

**APPLICATION FOR
CHANGE IN ZONING TO MPUD
(MASTER PLANNED UNIT DEVELOPMENT)
FOR THE MIXED USE PROJECT TO BE
KNOWN AS
DESTINATION @ TRADITION MPUD**

EXHIBIT A



TRADITION

Application for Change in Zoning to
Master Planned Unit Development Rezoning
City of Port St. Lucie Project Number: 24-099
PSLUSD Project No: 11-900-24

Adopted _____, 2024

Ordinance 24-_____/ P ____-



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AMENDMENT SUMMARY

RESERVED



SECTION 1 – MPUD APPLICATION



APPLICATION FOR PUD CONCEPT PLAN

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

P&Z File No. _____
Fee (Nonrefundable) \$ _____
Receipt # _____

For use only if property is zoned PUD and does not have approved concept plan. Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. Attach two copies of proof of ownership (e.g., warranty deed, affidavit).

PRIMARY CONTACT EMAIL ADDRESS: dmurphy@ct-eng.com

PROJECT NAME: DESTINATION @ TRADITION MPUD

OWNER(S) OF PROPERTY: Name Port St. Lucie Governmental Finance Corp./City of Port St. Lucie
Address 121 SW PSL Blvd. Port St. Lucie Fla 34984
STREET CITY STATE ZIP
Phone 772-871-5212 **Fax** _____ **Email:** jdavis@cityofpsl.com
STREET CITY STATE ZIP

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

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

PROPERTY TAX I.D. NUMBER: 4322-801-0001-000-7 4322-801-0005-000-5 4322-801-0009-000-3
4322-801-0002-000-4 4322-801-0006-000-2 4322-801-0010-000-3
4322-801-0003-000-1 4322-801-0007-000-9 _____
4322-801-0004-000-8 4322-801-0008-000-6 _____

PARCEL SIZE (GROSS AREA): 217.00 (+/-) Acres 9,435,096 Square Feet

LOCATION OF PROJECT SITE: East side of SW Village Pkwy, between SW Destination Way and SW Marshall Pkwy

SUMMARY OF AMENDMENT: CREATION OF A NEW MPUD AS A SPLIT-OFF FROM THE EXISTING TRADITION COMMERCE PARK NORTH @ TRADITION MPUD

DJ. Murphy
SIGNATURE OF APPLICANT

Dennis J. Murphy
HAND PRINT NAME

June 7, 2024
DATE

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



PARCEL DESCRIPTION OF DESTINATION MPUD

(SEPTEMBER 2024)

LOTS 1, 2, 3A, 3B, 4, 5, WMT—1, WMT-2, WMT-3, AND THE UTILITY SITE, AS DEPICTED ON SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALONG WITH THAT PORTION OF LOT 6 , OF SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E/W 3 R/W AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE **POINT OF COMMENCEMENT**; THENCE NORTH 23°47'47" WEST, A DISTANCE OF 433.99 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 77°44'49" WEST, A DISTANCE OF 598.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,250.00 FEET; THE CHORD OF WHICH BEARS SOUTH 69°14'48" WEST, WITH A CHORD DISTANCE OF 369.53 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°00'02", A DISTANCE OF 370.89 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,075.00 FEET, THE CHORD OF WHICH BEARS SOUTH 73°17'17" WEST, A CHORD DISTANCE OF 967.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°57'35", A DISTANCE OF 976.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 59°48'29" EAST, A DISTANCE OF 451.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,500.00 FEET; THE CHORD OF WHICH BEARS NORTH 55°27'43" EAST, A CHORD DISTANCE OF 227.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'33", A DISTANCE OF 227.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,355.95 FEET; THE CHORD OF WHICH BEARS NORTH 48°52'24" EAST, A CHORD DISTANCE OF 184.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'04", A DISTANCE OF 184.40 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET, THE CHORD OF WHICH BEARS NORTH 46°03'21" EAST, A CHORD DISTANCE OF 170.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'21", A DISTANCE OF 170.83 FEET; TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, having a radius of 4,154.62 feet, THE CHORD OF WHICH BEARS NORTH 48°36'05" east, a CHORD DISTANCE OF 148.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°02'41", A DISTANCE OF 148.27 FEET; THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET, THE CHORD OF WHICH BEARS NORTH 51°36'05" EAST, A CHORD DISTANCE OF 336.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°38'44", A DISTANCE OF 336.86 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,500.00 FEET, THE CHORD OF WHICH BEARS NORTH 67°09'07" EAST, A CHORD DISTANCE OF 567.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°49'17", A DISTANCE OF 571.28 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2953, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING ALSO THE



**APPLICATION FOR MPUD ZONING
DESTINATION @ TRADITION MPUD**

WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 WITH A VARIABLE WIDTH RIGHT-OF-WAY AS LAID OUT AND IN USE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 30°21'23" EAST, A CHORD DISTANCE OF 631.22 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'45", A DISTANCE OF 631.24 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 77°44'49" WEST, A DISTANCE OF 203.82 FEET TO THE POINT OF BEGINNING; ALONG WITH,

PARCEL 2 OF SOUTHERN GROVE PLAT 40, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102 PAGE 39, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND ALONG WITH,

THE ROAD ACCESS EASEMENTS FOR SW DESTINATION WAY, SW TOM MACKIE BLVD., AND SW MARSHAL BOULEVARD (UP TO THE WESTLY SIDE OF THE EXISTING FPL POWER LINE EASEMENT AS DESCRIBED IN OR BOOK 97, PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9,435,096 SQUARE FEET OR 216.6 ACRES, MORE OR LESS.

USE FOR REZONING PURPOSES ONLY



SECTION 2a – AGENT AUTHORIZATION

Port St. Lucie Governmental Finance Corporation
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

CONSENT FORM

Project Name(s): P24-099 Destination at Tradition MPUD Rezoning Application

I hereby give CONSENT to Culpepper and Terpening, Inc., to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

[Handwritten Signature]
Signature

CEO 2/14/24
Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Sept, 2024, by Jesus Merejo, CEO, who is personally known to me.

[Handwritten Signature]

Signature of Notary Public



JASMIN PADOVA
Commission # HH 199754
Expires January 25, 2026

NOTARY SEAL/STAMP

Jasmin Padova

Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26

Port St. Lucie Governmental Finance Corporation, Owner of Parcel IDs:

4322-801-0005-000-5; 4322-801-0001-000-7; 4322-801-0007-000-9; 4322-801-0006-000-2; 4322-801-0002-000-4; 4322-801-0008-000-6; 4322-801-0009-000-3; 4322-801-0010-000-3; 4322-801-0003-000-1 and 4322-801-0011-000-0


[Signature] CEO 9/16/24
Signature Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of** **physical presence or** **online notarization**, this 16 day of Sept, 2024, by Jesus Merejo, CEO, who is personally known to me.

[Signature]
Signature of Notary Public

 JASMIN PADOVA
Commission # HH 199754
Expires January 25, 2026

NOTARY SEAL/STAMP

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26



APPLICATION FOR MPUD ZONING
DESTINATION @ TRADITION MPUD

City of Port St Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

CONSENT FORM

Project Name(s): P24-099 DESTINATION AT TRADITION MPUD REZONING APPLICATION

I hereby give CONSENT to Culpeppering and Terpening, Inc., to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

[Handwritten Signature]
Signature

City Manager
Title

9/14/24
Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Sept, 2024, by Jesus Merejo, City Manager, who is personally known to me.

[Handwritten Signature]

Signature of Notary Public



JASMIN PADOVA
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Jasmin Padova

Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26



APPLICATION FOR MPUD ZONING
DESTINATION @ TRADITION MPUD

ST. LUCIE COUNTY FIRE DISTRICT
5160 NW MILNER DRIVE
PORT ST LUCIE, FLA., 34983
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AGENT CONSENT FORM

PROJECT NAME:	DESTINATION @ TRADITION MPUD
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PROJECT DESCRIPTION:	CREATION OF A NEW MPUD IN THE SOUTHERN GROVES DRI JOBS CORRIDOR AREA AS A SPLIT-OFF FROM THE EXISTING TRADITION COMMERCE PARK NORTH @ SOUTHERN GROVE MPUD
-----------------------------	---

PARCEL ID:

4315-804-0004-000-5			

BEFORE ME THIS DAY PERSONALLY APPEARED PAUL LANGEL DEPUTY CHIEF
Print Name Title

WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

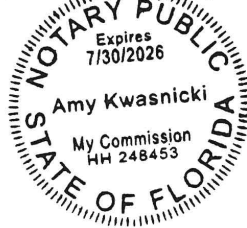
I hereby give CONSENT to CULPEPPER & TERPENING., INC. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above.

FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this 19 day of September 2024, by Paul Langel who is personally known to me or who has produced _____ as identification.

Signature of Notary Amy Kwasnicki Type or Print Name of Notary Amy Kwasnicki

Commission Number (Seal)





SECTION 2b – STATEMENT OF UNIFIED CONTROL

City of Port St. Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

STATEMENT OF UNIFIED CONTROL AND BINDING MPUD AGREEMENT

Project Name(s): P24-099 Destination at Tradition MPUD Rezoning .

The property described on Exhibit “7” of the application package for the Destination at Tradition MPUD (the “Property”) is under the unified control due to the extent the property will be used for private purposes. The private development portion of the Property is subject to a posting-closing agreement between Tradition Land Company, LLC and the Port St. Lucie Governmental Finance Corporation that requires the property to be subjected to the Tradition Commercial Charter recorded in Book 4512, Page 1357 of the Public Records of St. Lucie County, Florida, upon development (“Commercial Charter”). Subjecting property to the Commercial Charter is one mechanism to provide the City with assurances of a unified development plan and control.

All property owners agree to proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement, including but not limited to continuing to subject all portions of the Property to the Commercial Charter, other than those used by for a government purpose.

[SIGNATURES TO FOLLOW]



APPLICATION FOR MPUD ZONING
DESTINATION @ TRADITION MPUD

City of Port St. Lucie, Owner of Parcel IDs: 4315-505-0010-010-5 and 4315-505-0010-020-8

[Signature]
Signature

City Manager
Title

9/16/24
Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of physical presence or online notarization**, this 16 day of Sept, 2024, by Jesus Merejo, City Manager, who is personally known to me.

[Signature]

Signature of Notary Public



JASMIN PADOVA
Commission # HH 198754
Expires January 25, 2026

NOTARY SEAL/STAMP

Jasmin Padova

Print Name of Notary Public

Notary Public, State of Florida

My Commission expires 1/25/26



APPLICATION FOR MPUD ZONING
DESTINATION @ TRADITION MPUD

Port St. Lucie Governmental Finance Corporation, Owner of Parcel IDs:

4322-801-0005-000-5; 4322-801-0001-000-7; 4322-801-0007-000-9; 4322-801-0006-000-2; 4322-801-0002-000-4; 4322-801-0008-000-6; 4322-801-0009-000-3; 4322-801-0010-000-3; 4322-801-0003-000-1 and 4322-801-0011-000-0

[Signature] CEO 9/16/24
Signature Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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[Signature]
Signature of Notary Public



JASMIN PADOVA
Commission # HH 199754
Expires January 25, 2026

NOTARY SEAL/STAMP

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26



SECTION 2c – BINDING PUD AGREEMENT

City of Port St. Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

STATEMENT OF UNIFIED CONTROL AND BINDING MPUD AGREEMENT

Project Name(s): P24-099 Destination at Tradition MPUD Rezoning .

The property described on Exhibit “7” of the application package for the Destination at Tradition MPUD (the “Property”) is under the unified control due to the extent the property will be used for private purposes. The private development portion of the Property is subject to a posting-closing agreement between Tradition Land Company, LLC and the Port St. Lucie Governmental Finance Corporation that requires the property to be subjected to the Tradition Commercial Charter recorded in Book 4512, Page 1357 of the Public Records of St. Lucie County, Florida, upon development (“Commercial Charter”). Subjecting property to the Commercial Charter is one mechanism to provide the City with assurances of a unified development plan and control.

All property owners agree to proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement, including but not limited to continuing to subject all portions of the Property to the Commercial Charter, other than those used by for a government purpose.

[SIGNATURES TO FOLLOW]



APPLICATION FOR MPUD ZONING
DESTINATION @ TRADITION MPUD

City of Port St. Lucie, Owner of Parcel IDs: 4315-505-0010-010-5 and 4315-505-0010-020-8

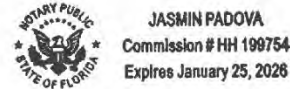
[Signature] City Manager 9/16/24
Signature Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of Sept, 2024, by Jesus Merejo, City Manager, who is personally known to me.

[Signature]
Signature of Notary Public



NOTARY SEAL/STAMP

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/26



APPLICATION FOR MPUD ZONING
DESTINATION @ TRADITION MPUD

Port St. Lucie Governmental Finance Corporation, Owner of Parcel IDs:

4322-801-0005-000-5; 4322-801-0001-000-7; 4322-801-0007-000-9; 4322-801-0006-000-2; 4322-801-0002-000-4; 4322-801-0008-000-6; 4322-801-0009-000-3; 4322-801-0010-000-3; 4322-801-0003-000-1 and 4322-801-0011-000-0

[Signature] CEO 9/16/24
Signature Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of Sept, 2024, by Jesus Merejo, CEO, who is personally known to me.

[Signature]
Signature of Notary Public

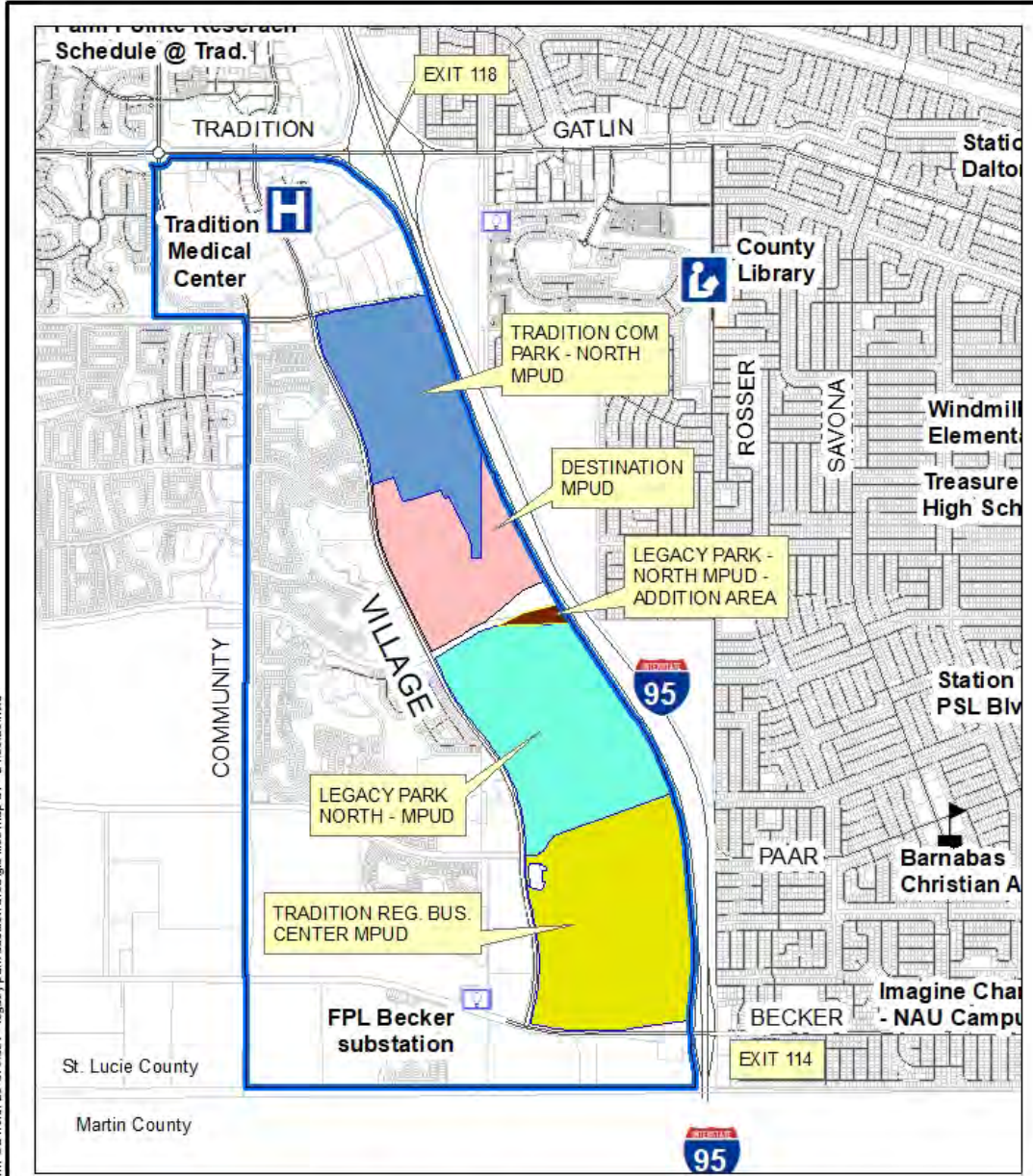


JASMIN PADOVA
Commission # HH 199754
Expires January 25, 2028





NOTARY SEAL/STAMP

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/28

EXHIBIT 1 – LOCATION MAP



Document Path: F:\22-000 - legacy.park - MPUD north\23-075-001 - legacy.park addition area\gis files\map a1 - 24.06.28.mxd

<p>Legend</p>  <ul style="list-style-type: none"> Trad. Com. Park - North Destination Legacy Park Trad. Reg. Bus. Park 	<p>SOUTHERN GROVES DRIVE 'JOBS CORRIDOR' MPUD'S</p> <p>Critical Facilities</p> 	 <p>1 in = 3,000 ft</p>	<p>EXHIBIT 1A VICINITY MAP</p> 
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SECTION 3 APPLICATION NARRATIVE

The proposed *Destination @ Tradition - Master Planned Unit Development* (DSG-MPUD) is a division from existing the Tradition Commerce Park North@ Southern Groves MPUD (TCP-MPUD) and includes that portion of the existing TCP-MPUD that is now to be designated as a 'Regional Business Center' under the sub area land use classification of both the Southern Grove DRI Map H and Figure 4-1 of the City Comprehensive Plan.

In addition, to the bifurcation of the existing TCP-MPUD, the proposed *Destination @ Tradition MPUD* will recognize the necessary realignment of the SW Marshall Parkway and its point of future intersection with I-95, in order to address the Florida Department of Transportation (FDOT) interchange spacing criteria. This amendment also serves to recognize the property line adjustments being made to the Legacy Park North MPUD (P22-155-A2) area that is being processed concurrent with this proposed MPUD as a result of the realignment of SW Marshall Parkway.

The *Destination @ Tradition - Master Planned Unit Development* is bounded on the west by SW Village Parkway; on the north by the Tradition Commerce Park North@ Southern Groves MPUD; on the south by the Legacy Park North MPUD, and on the east by Interstate 95. Exhibits 1 and 2 provide for a general map depiction of this proposed MPUD site.

The DT-MPUD includes approximately 216.6 acres (mol) and lies within the area identified with a 'Regional Business Center' sub-area classification, as depicted on Map H of the overall master development plan for the Southern Grove DRI. In general, land uses within the *Destination @ Tradition MPUD* may be characterized, and are divided, into two (2) broad activity categories; 'Business Park' and 'Mixed Commercial'. Specific permitted uses within the 'Regional Business Center' area of the project site are identified in Section 6 this Master MPUD Manual. Section 8 of this MPUD Manual depicts the Conceptual Land Use Plan for the *Destination @ Tradition MPUD*.

The general land use entitlements for the *Destination @ Tradition MPUD - Master Planned Unit Development* include 600,000 square feet of industrial use; approximately 60,000 square feet of office use; approximately 500,000 square feet of commercial use; approximately 200,000 square feet of Research and Development use; 400 residential units and 300 hotel rooms. Only those uses identified in Section 6 are to be permitted within the *Destination @ Tradition MPUD*.

SECTION 4

GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. Pursuant to Article X.5 of Chapter 158 of Title XV of the Port St. Lucie City Code:

a. Area Requirements:

The *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* is 216.6 +/- acres (gross); which exceeds the 30-acre minimum requirement for the establishment of a MPUD required by Policy 1.2.6.2 of the City's Comprehensive Plan.

b. Relation to Major Transportation Facilities:

The *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* is bounded on the west by SW Village Parkway; on the north by the Tradition Commerce Park (TCP) North@ Southern Groves MPUD; on the south by the Legacy Park North MPUD, and on the east by Interstate 95. Refer to Exhibits 1 and 2 for a general location map depicting this proposed MPUD site. Primary access into the property will be along SW Village Parkway and portions of SW Marshall Parkway. The overall project area is located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

A north-south collector road, to be known as Tom Mackie Boulevard, is proposed to provide internal access to the MPUD's individual development sites. Tom Mackie Boulevard will have a minimum one-hundred (100) foot right-of-way section as shown in the project Master Plan found in Section 7. The required cross-section for this primary internal access road is shown in Section 9. This illustration shows that the initial phases of the road will be built as a 2-lane, rural, section that can be expanded to a 4-lane urban section, if warranted by traffic counts.

2. Relation to Utilities, Public Facilities and Services:

The *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* property will be served by Port St. Lucie Utilities for water & wastewater services. Hometown Cable (or any successor thereto) is expected to be the primary service provider for phone and cable service. Florida Power & Light will provide electric services. All utilities will be underground.

3. Physical Character of the Site:

Destination @ Tradition - Master Planned Unit Development (DT-MPUD) is located within the Southern Grove Development of Regional Impact (DRI). The site is currently vacant and was previously used as citrus grove that was subsequently converted to improved pasture with active cattle grazing taking place on the site until individual development sites are ready for use. The site includes one small wetland along the primary north/south FP&L Easement area. This area, referred to as Conservation Tract 5 (as described in Southern Grove Plat 14, (PB 71-35) has already been set aside and is under the management authority of the Southern Grove Community Development District #5.

4. Consistency with the City's Comprehensive Plan:

The *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* is consistent with the City's Comprehensive Plan. The total project area is approximately 217 acres. Policy 1.2.2.8 of the



**APPLICATION FOR MPUD ZONING
DESTINATION @ TRADITION MPUD**

City's Comprehensive Plan requires a minimum size of 30 acres for all areas to be designated Regional Business Center' under any proposed MPUD application.

2. For the purpose of this MPUD the following definitions/use authorizations shall apply:

a. Research and development.

A use that includes, but is not limited to the following: research, experimental and testing laboratories, prototype fabrication; production requiring advanced technology and skills; manufacturing of biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes; production of experimental products; manufacturing of biological, biomedical and pharmaceutical products; and manufacturing of scientific, engineering and medical instruments.

b. Pursuant to Policy 1.2.2.12 of the comprehensive plan, agriculture and agriculture related activities shall be permitted in areas intended for future development until areas are developed for nonagricultural uses.



**SECTION 5
SITE INFORMATION**

SECTION 5.1 SITE INFORMATION

A. ACREAGE:

Development areas included with this MPUD:

- Regional Business Center 216.6 acres

Sub-Area Land Use/Activity Areas include:

- Mixed Commercial: 75.77 ac
- Business Park: 30.96 ac
- Water Management (Common Open Space): 75.87 ac
- Streets/Roads: 30.10 ac
- Conservation/ Municipal Use: 4.10 ac

See graphic Section 8 for the MPUD Conceptual Plan.

B. PEDESTRIAN WAYS:

Pedestrian movement along Tom Mackie Boulevard will be accommodated via a combination of six-foot sidewalks within the initial two-lane roadway designs. Bike paths are to be added to the roadway if widening to four lanes is warranted. These facilities will be developed within the *Destination @ Tradition - Master Planned Unit Development (DT-MPUD)* as development occurs in the locations generally depicted on Section 8 and in accordance with the general cross-sections shown in Section 9. If not otherwise addressed during the construction of Tom Mackie Boulevard, sidewalks will be required to be constructed as part of each individual lots development fronting Tom Mackie Boulevard. Sidewalks will be required to be constructed as part of each individual lots development fronting SW Marshall Boulevard and SW Destination Way.

C. DENSITY/INTENSITY

The overall density and intensity within the *Destination @ Southern Groves - Master Planned Unit Development* shall be as follows (maximum):

Residential	400	Industrial/Warehouse(S.F.)	600,000
Retail (S.F.)	500,000	Hotel (rooms)	300
Office (S.F)	60,000	Research & Development.	200,000
Education (non-public)	0		

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SECTION 5.2 DEVELOPMENT USE/STANDARDS

5.2.1 Regional Business Center

The purpose of the *Regional Business Center* area is to locate and establish areas within the NCD District which are deemed to be suited for industrial uses, warehouse/distribution, manufacturing, retail, commercial and office and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.

A. Zoning (Lot) Regulations.

Minimum lot size standards for those properties within the Destination @ Tradition - Master Planned Unit Development area based on the sub-area land use designation as depicted on the Conceptual Master Plan, as depicted in Section 8, and are as follows:

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

SUB-AREA DESIGNATION	AREA	FRONTAGE
Mixed Commercial:	20,000 sq. ft.	100 feet
Business Park:	10 acres	150 feet

ii. Multi-Family Residential:

A minimum of five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) dwelling units per acre and the maximum density shall be twenty-eight (28) dwelling units per acre.

iii. Minimum Setbacks:

1. For those uses located in the ‘Business Park’ and ‘Mixed Use Commercial’ activity areas of the Regional Business Center Sub-District as depicted on the Conceptual Master Plan found in Section 7 of this MPUD Manual, the following minimum yard setbacks are to be met:

a. Multiple-family dwelling: Each multi-family development shall have a setback of twenty-five (25) feet from road rights of way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by minimum of twenty (20) feet. No building shall have an effective mass exceeding three (300) feet.

b. All other permitted or special exception uses: Setback requirements shall be twenty-five (25) feet for front yard and from public rights of way and ten (10) feet from side and rear property lines.

2. For uses in the ‘Mixed Use Commercial Area’ sub-district, as depicted on the Conceptual Master Plan found in Section 7 of this manual, and in order to provide for a pedestrian oriented design in the ‘Mixed Use Commercial Area’, an applicant may request that alternative minimum building setbacks be established for each specific use as part of the required site plan review process. This City is under no obligation to approve any such request if it is determined inconsistent with the overall objectives of this MPUD.

To support parcel and community connectivity and encourage flexibility of design, the City may consider a zero (0) foot setbacks for buildings located adjacent to a shared property line between individual development sites as part of the required site plan review process, provided that each

3. **Enclosed Assembly Area**
 4. **Daycare Center**
 5. **Warehouse & Distribution Uses;** means a facility which has the primary purpose of storage and transfer of goods and products, but that does not include retail or wholesale operations\activities that are open for general public use.
 6. **E-commerce warehousing and distribution;** including the receiving, storing, assembling, shipping, distributing, preparing, selling, and serving as pick-up/drop-off location for products, materials, food, grocery, and liquor items; parking, storage, and use (including driving into and through the building for loading, unloading and parking inside of the building) of automobiles, trucks, machinery, and trailers, including outdoor loading and unloading; outdoor storage of property, provided that any property storage shall be identified on the project site plan, screened from all adjacent properties, and shall not be located in any required parking area or circulation element for the project site on which the use is located; printing; making products on demand; warehouse and office use; ancillary and related uses for any of the foregoing.
 7. **Manufacturing,** including the assembly, processing, packaging, warehousing and storing, of goods and materials manufactured or assembled on site;
 8. **Cold storage warehouse and pre-cooling plant;**
 9. **Food processing facility;** means a commercial operation that manufactures, packages, labels, or stores food for human consumption and does not provide food directly to the consumer and is operating under a federal or state inspection program. For the purpose of this definition, a food processing facility does not include those uses identified under NACIS Codes 3111; 3112; and 3116.
 10. **Bottling and Beverage Production Facilities;**
 11. **Packaging and Delivery Service or Uses.**
 12. **Wholesale Trade, including the wholesale trade of alcoholic beverages;**
 13. **Public or semi-public facility or use;**
 14. **Buildings Supply (wholesale);**
 15. **Food Products, wholesale storage and sales.**
- ii. **Mixed Commercial Area:**
For development activities that are located within the Mixed Commercial Activity Area, as depicted on the Conceptual Master Plan found in Section 7 of this manual, the following principal uses, and structures are permitted:
1. **Any retail business, or personal service use** (including repair of personal articles, furniture, and household appliances) that is conducted wholly within an enclosed building, where any repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales activities;
 2. **Hotel or Motel;**
 3. **Office for administrative, business, professional or medical use;**
 4. **Bank, Credit Union, or Savings and Loan Association,** including drive-thru (provided that any drive-thru or remote ATM or equivalent drive-thru dispensing equipment is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with);
 5. **Pharmacy,** including drive-through (provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with);
 6. **Restaurant** (including those uses that provide drive-through service and/or outdoor seating, provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with));
 7. **Gas Fueling** (excluding truck stops) as separate use or in conjunction with a permitted use;

8. **Car wash, self-service or full service**, provided any such use is not located within 100 feet of a residential development area;
9. **Recreation amusement facility;**
10. **Retail sales of alcoholic beverages for on and off premises consumption;**
11. **Enclosed assembly area,**
12. **Multi-family housing;**
13. **Daycare center;**
14. **Public facility or use.**
15. **Park or playground or other public or private recreation or cultural facility;**
16. **Uses with drive-through services** shall be in accordance with Section 158.222(D) of the City of Port St Lucie Code of Ordinances which include City stacking requirements.

C. Special Exception Uses.

- i. The following uses may be permitted in the Business Park Activity Area upon review and specific approval by the Port St. Lucie City Council through the Special Exception, or equivalent, process as set out in the City of Port St. Lucie Code of Ordinances and the Comprehensive Plan
 1. Wireless communication antennas and towers with a maximum height of 150 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Code of Ordinances, as may be amended from time to time, are complied with.
 2. Car wash, full service or self-service (Mixed Use Commercial area only).
 3. Data Centers; A data center is a building, a dedicated space within a building, or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems.

D. Accessory Uses.

- i. General Provisions:
 1. Accessory structures and uses are permitted in connection with any principal permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other applicable requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.
 2. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line, unless otherwise specifically provided for in this manual.
 3. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.
 4. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided when adjacent to a right-of-way.

E. Home Occupation:

A home occupation shall be permitted within any proposed residential use area located in the Mixed Commercial Activity Area, as depicted on the Conceptual Master Plan found in Section 7 of this manual, subject to the provisions of Section 158.217(F) of the City of Port St. Lucie Code of Ordinances.

F. Fences and Walls:

- i. General:



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1. All fences or walls to be located on property designated as being “Mixed Commercial’ or ‘Business Park’ in the Destination @ Tradition - Master Planned Unit Development land use areas may consist of the following materials only:
 - Chain Link,
 - Masonry,
 - Stone,
 - Aluminum,
 - Vinyl Coated Steel or Polyester Powder Steel,
 - Ornamental,
 - Imitation Wood, and,
 - Natural Wood.

Chicken wire or barbed wire fences (including barbed wire strands atop an otherwise permitted fence type) in either the “Mixed Commercial’ or “Business Park’ Activity Areas are not permitted.

Masonry or stone walls shall be prohibited in utility and drainage easements, unless a specific waiver has been approved by the Planning and Zoning Director and City Engineer. All fences located in utility or drainage easements shall be constructed to be easily removable.

- ii. Fences/Walls to be Inside Property Line, Maintenance Responsibility:
All fences/walls shall be erected inside the property line of the parcel on which they are located. Maintenance of the property on both sides of the fence shall be the responsibility of the property owner.
- iii. Fences/Walls Height:
In the Mixed Use Commercial Activity Area, no fence or wall shall be of a height greater than eight (8) feet, as measured from the finished grade at the fence location. All other fencing or walls located in the Mixed Use Commercial Activity Area shall be consistent with the provisions of Section 158.216 of the City of Port St. Lucie Code of Ordinances.

In the Business Park Activity Area, no fence or wall, located within 25 feet of the perimeter property line of the lot or parcel on which it is located shall be of a height greater than ten (10) feet as measured from the finished grade at the fence or wall location. All other fencing or walls located in the Business Park area shall be consistent with the provisions of Section 158.216 of the City of Port St. Lucie Code of Ordinances.

G. Provisions for Vehicular and Pedestrian Circulation:

In the ‘Business Park’ activity area of the Regional Business Center sub-district, an on-site pedestrian circulation system which links the street and the primary entrance(s) of the structure or structures on the site shall be provided with each conceptual plan or final site plan. Sidewalks or other on-site pedestrian ways must connect to any sidewalk or pedestrian system in an adjacent street or road right-of-way (existing or proposed) along the perimeter of any development parcel.

In the ‘Mixed Use Commercial’ activity area of the Regional Business Center sub-district, sidewalks or pedestrian ways must connect to, or provide for the potential to be connected to, any existing, or proposed sidewalk. This connectivity requirement applies to any onsite pedestrian system on adjacent development sites, if adequate safety and security can be maintained, for the proposed development site under site plan review. The City of Port St. Lucie shall be the determining authority in the event that there are questions if adequate safety and security can be maintained.

The pedestrian circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet in width.



H. Buffering:

- i. In the “Business Park” activity area of the Regional Business Center sub-district, all mechanical equipment shall be screened from public view in accord with City and Tradition architectural review board standards. This screening shall be designed as both a visual barrier and a noise barrier. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances.
- ii. In the ‘Mixed Use Commercial’ activity area of the Regional Business Center sub-district, all mechanical equipment shall be screened from public view. This screening shall be designed as both a visual barrier and a noise barrier. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances. For multi-family development, air conditioning condensing and compressor units should be screened so that no part of the unit is visible from a street right-of-way.

I. Site Plan Review.

All proposed development within the ‘Business Park’ and ‘Mixed Commercial’ area MPUD shall submit a site plan to the City of Port St. Lucie, in accord with the application procedures described in Section 158.235 thru 158.254 of the City of Port St Lucie Code of Ordinances, as may be amended from time to time. All site plans shall demonstrate compliance with the provisions of this MPUD Design Manual, and the City Of Port St Lucie Development Codes, as may be required. In the event of any conflict between the specific site development provisions or standards of this Manual and the City Code of Ordinances, the provision of this Manual shall apply, unless otherwise preempted by law. Final site plan approval actions/approving authority for any site plan submitted in accord with this paragraph shall be as prescribed in the City Code of Ordinances.

J. Transit Oriented Design Features.

Reserved.

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

- i. **Parking Requirements – General.**
Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth in Chapter 158, Code of Ordinances of the City of Port St. Lucie. On-street parking spaces shall be directly and fully adjacent to a site and available to the development concurrent with any request for use authorization.
- ii. **Required Minimum Parking:**
As applied to the Destination @ Tradition MPUD, the following specific parking standards shall apply in lieu of the general City standards. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158, Code of Ordinances of the City of Port St. Lucie:
 1. Retail and office, including medical 4 spaces per 1,000 sq. ft.
 2. Multi-tenant retail (restaurant, retail, office, including medical): 4 spaces per one thousand (1,000) sf.
 3. Residential (Parcel 2, Southern Grove Plat No. 46 only): 1.5 spaces per dwelling unit
 4. Residential: 1.75 spaces per dwelling unit plus one space for everything 5 dwelling units for guest parking

5. Restaurant (stand-alone): 1 space per 100 sq. ft. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds percent of the gross floor area of an approved restaurant.
 6. Research & development: 1 space per 400 sq. ft.
 7. Manufacturing: 1 space per 500 sq. ft.
 8. Warehouse/Distribution Uses: 1 space per 1,000 sq. ft.
 9. E-Commerce Warehousing and Distribution: 1 space per 1,000 sq. ft.
 10. Data Centers; – 1 space per 5,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.
 11. Cold storage warehouse and pre-cooling plant: 1 space per 1,000 sq. ft.
 12. Food processing facilities; 1 space per 1,000 sq. ft.
 13. Hotels: 1 space for each guest room, plus 1 space for each ten guest rooms.
- iii. All required parking shall be located on the same lot as the principal use(s) it serves, except as otherwise provided below.
 - iv. On-site parking may be reduced where on-street parking spaces are directly and fully adjacent and available to a lot.
 - v. Parking areas in the Mixed Commercial Use Activity Area of the Destination @ Tradition - Master Planned Unit Development shall be encouraged to be located to the rear or side of the property.

L. Determination for Unlisted Uses or Alternative Parking Ratios.

For qualified targeted industries as identified per Policy 8.3.1.3 of the Comprehensive Plan (as may be amended), parking standards in situations where an applicant can sufficiently demonstrate that a particular situation, where upon submission of adequate technical justification such as independent parking analyses, application of ULI or ITE parking standards, or similar justification, alternative off street loading requirements may be considered as part of the site plan review process. Requests under this section shall be based strictly upon the criteria of this section, and shall not be based upon hardship, which is the purview of the variance process, nor inconvenience or cost.

- i. An applicant for development may propose an alternate parking standard based upon a parking study or recognized national parking code or standard (such as the Institute of Transportation Engineers Parking Manual (most current edition)) or other data that justifies an alternative standard, and based upon best professional practices, taking into account any applicable national standard or technical support documentation; the availability level of transit service to the proposed project site or area; proximity to multimodal transportation facilities and other best practices as determined by the Planning and Zoning Director for the City of Port St. Lucie.
- ii. The Planning and Zoning Director, after consultation with the City Engineer, may approve alternative parking standards in situations where an applicant can sufficiently demonstrate, through the submission of adequate technical justification, through such items as an independent parking analyses; application of ULI or ITE parking standards, or other similar justification documentation such as the availability and level of transit services, proximity to multimodal transportation facilities or other best practices as determined by the Director.
- iii. City Council review and approval of such alternate parking standards shall be governed by the site plan approval process.

M. Off Street Loading (Service Delivery Areas).



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- i. Off-Street Loading and Service Delivery Areas shall be provided in accordance with Section 158.221(G) of the City of Port St. Lucie Code of Ordinances.
- ii. Off-Street loading docks and service delivery areas in the 'mixed use commercial' activity area of the Destination @ Tradition - Master Planned Unit Development, shall be encouraged to be located at the rear of the property, and not visible from SW Village Parkway. All truck loading docks and service delivery areas shall be screened so not to be considered as any type of visual nuisance.

N. Landscaping and Buffering.

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

i. **General - Plant Materials:**

1. Tree species height spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than 25% of the required trees may be palm trees.
5. A minimum of 50% of all required trees shall be native species

ii. **Hydroseed Options:**

For sites located within 300 feet from SW Village Parkway and SW Marshall Parkway, as depicted on the MPUD Concept Plan, and for building sites in the 'Business Park' activity area that provide for buildings more than 100,000 square feet in area, open areas intended for future building expansion may be hydroseeded.

iii. **Easement and Utility Area Landscaping:**

Trees, and all vegetation with intrusive root systems, shall not be planted within ten (10) feet of any utilities; including water and sewer lines, existing or proposed utility pole, guy wire, and pad mounted transformer. All proposed utilities shall maintain separation distances from potable water mains as required by the City and FDEP.

iv. **Interior Parking Lot Requirements:**

Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, except that in those instances where truck and trailer parking requirements make the provision of interior landscape islands impactable, alternative landscaping designs may be considered.

v. **Landscape Buffer Requirements.**

1. Landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, except for those items specified herein.
2. Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake.

3. No fence or wall shall be required in a landscape buffer strip unless it is determined as part of site plan review process that a fence or wall is required to address incompatible uses or to provide visual screening.
4. Any perimeter fence or wall shall be located so as to permit reasonable access to both sides of the fence or wall for landscape maintenance purposes.
5. Perimeter landscape buffers in the Mixed Commercial area may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site. If a zero (0) foot-building setback is allowed for shared property lines between developments, perimeter landscaping may apply to the entire site rather than each individual lot provided each property owner acknowledges in writing.
6. A landscape strip that is at least five (5) feet in depth shall be located between a building and a parking space, driveway or a sidewalk.
 - a. Where the rear of the building is not generally visible to the general public, such as a strip commercial center or loading dock, there shall be no requirement for a landscape strip to be located between vehicular use areas and building.
 - b. Where the proposed development use or activity is a material distribution center making use of long walled loading dock conditions, foundation landscape strips shall not be required.
7. One tree shall be planted for each 30 linear feet of the landscape buffer strip or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and may exceed 24 inches on center.

vi. **Alternative Landscape Option:**

For qualified targeted industries as identified per Policy 8.3.1.3 of the Comprehensive Plan, an applicant may request approval of an alternative landscape plan prepared by a licensed landscape architect which varies from the strict application of the requirements of the MPUD District. An alternative landscape plan may be approved by the Planning and Zoning Director or Site Plan Review Committee when it can be demonstrated that:

1. the alternative landscape plan adequately buffers the developed site and is designed to assure that the overall appearance and function of the proposed project is compatible with other properties in the immediate area.

Requests for an alternative landscape plan must be accompanied by sufficient explanation and justification, in written and/or graphic form, to allow appropriate evaluation and decision making. The Planning and Zoning Director, or the Site Plan Review Committee, may refer the request for approval of an alternative landscape plan to the City Council for final action. Approval of an alternative landscape plan will be limited to the specific project under consideration and will not establish precedent for acceptance in other cases.

vii. **Dumpsters and Ground Located Mechanical Equipment Screening:**

A minimum, six-foot masonry buffer wall shall be required to screen dumpsters and ground located mechanical equipment. This screening shall be designed as both a visual barrier and a noise barrier. Where dumpsters and mechanical equipment are visible from a public use right-of-way, a five-foot landscape strip shall be required around the outside of the buffer wall. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances



O. Meter Banks for Multi-Tenant Buildings.

Screening maybe required when meter banks for multi-tenant buildings are located on an exterior wall and visible to the public. The location shall be identified on the site plan or elevation drawings.

P. Lighting.

Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind. The maximum allowable mounting height of all outdoor lighting fixtures in the 'Mixed Use Commercial' activity area shall not exceed 25 feet above grade or pavement.

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

Q. Utilities.

Within the Destination @ Tradition - Master Planned Unit Development, all utilities, including telephone, television cable, and electrical systems shall be installed underground (i.e. excluding transmission and distribution power lines). Appurtenances to these systems which require above-ground installation shall be effectively screened and, thereby, may be exempted from this requirement. Primary electrical supply facilities providing services to the Destination @ Tradition - Master Planned Unit Development, may be exempted administratively from the underground placement requirement as part of the site plan review process, if, it shown to the satisfaction of the City that burial options are not feasible. Cost of underground installation is not to be the sole determiner in determining feasibility.

1. Proposed Sanitary Sewer System:

The proposed Destination @ Tradition - Master Planned Unit Development is located within the City of Port St. Lucie Sewer Service Area. The proposed Sanitary Sewer System for the Destination @ Tradition - Master Planned Unit Development project will consist of a combination of gravity and pressurized Sanitary Sewer Mains, which will flow into the proposed on-site sewage pump (lift) station which will connect into the existing 16" Sewer Force Main along SW Village Parkway. The master plan, as presented, proposes no more than one City owned (maintained) utility lift station, unless otherwise addressed through mutual agreement between the City of Port St. Lucie and the site developer.

All proposed sewage pump (lift) stations shall require a connection to the City's existing fiber optics system for communication and system monitoring purposes.

2. Proposed Water Distribution System:

The proposed Destination @ Tradition - Master Planned Unit Development is located within the City of Port St. Lucie Water and Sewer Service Area. Water service to this area will be looped via the existing 24-inch water main located in the SW Village Parkway right-of-way.

The proposed internal Water Distribution System for the Destination @ Tradition - Master Planned Unit Development will consist of a combination of 8 and 12-inch waterlines that will be constructed along SW Tom Mackie Blvd., with connection into the lines along SW Anthony F. Sansone, Sr. Blvd, SW Marshall Parkway; and SW Destination Way, as generally depicted in conceptual utility plan found in Section 8.



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Fire hydrants shall be installed with all primary water line construction in accord with the St. Lucie County Fire District Standards.

R. Wetlands and Uplands:

The site is a former citrus grove that was converted in the late 2000's to improved pasture, with active cattle grazing currently (2020) taking place on the property.

S. Stormwater:

Refer to Section 7 for a general identification of the areas proposed to address the sites stormwater management requirements. In general, all site stormwater retention areas shall be consistent with South Florida Water Management District (SFWMD) requirements and permit standards. Unique to the design of the Destination @ Tradition - Master Planned Unit Development is the concept of providing for the areas required stormwater treatment and attenuation in one combined wet system design. Retention area shapes and dimensions as depicted on the Conceptual Master Plans for the Destination @ Tradition MPUD are conceptual and may be modified to accommodate final site plans and agency permitting requirements.



SECTION 6 LEGAL DESCRIPTION

PARCEL DESCRIPTION OF DESTINATION MPUD (SEPTEMBER 2024)

LOTS 1, 2, 3A, 3B, 4, 5, WMT—1, WMT-2, WMT-3, AND THE UTILITY SITE, AS DEPICTED ON SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALONG WITH THAT PORTION OF LOT 6 , OF SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E/W 3 R/W AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE **POINT OF COMMENCEMENT**; THENCE NORTH 23°47'47" WEST, A DISTANCE OF 433.99 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 77°44'49" WEST, A DISTANCE OF 598.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,250.00 FEET; THE CHORD OF WHICH BEARS SOUTH 69°14'48" WEST, WITH A CHORD DISTANCE OF 369.53 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°00'02", A DISTANCE OF 370.89 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,075.00 FEET, THE CHORD OF WHICH BEARS SOUTH 73°17'17" WEST, A CHORD DISTANCE OF 967.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°57'35", A DISTANCE OF 976.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 59°48'29" EAST, A DISTANCE OF 451.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,500.00 FEET; THE CHORD OF WHICH BEARS NORTH 55°27'43" EAST, A CHORD DISTANCE OF 227.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'33", A DISTANCE OF 227.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,355.95 FEET; THE CHORD OF WHICH BEARS NORTH 48°52'24" EAST, A CHORD DISTANCE OF 184.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'04", A DISTANCE OF 184.40 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET, THE CHORD OF WHICH BEARS NORTH 46°03'21" EAST, A CHORD DISTANCE OF 170.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'21", A DISTANCE OF 170.83 FEET; TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, having a radius of 4,154.62 feet, THE CHORD OF WHICH BEARS NORTH 48°36'05" east, a CHORD DISTANCE OF 148.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°02'41", A DISTANCE OF 148.27 FEET; THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET, THE CHORD OF WHICH BEARS NORTH 51°36'05" EAST, A CHORD DISTANCE OF 336.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°38'44", A DISTANCE OF 336.86 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,500.00 FEET, THE CHORD OF WHICH BEARS NORTH 67°09'07" EAST, A CHORD DISTANCE OF 567.84 FEET; THENCE EASTERLY ALONG THE



**APPLICATION FOR MPUD ZONING
DESTINATION @ TRADITION MPUD**

WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 WITH A VARIABLE WIDTH RIGHT-OF-WAY AS LAID OUT AND IN USE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 30°21'23" EAST, A CHORD DISTANCE OF 631.22 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'45", A DISTANCE OF 631.24 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 77°44'49" WEST, A DISTANCE OF 203.82 FEET TO THE POINT OF BEGINNING; ALONG WITH,

PARCEL 2 OF SOUTHERN GROVE PLAT 40, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102 PAGE 39, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND ALONG WITH,

THE ROAD ACCESS EASEMENTS FOR SW DESTINATION WAY, SW TOM MACKIE BLVD., AND SW MARSHAL BOULEVARD (UP TO THE WESTLY SIDE OF THE EXISTING FPL POWER LINE EASEMENT AS DESCRIBED IN OR BOOK 97, PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9,435,096 SQUARE FEET OR 216.6 ACRES, MORE OR LESS.

USE FOR REZONING PURPOSES ONLY



SECTION 7
MPUD CONCEPTUAL PLAN

Next page



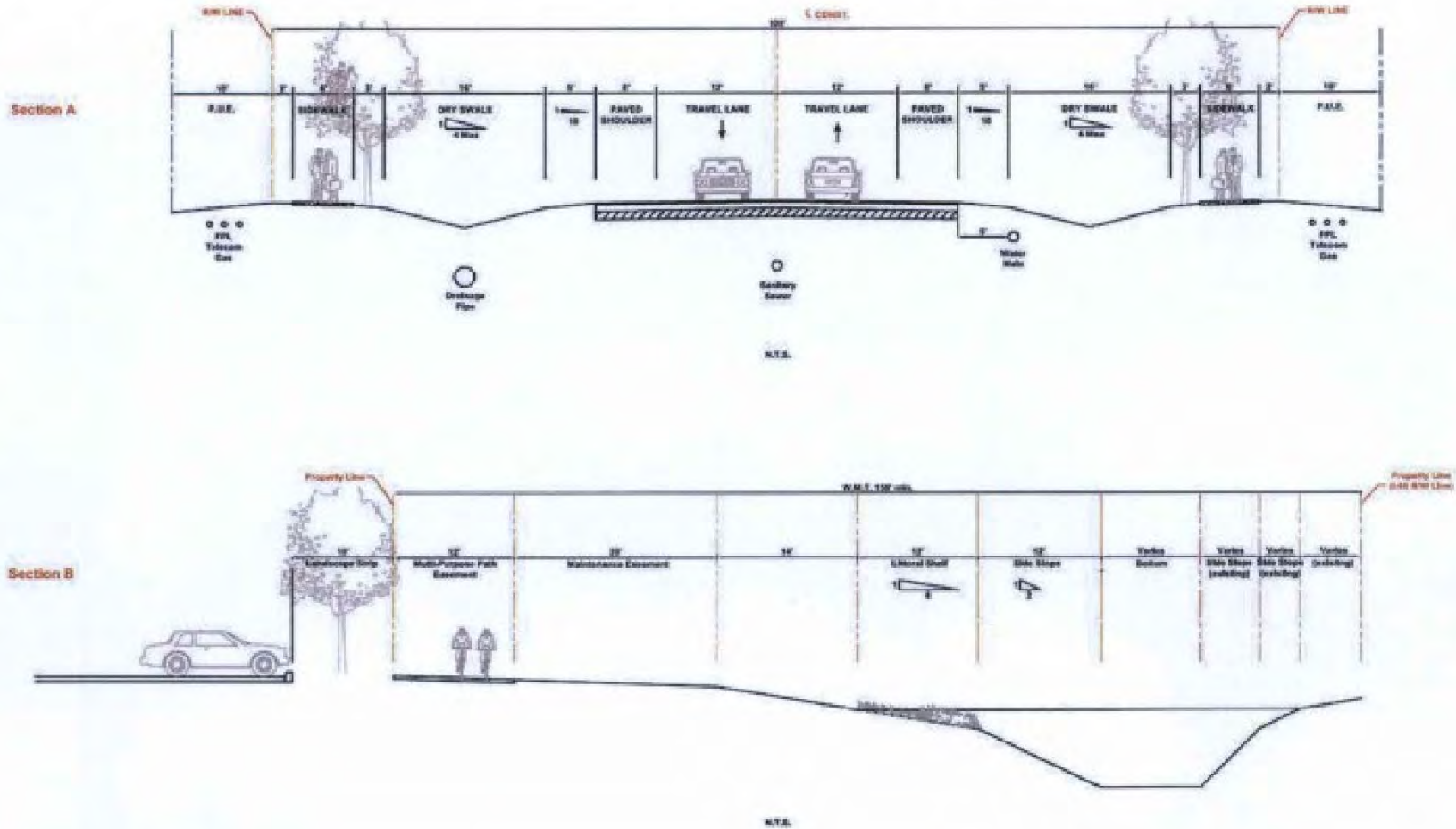
SECTION 8
LAND USE ENTITLEMENTS

Land Use Sub-District	Acreage	Units	Sq. Ft.*
Regional Business Center	216.6		
Retail			500,000
Office			60,000
Warehouse/Industrial			600,000
School			n/a
Research & Development			200,000
Hotel			300 Rooms
Residential		400	



APPLICATION FOR MPUD ZONING
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SECTION 9
ROADWAY TYPICAL SECTION



TRADITION COMMERCE PARK NORTH
(Southern Grove DR) - MPUD