EXHIBIT 5**

## SITE INFORMATION

### (A) Total Acreage:

Land Uses included within this PUD and approximate area:

- ROI	1,615 acres
- Arterial 'A' ROW	44 acres
- FPL Easement	145 acres

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TOTAL	1,804 acres
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See Exhibit 7 for PUD Conceptual Master Plan

### (B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with City of Port St. Lucie Code of Ordinances.

A 12' wide multi-use path and an 8' wide sidewalk shall be provided ~~planned~~ within the Arterial 'A' right-of-way, and 8' wide (minimum) sidewalks shall be provided within the East/West #2 and #5 rights-of way on each side of the roadway to further enhance mobility and expansion of connectivity within the City and St. Lucie County.

A ~~trails~~ sidewalk and open space plan shall be provided with each subdivision plat or site plan application and will depict the interconnectivity of the pedestrian network and proposed open/park space areas.

### (C) Density:

Residential Density: (approx. 1,615 ac)                      4,000 du's (maximum at 2.48 du's / ac)

# **EXHIBIT 6**

## DEVELOPMENT USES AND STANDARDS

### SECTION 1: RESIDENTIAL AREA

- (A) Purpose. The purpose of the residential area shall be to locate and establish neighborhoods within the LTC Ranch Residential PUD which are deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment. Gated neighborhoods are permitted provided arterial roads are not gated and they are integrated into the overall community via pedestrian and bicycle connections. The following standards shall be met in designing neighborhoods.
- (B) Permitted Principal Uses and Structures. Neighborhoods within the Residential area may include the following principal uses and structures.
- 1) Single-family dwelling (attached and detached);
  - 2) Paired villa or duplex;
  - 3) Single unit accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;
  - 4) Townhouse dwelling;
  - 5) Multiple-family dwelling (horizontal and vertically attached);
  - 6) Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; Open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);
  - 7) Civic, institutional or cultural facility (including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12<sup>th</sup> grade, congregate living facilities;
  - 8) Temporary sales/construction trailers and model homes located upon the parcel for which sales activities are to be conducted and/or serving several parcels (individual residential neighborhoods/ subdivision plats) within the PUD.
  - 9) Residential amenity uses such as community gardens and other uses associated directly with providing an amenity to the residents within the LTC Ranch Residential PUD providing that these spaces are identified as a use within each residential plat or site concept plan. Operation of such uses shall be governed by the community association.
- (C) Accessory Uses. As set forth within Section 2 hereof.

(D) Minimum Lot Requirements / Maximum Residential Density.

- 1) Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of eleven (11) dwelling units per acre;
- 2) Paired Villa or Duplex dwelling: Four thousand five hundred eighty (4,500) square feet and width of forty-five (45) feet, with a maximum gross project density eleven (11) dwelling units per acre. Villa/Duplex product is considered a combination of two lots with one villa/duplex unit (two dwelling units).
- 3) Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of eleven (11) dwelling units per acre.
- 4) Multiple-family vertically attached dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of eight (8) units per acre and maximum gross project density of eleven (11) dwelling units per acre. Multi-family development shall not exceed a net density of eleven (11) dwelling units per acre.
- 5) Multiple-family horizontal dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum eleven (11) dwelling units per acre.

(E) Maximum Building Coverage.

Single Family and Multi Family: Fifty (50) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

All other uses: Forty (40) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

(F) Minimum Open Space. Thirty-five (35) percent.

Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(G) Maximum Building Height. Thirty-five (35) feet for single family residential, measured to midpoint of roof pitch, ~~provided that steeples and similar architectural embellishments shall have a maximum height of sixty (60) feet.~~ Multi-family residential and all other permitted uses shall not exceed sixty-five (65) feet.

(H) Minimum Living Area.

- 1) Single-family dwelling: One thousand two hundred (1,200) square feet.
- 2) Townhouse, Paired Villa, Duplex, and Multi-family dwellings:
  - a. Studio apartment, five hundred (500) square feet;
  - b. One (1) bedroom, seven hundred (700) square feet;
  - c. Two (2) bedroom, eight hundred (800) square feet;
  - d. Three (3) bedroom, nine hundred (900) square feet.

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 Typical Residential Lot Standards.

1) Single-family dwelling:

Front yard. Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.

Side Yard: Each lot shall have two (2) side yards of five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.

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

2) ~~Single-family~~ Paired Villa or Duplex:

Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.

Side Yard: Each ~~lot~~ building shall have two (2) side yards five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.

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

Paired Villa or Duplex construction shall be exempt from the City-wide architectural design standards.

3) Townhouse dwelling:

Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet, a front load garage setback of eighteen (18) feet, and a rear yard with a minimum depth of ten (10) feet.

No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No contiguous group of dwellings shall exceed two hundred forty (240) feet in length.

No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse or accessory structure related to another group. A side yard may have a zero (0) foot setback; however, having a minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

Front Articulation: No more than two (2) contiguous townhouse units shall be built in a row with a common building line and the minimum difference in building line setback to provide variation shall be 5 feet.

4) Multi-family vertically attached dwelling:

Each multi-family development shall have a setback of twenty-five (25) feet from the front yard and road rights-of-way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet. Multi-family product shall have facades that articulate in accordance with the ROI design standards set forth in the City of Port St. Lucie Citywide Design Standards, as amended (refer to Chapter 4, Part D, Citywide Design Standards).

5) Multi-Family Horizontal:

Multi-Family Horizontal development consists of multiple structures located on a single parcel. Each development shall have a setback of twenty-five (25) feet from the front yard and road rights of way, and ten (10) foot from side and rear property lines. When multiple buildings are situated upon a parcel, they shall be separated by a minimum of ten (10) feet.

6) All other permitted, non-residential, or special exception uses:

Setback requirements shall be ~~twenty-five (25)~~ fifteen (15) feet for front yard and from public rights-of-way, and ten (10) feet from side and rear property lines. Special exception uses shall require a minimum setback of twenty-five (25) from all property lines and rights-of-way.

7) Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.

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

(K) Site Plan Review. Each neighborhood within the Residential area shall submit a conceptual plan meeting the criteria set forth above and those criteria contained within the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required design standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space. An exhibit indicating building envelopes/setbacks shall be provided with each conceptual plan or subdivision plat submittal. Multi-Family and non-residential developments within the Residential area shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee.

A conceptual plan shall include general street network, dwelling unit types and lot types, number of units, general lot sizes and setbacks, conceptual drainage, pedestrian & bike paths, mass transit accommodations, preservation areas, and open space areas.

(L) Access: Gated subdivisions shall provide a minimum distance of 100' from the gate to the right-of way. There shall also be provided space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of 100' form the gate to the right-of-way.

## SECTION 2: ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements. 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:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space areas are adjacent to the rear property line and setback may be reduced to two (2) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.
2. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area including dish antennas provided they shall be screened from public view.

### (C) Accessory Uses in Non-Residential Areas:

Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line; except where lakes or open space areas are adjacent to the rear and/or side property line, then the setback may be reduced to two (2) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.

(D) Home Occupation: A home occupation shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

## SECTION 3: PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and / or off-street parking and service facilities in accordance with the provisions set forth herein. The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125) percent of that required by the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum.

~~Single family and multi-family~~ Parking requirements shall be consistent with Sec.158.221(C) unless stated otherwise within this section. Request for deviation from ~~multi-family, duplex, or townhome~~ parking requirements may be reviewed and recommended for approval by the Site Plan Review Committee when supplemented by a parking justification calculation at the time of site plan review. Driveways shall be provided meeting the requirements of Section 158.222 and paved with concrete, asphalt, or comparable hard surface including concrete, brick, or stone pavers. The maximum driveway width for a residential unit shall be 26 feet and the minimum driveway width shall be no less than 10 feet. Dwelling units with attached or detached garage spaces may include the garage spaces for purposes of determining parking requirement calculations.

1. Residential (single family, paired villa, duplex, and townhouse on individually platted lots): 2 spaces per dwelling unit
2. Residential (multifamily vertically attached, multifamily horizontal): 1.75 spaces per dwelling unit plus 1 space for every 5 dwelling units
3. Parks and Recreation:
  - a) Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility and as approved by the Site Plan Review Committee.
  - b) Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.
    1. Community Clubhouse/Amenity Center: 1 space per 1,000 sf of gross clubhouse building area provided adequate pedestrian access exists within the area intended to be served by the facility.
    2. Where there is any question regarding the number of off-street parking spaces to be provided, the number shall be determined in coordination with the Site Plan Review Committee.

(C) Parking areas shall be encouraged to be located to the rear or side of the property.

(D) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(E) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.
2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

## SECTION 5: LANDSCAPING

(A) Plant Material:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. No more than eighty (80) percent of the required trees shall be palm tree species.
  5. No less than twenty-five (25) percent of all required trees shall be native species.
  6. Landscaping shall meet the City's requirements for xeriscape.
  7. Mechanical equipment servicing multifamily uses shall be located away from the roadway frontage where possible and include vegetative screening.
- (B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any utilities; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.
- (C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:
- A. Lots less than 6,000 sf shall provide two (2) trees.
  - B. Lots from 6,000 to 7,000 sf shall provide three (3) trees.
  - C. Lots over 7,500 sf shall provide four (4) trees.
- (D) Perimeter landscape requirements:
1. A minimum ten (10) foot wide perimeter buffer strip shall be provided. Development located adjacent to a right-of-way or abutting another property shall provide one tree for each 30 linear feet of right-of-way or abutting property or fractional part thereof. Tree spacing may vary but shall not exceed 50 feet on center. Shrub spacing shall be based upon the growth characteristics of the species and may exceed 24 inches on center.
  2. Landscaping adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscaping design adjacent to the lake. Native trees, supplemental landscaping, and amenities may be provided to further enhance landscaping in these areas.
- (E) Adjacent to Collector and Arterial roadways: The 6' fence or wall is at the discretion of the developer; however, the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.

## SECTION 6: UTILITIES

### (A) Proposed Sanitary Sewer System:

The proposed LTC Ranch project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Sanitary Sewer System for LTC Ranch project will consist of Gravity Sanitary Sewer Mains and Manholes, which will flow to on-site Sewage Pump Stations. The proposed maximum depth of gravity sewer mains and number of pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The Developer shall minimize the number of pump stations designed and installed. The proposed wastewater pump stations will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The existing City of Port St. Lucie wastewater transmission system consists of an existing Force Main on Glades Cutoff. The proposed sewer transmission system will include force main connections to the existing City force main. All proposed pump stations shall require a connection to the existing fiber optics system for communication purposes.

(B) Proposed Water Distribution System:

The proposed LTC Ranch project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Water Distribution System for LTC Ranch project will consist of a large Water Main extension along Midway Road that runs along the northern property boundary and under I-95 and at Glades Cutoff along the eastern property boundary.

The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on Midway Road and Glades Cutoff. The proposed water main connections for the site will include multiple water connections on all sides of the project and these water mains will be extended along all other roadways within the project.

Reclaimed water line shall be provided with the construction of Arterial 'A' to service all development pods. The Utility Services Department may require the reservation of reuse water to be at least equal to the amount of wastewater treatment capacity reserved.

#### SECTION 7: GREENWAY

Provisions for greenway shall be provided within this development. The greenway may interface with the proposed Open Space / Lake Areas and connect with an internal pedestrian circulation network of the Residential and Commercial areas within the development. A fence or wall may be utilized to separate the private development areas from the greenway system.

The proposed greenway (when developed by the City of Port St. Lucie and/or the master developer of LTC RANCH (west)) shall be allowed to cross private residential streets if necessary. A formalized pedestrian crossing shall occur at any private residential street and pedestrian awareness signs identifying greenway and the road crossings shall be implemented. No fencing or other security measures shall block use and continuation of the public trail along the perimeter of the development.

#### SECTION 8: TRANSPORTATION

1. Developer shall provide accommodation of mass transit ~~within the Greenway~~ in coordination with Treasure Coast Connector.
- ~~2. All development pods shall be provided with a secondary access connection. At a minimum, one full access and an emergency access connection shall be provided. Interconnection within development pods for vehicular and pedestrian access is encouraged. Secondary or emergency access shall be provided within the first phase of construction. All development pods at a minimum shall have one full access and one emergency access or meet City Code access requirements, whichever is more stringent. For phased development pods, secondary or emergency access shall be provided with the first phase and remain in place until the permanent secondary access is established.~~
3. Developer shall provide a multi-use sidewalk pathway (12' min width) with the construction of Arterial 'A' ~~and with required roadway improvements along Glades Cut-Off Road and Midway Road.~~

4. School bus stop locations shall be evaluated and considered with individual residential pod development site plans or plats in coordination with the St. Lucie County School District.

## EXHIBIT 7

### LEGAL DESCRIPTION

ALL OF THE RESIDENTIAL LOTS AND TRACTS WITHIN SAID RESIDENTIAL AREA TOGETHER WITH TRACT "B" LTC RANCH WEST PHASE 1, AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH: TRACT "A1" OF LTC RACH WEST PHASE 2, AS RECORDED IN PLAT BOOK 117, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY NORTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°21'14"E, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1268.72 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N77°48'34"E A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 660.00' AND A CENTRAL ANGLE OF 54° 28' 07" FOR AN ARC LENGTH OF 627.43 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 31' 45"E FOR 604.07 FEET; THENCE N20° 17' 41" E FOR 130.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.00' AND A CENTRAL ANGLE OF 68° 37' 39" FOR AN ARC LENGTH OF 637.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N54° 36' 31"E FOR 599.80 FEET; THENCE N88° 55' 20" E FOR 1437.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00' AND A CENTRAL ANGLE OF 24° 20' 19" FOR AN ARC LENGTH OF 331.34 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 54' 30"E FOR 328.85 FEET; THENCE S66° 44' 21" E FOR 365.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2023.00' AND A CENTRAL ANGLE OF 12° 30' 16" FOR AN ARC LENGTH OF 441.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N32° 13' 43"E FOR 440.63 FEET; THENCE N89° 06' 58"E FOR 2097.23 FEET; THENCE S00° 07' 56"E FOR 1019.33 FEET; THENCE N89° 52' 27"E FOR 1453.64 FEET; THENCE S36° 14' 14"W FOR 139.97 FEET; THENCE S63° 23' 24"W FOR 35.34 FEET; THENCE S01° 50' 18"W FOR 77.18 FEET; THENCE S89° 15' 16"W FOR 122.84 FEET; THENCE S80° 42' 00"W FOR 24.80 FEET; THENCE S55° 01' 47"W FOR 98.22 FEET; THENCE S25° 28' 45"W FOR 175.10 FEET; THENCE N85° 28' 54"W FOR 336.07 FEET; THENCE S28° 55' 06"W FOR 73.41 FEET; THENCE S44° 36' 16"W FOR 154.76 FEET; THENCE S87° 03' 33"W FOR 76.96 FEET; THENCE S59° 22' 10"W FOR 56.07 FEET; THENCE S30° 30' 07"W FOR 67.36 FEET; THENCE S25° 20' 16"W FOR 72.70 FEET; THENCE S16° 25' 14"W FOR 33.63 FEET; THENCE S31° 17' 22"E FOR 63.00 FEET; THENCE S37° 15' 09"W FOR 89.76 FEET; THENCE S44° 59' 28"W FOR 185.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 674.78' AND A CENTRAL ANGLE OF 48° 36' 45" FOR AN ARC LENGTH OF 572.52 FEET, SAID CURVE HAVING A CHORD BEARING OF S29° 43' 23"E FOR 555.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1234.45' AND A CENTRAL ANGLE OF 38° 05' 30" FOR AN ARC LENGTH OF 820.70 FEET, SAID CURVE HAVING A CHORD BEARING OF S23° 09' 41"E FOR 805.66 FEET; THENCE S44° 14' 15"E FOR 153.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT

HAVING A RADIUS OF 275.48' AND A CENTRAL ANGLE OF 52° 59' 25" FOR AN ARC LENGTH OF 254.78 FEET, SAID CURVE HAVING A CHORD BEARING OF S21° 04' 26"E FOR 245.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 678.48' AND A CENTRAL ANGLE OF 21° 55' 39" FOR AN ARC LENGTH OF 259.66 FEET, SAID CURVE HAVING A CHORD BEARING OF S05° 32' 33"E FOR 258.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1031.52' AND A CENTRAL ANGLE OF 16° 49' 00" FOR AN ARC LENGTH OF 302.76 FEET, SAID CURVE HAVING A CHORD BEARING OF S24° 54' 23"E FOR 301.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 582.36' AND A CENTRAL ANGLE OF 31° 01' 37" FOR AN ARC LENGTH OF 315.36 FEET, SAID CURVE HAVING A CHORD BEARING OF S17° 48' 04"E FOR 311.52 FEET; THENCE S41° 03' 57"E FOR 257.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 501.39' AND A CENTRAL ANGLE OF 19° 15' 08" FOR AN ARC LENGTH OF 168.48 FEET, SAID CURVE HAVING A CHORD BEARING OF S50° 41' 31"E FOR 167.68 FEET; THENCE S59° 35' 14"E FOR 201.66 FEET; THENCE TO THE SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S51° 18' 25"E FOR 159.86 FEET; THENCE ALONG SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S44° 45' 15"W FOR 1264.07 FEET; THENCE DEPARTING SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, N45° 13' 59"W FOR 87.01 FEET; THENCE S44° 45' 15"W FOR 76.07 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 209.69' AND A CENTRAL ANGLE OF 105° 06' 55" FOR AN ARC LENGTH OF 384.69 FEET, SAID CURVE HAVING A CHORD BEARING OF N89° 50' 47"W FOR 332.97 FEET; THENCE N45° 36' 11"W FOR 84.22 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 217.85' AND A CENTRAL ANGLE OF 58° 14' 27" FOR AN ARC LENGTH OF 221.45 FEET, SAID CURVE HAVING A CHORD BEARING OF S40° 40' 57"W FOR 212.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 108° 21' 42" FOR AN ARC LENGTH OF 47.28 FEET, SAID CURVE HAVING A CHORD BEARING OF S65° 44' 35"W FOR 40.54 FEET; THENCE N60° 04' 34"W FOR 152.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 89° 31' 11" FOR AN ARC LENGTH OF 46.87 FEET, SAID CURVE HAVING A CHORD BEARING OF S75° 09' 51"W FOR 42.25 FEET; THENCE S30° 24' 15"W FOR 139.82 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1281.14' AND A CENTRAL ANGLE OF 08° 32' 58" FOR AN ARC LENGTH OF 191.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N73° 22' 25"W FOR 191.04 FEET; THENCE N0° 01' 06"W FOR 112.08 FEET; THENCE N39° 07' 34"E FOR 67.17 FEET; THENCE N74° 25' 35"E FOR 32.04 FEET; THENCE N42° 02' 09"E FOR 46.74 FEET; THENCE N19° 45' 27"E FOR 33.57 FEET; THENCE N23° 47' 39"E FOR 47.51 FEET; THENCE N29° 52' 09"E FOR 69.30 FEET; THENCE N39° 22' 15"E FOR 65.40 FEET; THENCE N80° 33' 00"E FOR 69.63 FEET; THENCE S29° 40' 27"W FOR 101.00 FEET; THENCE N58° 57' 16"E FOR 55.48 FEET; THENCE N69° 29' 29"E FOR 12.25 FEET; THENCE N14° 41' 53"E FOR 28.56 FEET; THENCE N10° 47' 41"E FOR 39.36 FEET; THENCE N78° 32' 30"W FOR 16.31 FEET; THENCE N02° 47' 10"W FOR 12.44 FEET; THENCE N90° 00' 00"E FOR 38.97 FEET; THENCE N00° 00' 00"E FOR 265.00 FEET; THENCE N89° 48' 07"E FOR 261.76 FEET; THENCE S67° 29' 22"E FOR 44.34 FEET; THENCE S88° 32' 34"E FOR 124.01 FEET ; THENCE N88° 46' 59"E FOR 173.96 FEET; THENCE N00° 12' 03"E FOR 369.24 FEET; THENCE N57° 31' 19"W FOR 142.71 FEET; THENCE N89° 53' 25"W FOR 554.72 FEET; THENCE N00° 02' 41"W FOR 60.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 81° 34' 32" FOR AN ARC LENGTH OF 42.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N40° 49' 57"W FOR 39.20 FEET; THENCE N81° 37' 14"W FOR 243.48 FEET; THENCE N58° 47' 43"W FOR 120.92 FEET; THENCE S80° 43' 32"W FOR 135.35 FEET; THENCE S86° 31' 18"W FOR 80.02 FEET; THENCE

S76° 08' 06"W FOR 14.03 FEET; THENCE S30° 02' 23"E FOR 47.52 FEET; THENCE S25° 46' 17"W FOR 139.72 FEET; THENCE S51° 57' 59"W FOR 72.82 FEET; THENCE S62° 50' 08"W FOR 189.36 FEET; THENCE N86° 34' 13"W FOR 68.43 FEET; THENCE N57° 16' 08"W FOR 76.36 FEET; THENCE N89° 51' 03"W FOR 218.43 FEET; THENCE S07° 25' 51"W FOR 1090.74 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 53° 48' 53" FOR AN ARC LENGTH OF 1132.73 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 58' 53"W FOR 1091.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF S71° 02' 13"W FOR 705.81 FEET; THENCE N90° 00' 00"W FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N58° 32' 14"W FOR 1133.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF N51° 58' 01"W FOR 1015.25 FEET TO THE WEST LINE OF SAID TRACT "D"; THENCE ALONG SAID WEST LINE N00° 21' 14"W FOR 3909.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 777.275 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S87° 21' 39"W FOR 57.70 FEET; THENCE S20° 10' 11"W FOR 91.22 FEET; THENCE S00° 12' 34"W FOR 148.99 FEET; THENCE S89° 59' 59"W FOR 235.94 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2425.00' AND A CENTRAL ANGLE OF 15° 11' 38" FOR AN ARC LENGTH OF 643.07 FEET, SAID CURVE HAVING A CHORD BEARING OF N07° 35' 49"E FOR 641.19 FEET; THENCE N00° 00' 00"E FOR 172.31 FEET; THENCE N49° 05' 06"E FOR 118.60 FEET; THENCE S89° 39' 06"W FOR 89.63 FEET; THENCE N00° 00' 00"E FOR 94.86 FEET; THENCE S89° 36' 23"W FOR 250.01 FEET; THENCE S00° 00' 00"E FOR 94.66 FEET; THENCE S89° 39' 07"W FOR 90.03 FEET; THENCE S49° 34' 01"E FOR 118.27 FEET; THENCE S00° 00' 00"E FOR 170.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2175.00' AND A CENTRAL ANGLE OF 16° 59' 32" FOR AN ARC LENGTH OF 645.04 FEET, SAID CURVE HAVING A CHORD BEARING OF S08° 29' 46"W FOR 642.68 FEET; THENCE S89° 38' 27"W FOR 2040.65 FEET; THENCE N00° 02' 13"E FOR 966.03 FEET; THENCE N89° 59' 14"W FOR 284.39 FEET; THENCE S00° 11' 16"E FOR 2621.26 FEET; THENCE S88° 17' 25"W FOR 1984.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.438 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1208.95 FEET; THENCE N89°45'05"E, ALONG THE WEST BOUNDARY OF SAID TRACT "D" A DISTANCE OF 44.50 FEET; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 3986.92 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TRACT "D", N89° 39' 17" E FOR 2611.76 FEET; THENCE N00° 21' 14" W FOR 26.77 FEET; THENCE DEPARTING SAID BOUNDARY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF S51° 58' 01"E FOR 1015.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF S58° 32' 14"E FOR 1133.66 FEET; THENCE N90° 00' 00" E FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF N71° 02' 13"E FOR 705.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 65° 02' 13" FOR AN ARC LENGTH OF 1368.94 FEET, SAID CURVE HAVING A CHORD BEARING OF N84° 35' 33"E FOR 1296.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 29° 09' 43" FOR AN ARC LENGTH OF 552.74 FEET, SAID CURVE HAVING A CHORD BEARING OF S77° 28' 12"E FOR 546.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 46° 57' 33" FOR AN ARC LENGTH OF 988.43 FEET, SAID CURVE HAVING A CHORD BEARING OF S68° 34' 17"E FOR 960.99 FEET; THENCE S45° 14' 45" E FOR 20.63 FEET TO THE SOUTHEAST

LINE OF SAID TRACT "D"; THENCE ALONG SAID SOUTHEAST LINE OF TRACT "D" S44° 45' 15" W FOR 2373.68; THENCE DEPARTING SAID SOUTHEAST LINE, N45° 15' 43" W FOR 302.09 FEET; THENCE, S44° 08' 53" W FOR 262.07 FEET; THENCE, N46° 28' 06" W FOR 286.71 FEET; THENCE, S45° 52' 31" W FOR 373.10 FEET; THENCE, S44° 07' 13" E FOR 593.37 FEET TO THE SOUTHEAST LINE OF TRACT "D"; THENCE ALONG SAID SOUTHEAST LINE OF TRACT "D" S44° 45' 15" W FOR 707.13 FEET; THENCE ALONG THE SOUTH LINE OF TRACT "D" N89° 33' 57" W FOR 639.87 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT "D" S89° 35' 34" W FOR 607.28 FEET; THENCE S00° 02' 24" E FOR 1210.00 FEET TO THE SOUTH LINE OF SAID TRACT "D"; THENCE ALONG SAID SOUTH LINE OF TRACT "D" S89° 21' 07" W FOR 2007.99 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT "D" S89° 54' 03" W FOR 2610.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 700.434 ACRES, MORE OR LESS.

TOGETHER WITH:

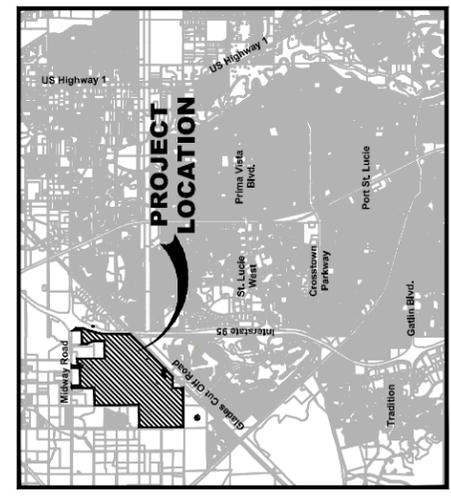
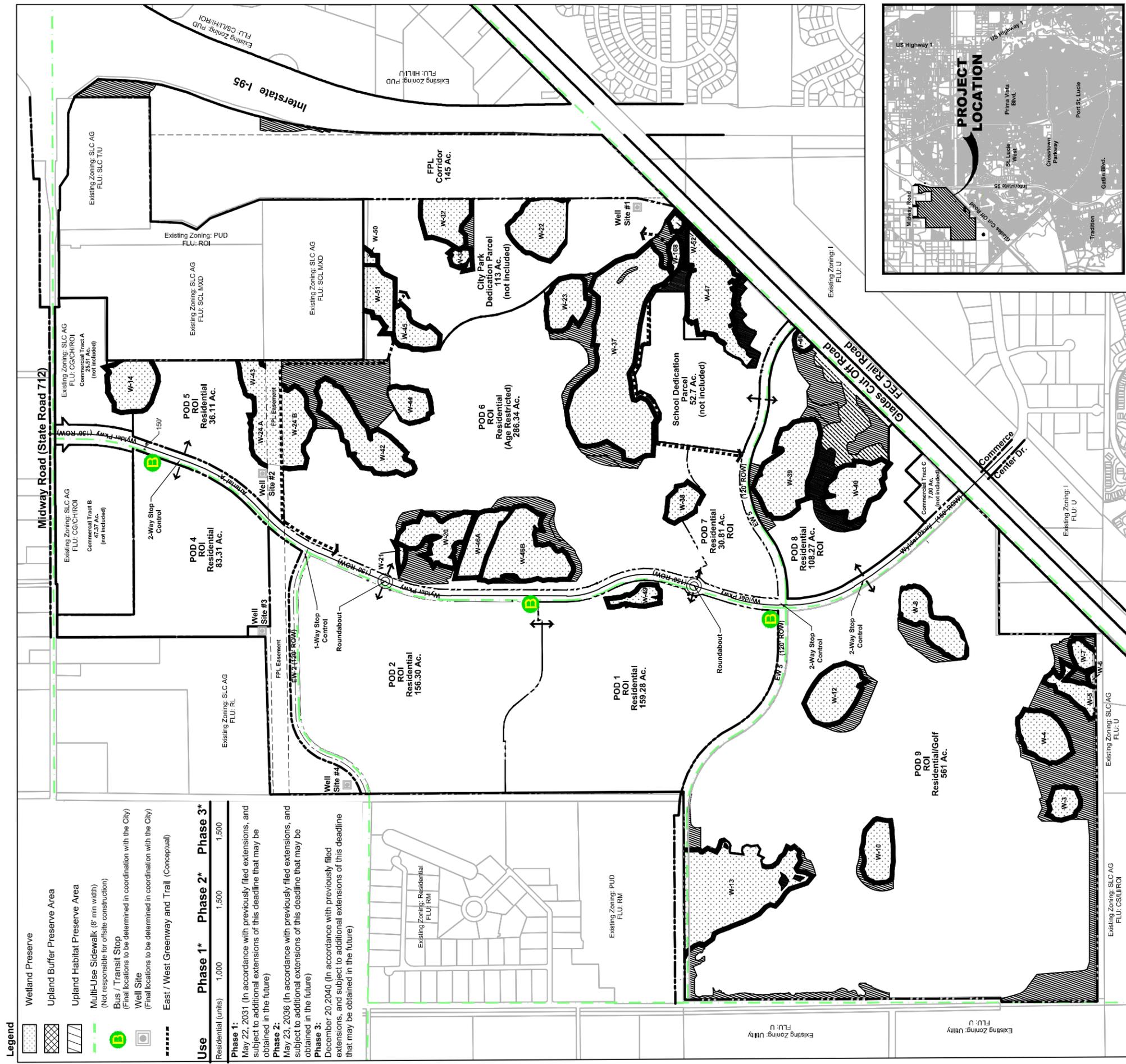
A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY NORTHEAST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S36°20'29"E, ALONG THE EAST LINE OF SAID TRACT "D" A DISTANCE OF 372.42 FEET; THENCE CONTINUE SAID EAST LINE S02°46'41"W A DISTANCE OF 466.00 FEET; THENCE S08°07'09"W A DISTANCE OF 337.94 FEET; THENCE S16°19'44"W A DISTANCE OF 337.94 FEET; THENCE S21°23'07"W A DISTANCE OF 212.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5938.76' AND A CENTRAL ANGLE OF 09° 49' 42" FOR AN ARC LENGTH OF 1018.72 FEET, SAID CURVE HAVING A CHORD BEARING OF S16° 28' 16"W FOR 1017.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5903.58' AND A CENTRAL ANGLE OF 12° 35' 45" FOR AN ARC LENGTH OF 1297.82 FEET, SAID CURVE HAVING A CHORD BEARING OF S06° 20' 18"W FOR 1295.21 FEET; THENCE S00°02'26"W A DISTANCE OF 1639.10 FEET; THENCE S02°27'28"W A DISTANCE OF 500.34 FEET; THENCE S00°03'51"W A DISTANCE OF 616.06 FEET TO THE SOUTHEAST LINE OF SAID TRACT "D"; THENCE ALONG THE SAID SOUTHEAST LINE OF TRACT "D", S44°45'15"W A DISTANCE OF 1274.84 FEET; THENCE DEPARTING SAID SOUTHEAST LINE, N13°26'26"E A DISTANCE OF 443.20 FEET; THENCE N00°14'00"W A DISTANCE OF 3478.40 FEET; THENCE N00°14'00"W A DISTANCE OF 1306.73 FEET; THENCE N20°36'07"W A DISTANCE OF 670.70 FEET; THENCE N40°17'03"W A DISTANCE OF 213.83 FEET; THENCE N23°40'43"E A DISTANCE OF 201.55 FEET; THENCE N02°53'35"E A DISTANCE OF 395.74 FEET; THENCE N89°41'49"E A DISTANCE OF 760.44 FEET; THENCE N89°36'50"E A DISTANCE OF 800.63 FEET; THENCE N00°06'40"W A DISTANCE OF 951.96 FEET; THENCE S69°32'12"E A DISTANCE OF 6.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 142.261 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS OF WAY OF RECORD.





**RESIDENTIAL SETBACKS:**

\* Refer to Exhibit 11 in the PUD

Use	Phase 1*	Phase 2*	Phase 3*	Vertical and Horizontal
Single Family and Paired Villa	15' / 18' with garage	15' / 18' with garage	15' / 18' with garage	Multi Family - Vertical and Horizontal
Front	15' / 18' with garage	15' / 18' with garage	15' / 18' with garage	Front
Side	5' - 10' (*per lot size)	5'	10'	Side
Side/Street	14'	10'	10'	Side/Street
Rear	10'	10'	10'	Rear

- Legend**
- Wetland Preserve
  - Upland Buffer Preserve Area
  - Upland Habitat Preserve Area
  - Multi-Use Sidewalk (8' min width)  
(Not responsible for offsite construction)
  - Bus / Transit Stop  
(Final locations to be determined in coordination with the City)
  - Well Site  
(Final locations to be determined in coordination with the City)
  - East / West Greenway and Trail (Conceptual)

**Use**

Residential (units)	Phase 1*	Phase 2*	Phase 3*
1,000	1,500	1,500	1,500

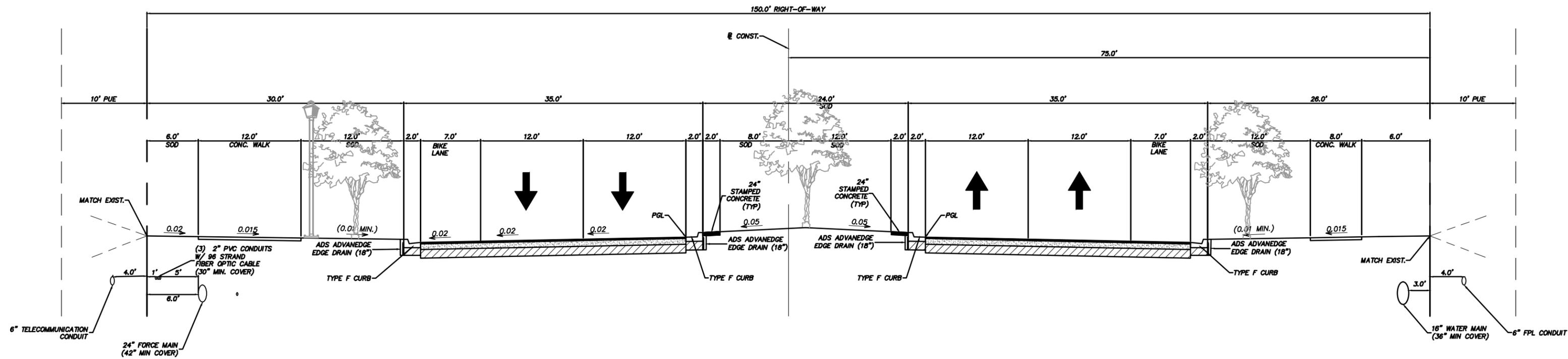
**Phase 1:**  
May 22, 2031 (In accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

**Phase 2:**  
May 23, 2036 (In accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

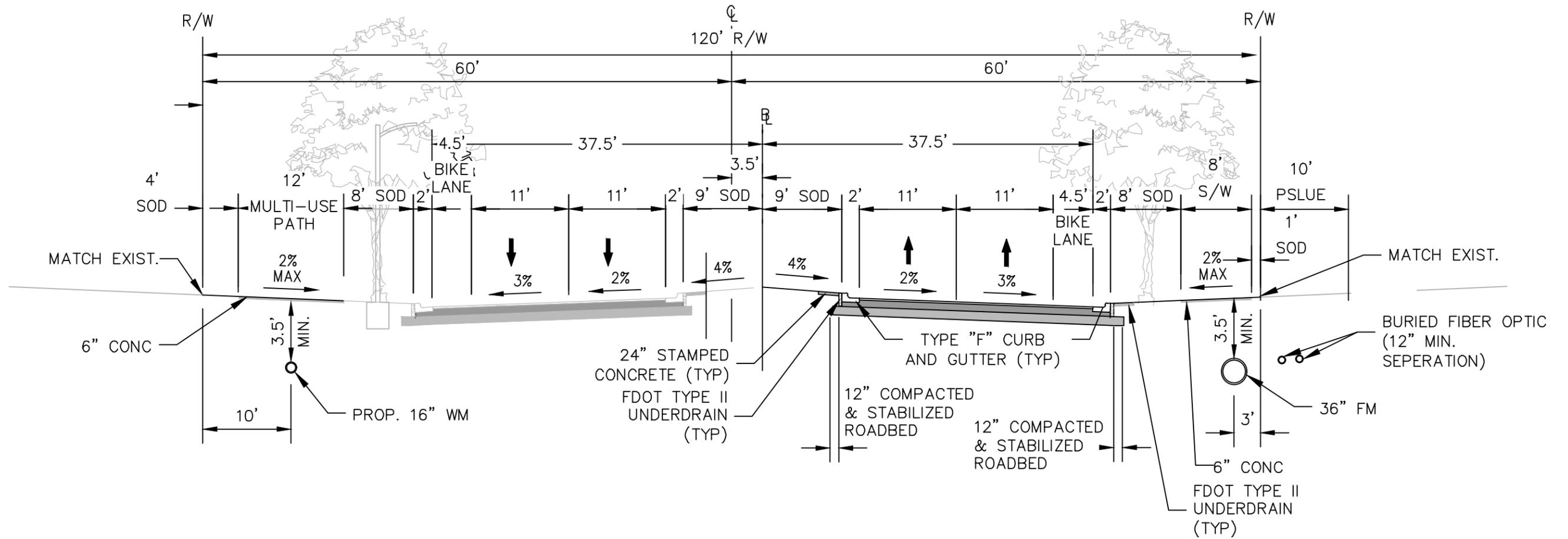
**Phase 3:**  
December 20, 2040 (In accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

Disclaimer: This Plan is conceptual and is subject to further review and revision. It is not intended to be used for any other purpose. All boundaries, existing facilities, and other information shown on this Plan are approximate and may vary slightly from actual conditions. The City of Port St. Lucie, Florida reserves the right to modify this Plan at any time without notice.

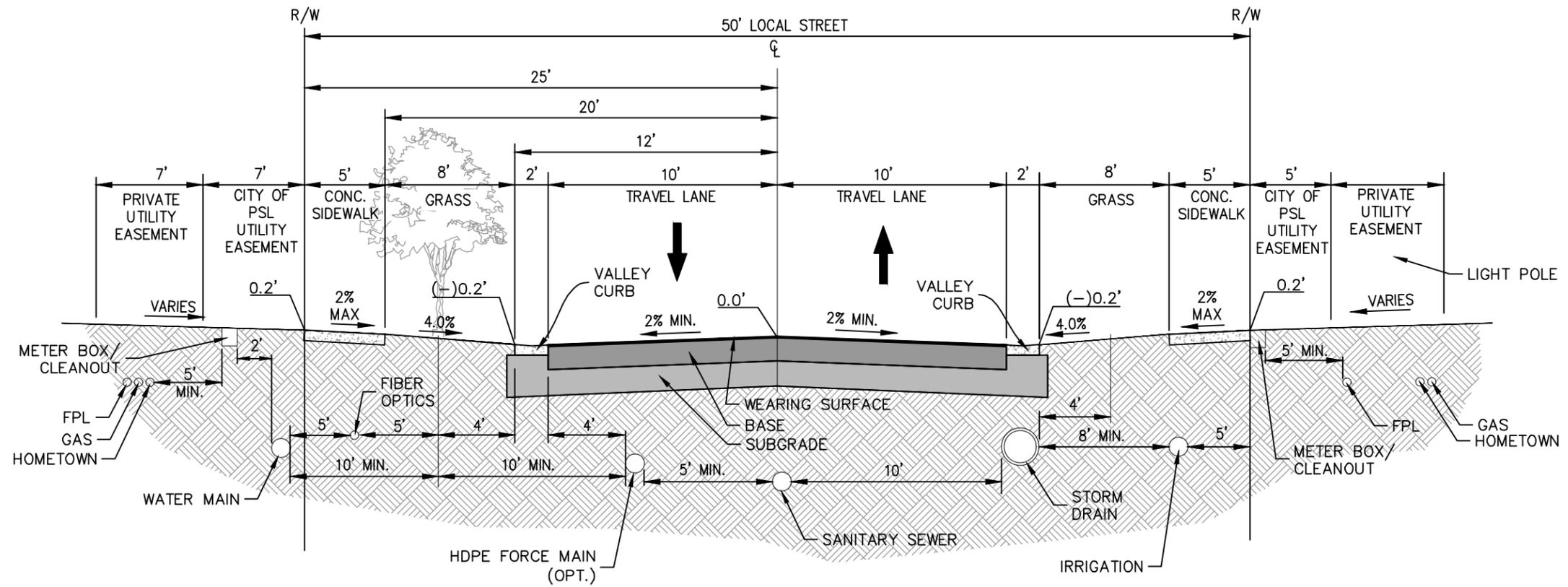
CROSS SECTIONS  
(150' ROW / Arterial A)



CROSS SECTIONS  
(120' ROW / E/W)



CROSS SECTIONS  
(50' ROW / Local Streets)



## **EXHIBIT 9**

### DEVELOPMENT PROGRAM

Development Program		
Use	Acreage	Yield
Residential (single and multi-family)	<del>1,205 ac</del> 1,209 ac	4,000 units (max)
Wetlands and Upland Preservation	<del>410 ac</del> 406 ac	
Arterial 'A' Right-of-Way	44 ac	
FPL Easements	145 ac	
Total	1,804 ac	4,000 units (max)

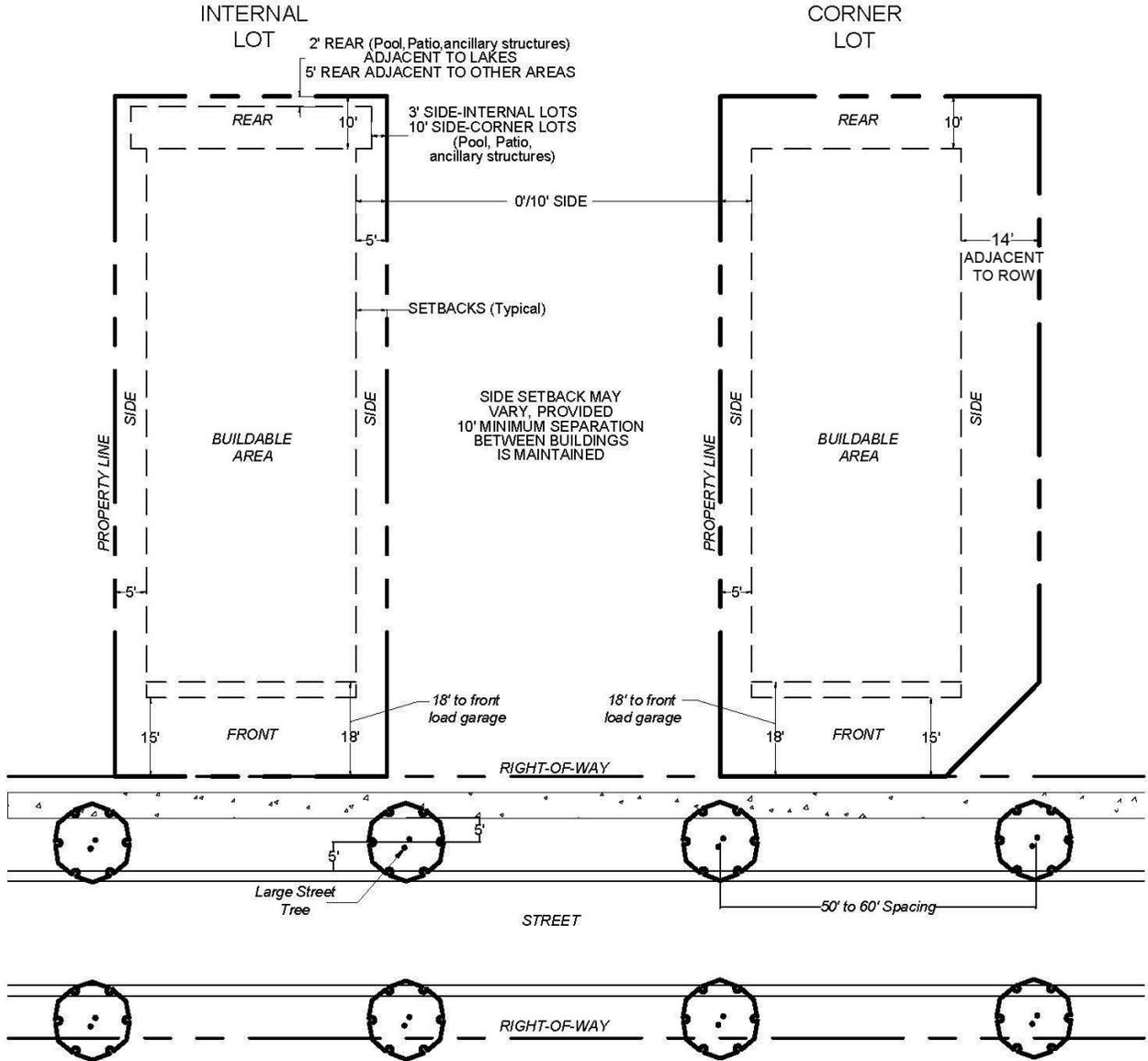
\* acreages listed are approximate

Open Space: A total of 35% open space shall be provided within the LTC Ranch DRI limits. With each application, the owner or developer of the parcel shall provide documentation of the open space area within the DRI to ensure compliance with this requirement.

# EXHIBIT 10

## TYPICAL RESIDENTIAL LOT LAYOUT

SINGLE FAMILY  
NOT TO SCALE



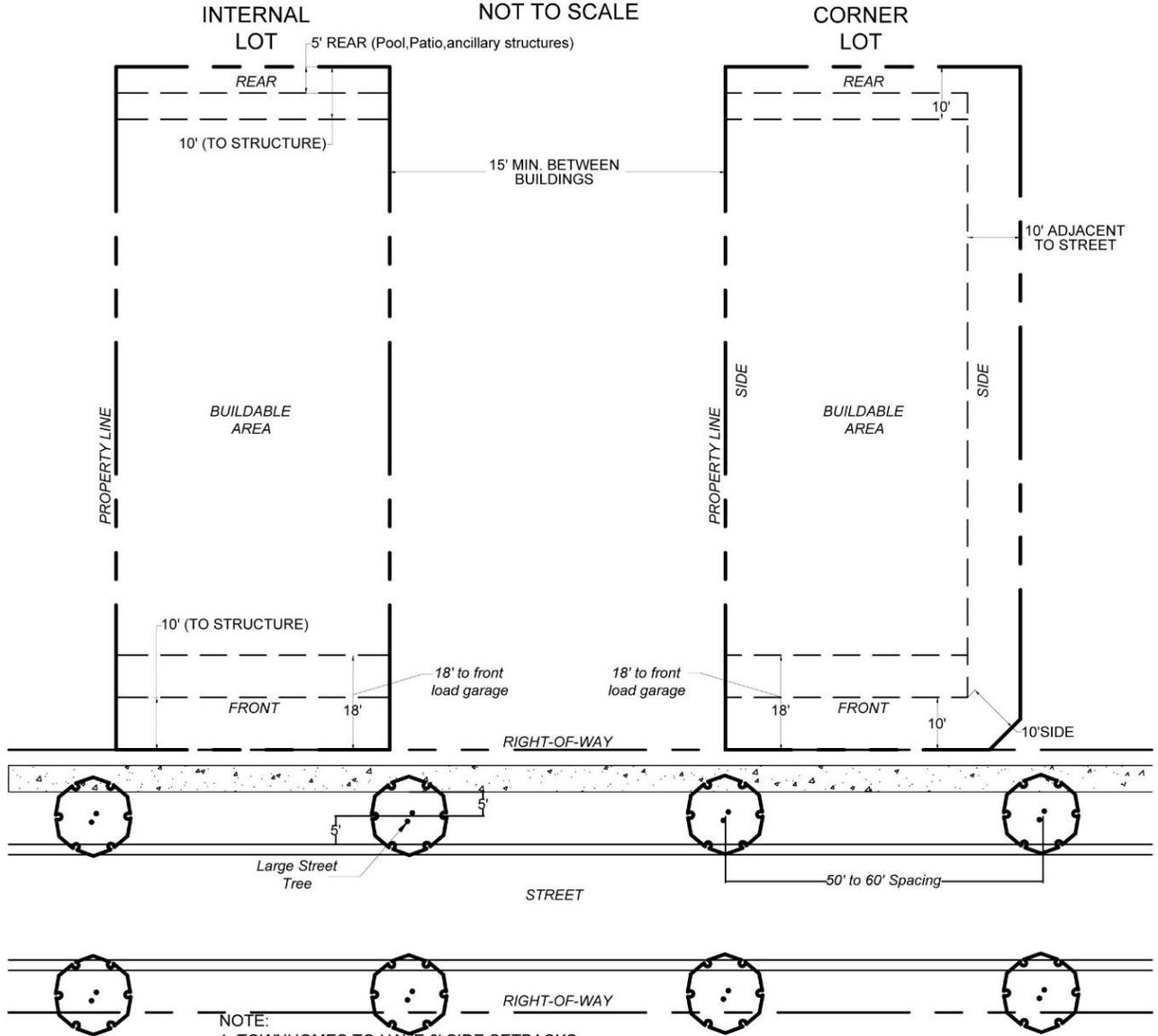
NOTE:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

### TYPICAL LOT

(Single Family Detached Min. 35' Width x Min 100' Depth)

TOWNHOME LOT - NON ALLEY  
NOT TO SCALE



NOTE:

1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
4. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
5. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

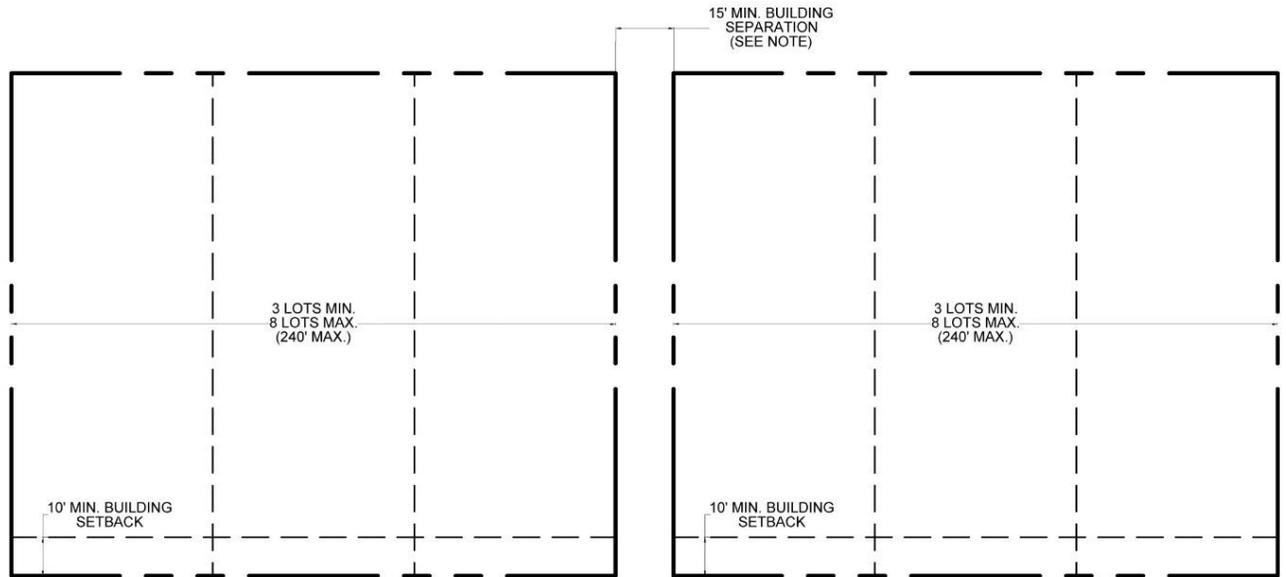
**TYPICAL LOT**

NON ALLEY LOT

(MIN. 18'-46' WIDTH X MIN. 70' DEPTH)

TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

TOWNHOME LOT  
NOT TO SCALE



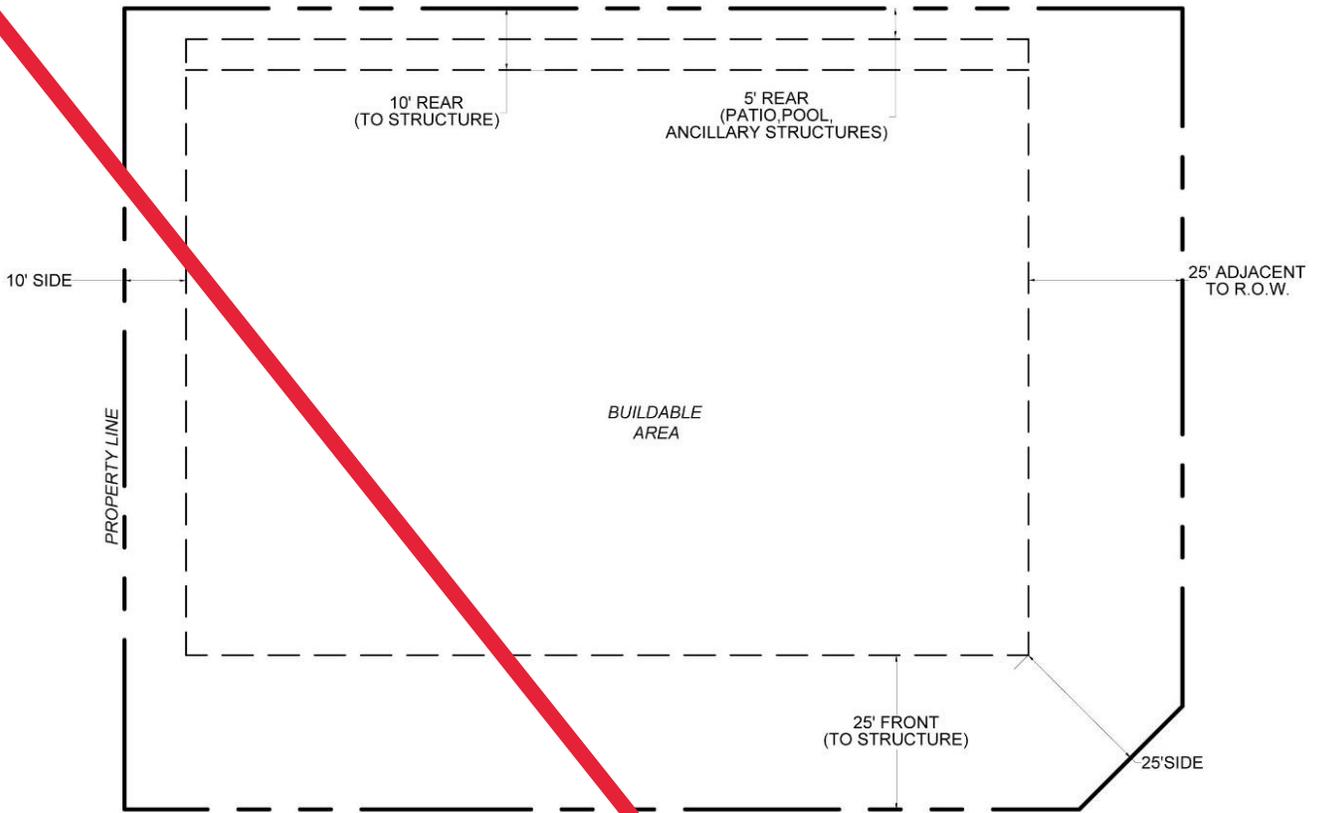
NOTE:

1. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.

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

TYPICAL BUILDING TOWNHOME LAYOUT

MULTIFAMILY RESIDENTIAL  
NOT TO SCALE

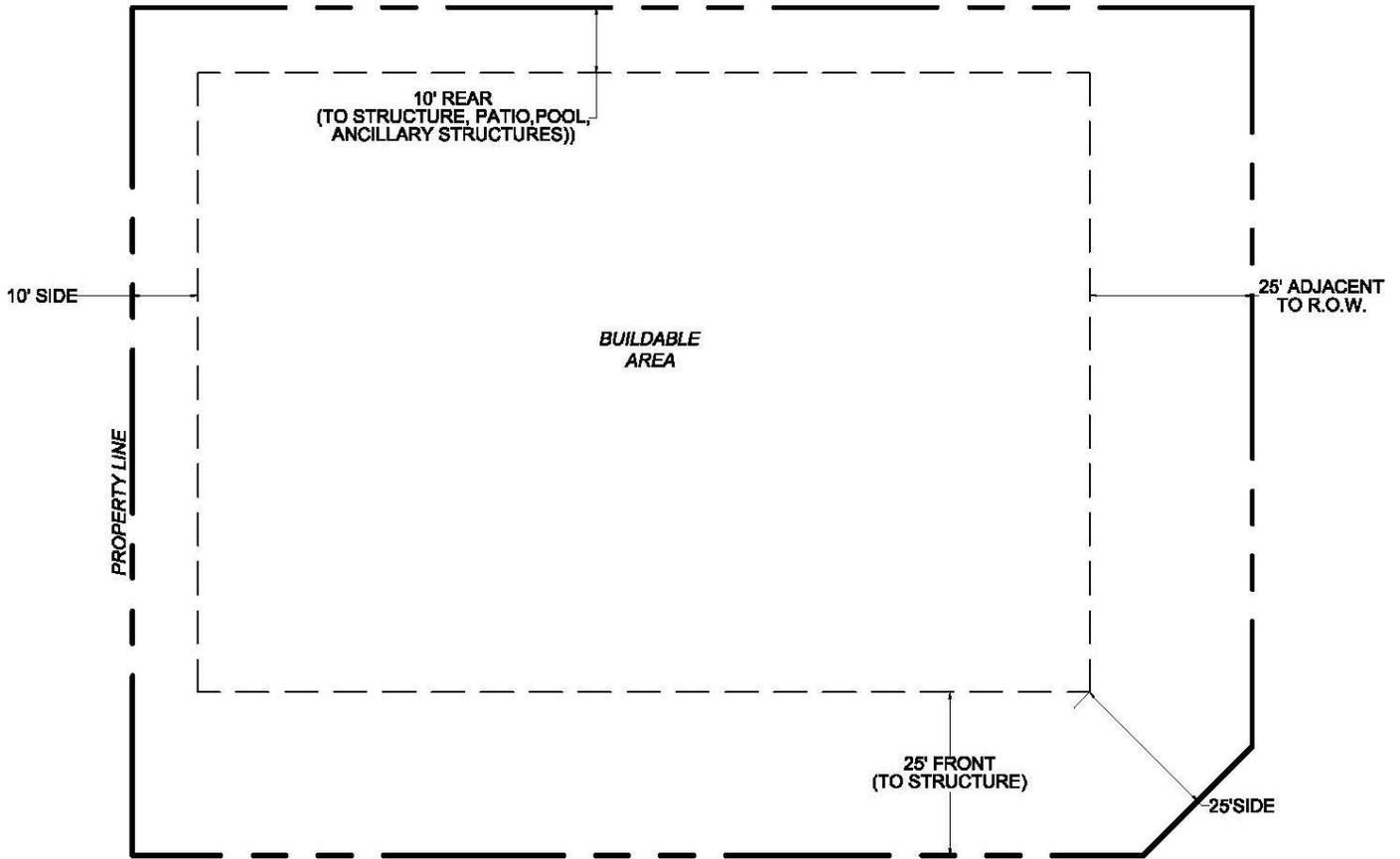


NOTE:

1. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
2. 20' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
3. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
4. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

**TYPICAL LOT**  
(MIN. LOT 30,000 SF. , MIN. 15' WIDTH)

MULTIFAMILY RESIDENTIAL  
(VERTICALLY ATTACHED AND HORIZONTAL)  
NOT TO SCALE

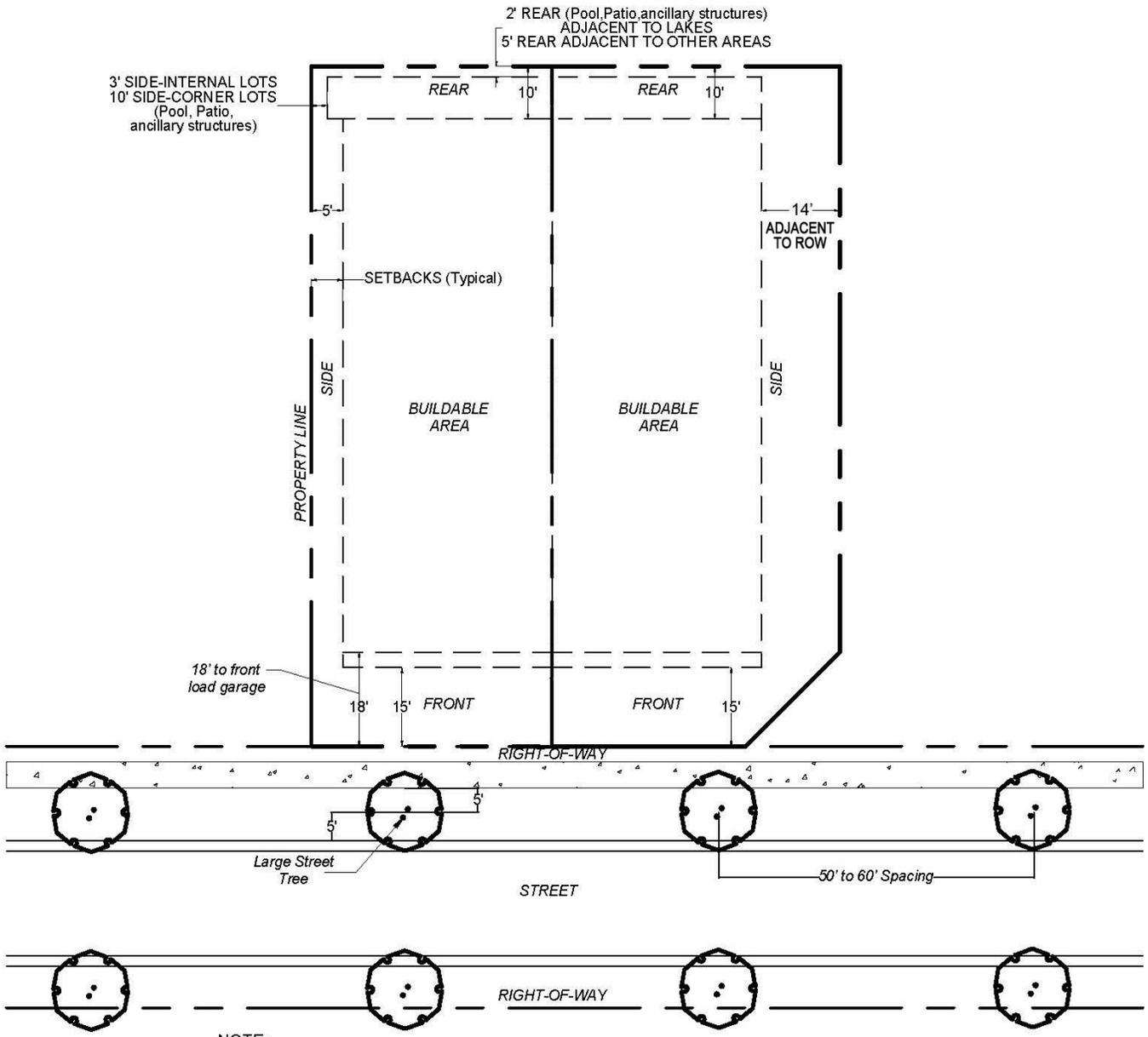


**NOTE:**

1. 20' MIN. BUILDING SEPARATION SHALL BE PROVIDED BETWEEN BUILDINGS FOR VERTICALLY ATTACHED UNITS
2. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS FOR TOWNHOME UNITS.
3. 10' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS HORIZONTAL UNITS SUCH AS COTTAGES AND PAIRED VILLAS
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
5. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
6. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

**TYPICAL LOT**  
(MIN. LOT 30,000 SF. , MIN. 15' WIDTH)

PAIRED VILLA / DUPLEX  
NOT TO SCALE



- NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
  2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
  3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
  4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

# EXHIBIT 11

## TYPICAL RESIDENTIAL LOT STANDARDS

Product Type	Product Description	Lot Square Footage (Minimum)	Setback Lot Width (Minimum)	Lot Depth (Minimum)	Front Setback <sup>1</sup> (Minimum)	Rear Setback (Minimum)	Side Setback (Minimum)	Side Street Setback <sup>2</sup> (Minimum)	Maximum Impervious Area <sup>3</sup>	Maximum Building Coverage <sup>4</sup>
A	Single Family <sup>6</sup>	<del>9,900</del> 9,000	90'	<del>110'</del> 100'	15'	10'	10'	14'	80%	55.0%
B	Single Family <sup>6</sup>	<del>8,800</del> 8,000	80'	<del>110'</del> 100'	15'	10'	7.5'	14'	80%	57.5%
C	Single Family <sup>6</sup>	<del>7,700</del> 7,000	70'	<del>110'</del> 100'	15'	10'	5'	14'	80%	60.0%
D	Single Family <sup>6</sup>	<del>6,600</del> 6,000	60'	<del>110'</del> 100'	15'	10'	5'	14'	80%	60.0%
E	Single Family <sup>6</sup>	<del>5,500</del> 5,000	50'	<del>110'</del> 100'	15'	10'	5'	14'	80%	60.0%
F	Single Family <sup>6</sup>	<del>4,400</del> 3,500	<del>40'</del> 35'	<del>110'</del> 100'	15'	10'	5'	14'	80%	60.0%
G	SF - Zero Lot Line	<del>4,400</del> 3,500	<del>40'</del> 35'	<del>110'</del> 100'	15'	10'	0'	14'	80%	60.0%
H	MF - Villa/Duplex <sup>7-10</sup>	<del>5,280</del> 4,500	<del>48'</del> 45'	<del>110'</del> 100'	15'	10'	0'   5'	14'	80%	60.0%
I	MF - Townhome <sup>7-9</sup>	<del>1,050</del> 1,400	<del>15'</del> 18'	70'	10'	10'	<del>5'</del> 0'	10'	80%	60.0%
J	<del>MF - Condo<sup>7-9</sup></del>	1,050	15'	70'	25'	10'	10'	25'	80%	60.0%
K	MF - Vertical Apartment <sup>7-9</sup>	<del>20,000</del> 5 ac	<del>15'</del> 150'	70'	25'	10'	10'	25'	80%	60.0%
L	MF - Horizontal <sup>7-9</sup>	<del>20,000</del> 5 ac	<del>15'</del> 150'	70'	25'	10'	10'	14'	80%	60.0%

**Notes:**

- 1 Front setback at garage is a minimum of 18-feet.
- 2 Side Street Setback is for corner lot. Additional corner setback not to be included in lot width calculations.
- 3 Maximum Impervious Area includes all the impervious area within the individual lot.
- 4 Maximum Building Coverage includes all areas under roof.
- 5 Accessory uses such as pool decks, patios and screen enclosures shall have a minimum setback of 5' when abutting common areas/tracts and 10' when abutting other platted residential land. All multi-family product shall provide 10' for accessory uses.
- 6 All Single Family product has a minimum square footage (SF) of 1,400-SF of area comprised of 1,200-SF of living area and 200-SF of garage/carport.
- 7 All Multi-Family (MF) product has a minimum square footage (SF) of 500-SF for studio apartments, 700-SF for one bedroom, 800-SF for two bedrooms, 900-SF for three bedrooms or more.
- 8 ~~All Multi-Family (MF) product, H – K, shall have a minimum 20' building separation and a 25' separation when abutting or adjacent to other platted parcels.~~
- 9 All Multi-Family (MF) product shall have facades that articulate in accordance with the ROI design standards set forth in the City of Port St. Lucie's Citywide Design Standards.
- 10 MF - Villa/Duplex product, H, is considered a combination of two lots with one duplex unit (two dwelling units).