



EXHIBIT A

LTC RANCH

INDUSTRIAL PARK

PUD Amendment No. 2

**City of Port St. Lucie, St. Lucie
County, Florida**

Revised and Resubmitted April 1, 2021
Includes strike through and underscore of original document
City staff comments from April 1, 2021

Owners:

LTC Ranch Joint Venture
c/o The Kern Company
700 Island Landing Drive
St. Augustine, FL 32095

Mr. James Kern
904-829-1515 Office
904-829-1869 Fax

LTC RANCH
INDUSTRIAL PARK
PUD AMENDMENT NO. 2

Contact List

Owner: Mr. Jim Kern
General Partner
The Kern Company
700 Island Landing Drive St. Augustine, FL 32095
904-829-1515 Office

Project Agent: Kimley-Horn & Associates, Inc.
Jordan Haggerty, PE
Charles Millar
1615 S. Congress Avenue, Suite 201
Delray Beach, FL 33445
561.330.2345 Office

LTC Ranch

Binding PUD Agreement

Required under Section 158.175 (A)(1)

The property submitted for review and approval for Conceptual Development Plan Approval, known as LTC Ranch, is under unified control of the petitioner, LTC Ranch Joint Venture, Mr. Jim Kern, a General Partner, and Owner.

The petitioner agrees that the project will proceed with the proposed development according to all provisions of the PUD. Zoning Regulations, and/or as indicated on the approved Planned Unit Development Plan, and any conditions as may be attached to the rezoning of the land to PCD and shall cause to be provided all agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City.

The petitioners shall cause an entity to be responsible for the continuing operation and maintenance of such areas, functions, and facilities. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City of Port St. Lucie. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

[Handwritten signature of James Kern]

James Kern / Owner / General Partner
LTC Ranch, Joint Venture

STATE OF FLORIDA
COUNTY OF St. Johns

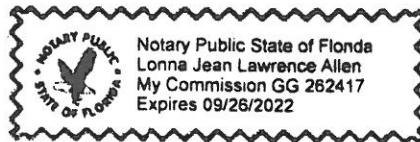
The foregoing instrument was acknowledged before me this 4/5th/21 (date) by James A. Kern, Property Manager (name and title of officer) of LTC JV, a Florida (state) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ (type of identification) as identification.

[Handwritten signature of Lonna Lawrence Allen]

Notary Public

Printed Name: Lonna Lawrence Allen
My Commission Expires: 9/26/2022

Commission # GG 262417



I. Density Statement

LTC Ranch Development of Regional Impact (ORI) was approved with 4,193,700 square feet of Industrial, Commercial, Retail and Office Usage. LTC Ranch Industrial Park annexed *into* the City of Port St. Lucie as one PUD allows up to 2,750,000 square feet of Industrial, Commercial, Retail and Office Land Use on 387.7 acres of gross area, or about 16.3% coverage. This is consistent with the existing Development Order, Annexation Agreement and less than the equivalent *zoning* classifications *which* allow 30-50% building coverage. Allowable square footage not utilized at buildout for the Industrial Park is transferred to remaining LTC Ranch properties that were part of the ORI.

II. Conceptual Development Plan

Refer to the reduced plan on the following page.

III. Proposed Zoning District Regulations

LTC Ranch Industrial Park is divided into six (6) Zoning Categories or Districts:

Commercial (CS/CG);	29.52 Acres
Commercial-Light, Industrial (CG/CS/CH/LI);	49.78 Acres
Commercial-Light, Industrial-Office (CS/LI/ROI);	115.84 Acres
Commercial-Light, Industrial Heavy Industrial-Office; (CS/LI/HI/ROI);	50.85 Acres
Heavy Industrial-Light Industrial-Utility (HI/LI/U);	54.48 Acres
Heavy Industrial-Light Industrial-Office-Utility (HI/LI/ROI/U);	65.48 Acres
Subtotal	365.95 Acres
Open Space Conservation	21.76 Acres
Total Acres	387.71 Acres

SECTION 1 SITE DEVELOPMENT STANDARDS

I. Commercial (CS/CG)

A. GENERAL

Each site design shall be considered distinctly and must be a part of thoughtful planning so that the complete development complements the existing visual quality of the area. The land use and site development standards have been established to ensure that LTC Ranch Industrial park is developed to its fullest potential.

B. USES PERMITTED

- (I) Automotive, boat or truck repair;

- (2) Bakery;
- (3) Building material sales;
- (4) Cabinet shop;
- (5) Contractor's shop;
- (6) Laundry or dry-cleaning establishment;
- (7) Sign company;
- (8) Semi-public facility or use;
- (9) Trade shop (roofing, plumbing, electrical, and the like);
- (10) Wholesale establishment;
- (11) Food processing facility;
- (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials;
- (13) Public facility or use;
- (14) Television and
broadcasting station;
- (15) Analytical laboratory;
- (16) Equipment rental business;
- (17) Lumber yard;
- (18) Material or vehicle storage yard;
- (19) Contractor's storage yard;
- (20) Mobile home sales or storage;
- (21) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight feet with no material placed so as to be visible beyond the height of the fence or wall;
- (22) Warehousing, and mini-warehouses, provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight feet with no materials placed so as to be visible beyond the height of said fence or wall, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
- (23) Wireless communication antennas and towers, consistent with engineering

design standards of Section 158.213 of the City of Port St. Lucie Land Development Regulations, dated August 1999, as modified under paragraph 158.213 (E)(1)(a) to include CG, CH and ROI uses as defined within LTC Ranch Industrial Park PUD;

- (24) Commercial driving school;
- (25) Gymnastic school;
- (26) Indoor shooting facility;
- (27) Automotive or truck sales;
- (28) Horticultural nursery, garden supply sales;
- (29) Hospital;
- (30) Nursing or convalescent home;
- (31) Office for administrative, business, or professional use;
- (32) Recreation amusement facility;
- (33) Restaurant, including drive-in service;
- (34) School (technical or vocational);
- (35) Service station;
- (36) Theater (indoor);
- (37) Retail sales of alcoholic beverages for on and off premises consumption;
- (38) Car wash, full service;
- (39) Civic or cultural facility;
- (40) Catalog showrooms with more than twenty percent of gross floor area devoted to storage;
- (41) Car wash, self-service;
- (42) Kennel, enclosed;
- (43) Bingo hall;
- (44) Self-service storage facility;
- (45) Automobile, boat, farm equipment or truck sales and repairs;
- (46) Retail Business;
- (47) Personal Services.

(48) Distribution and Fulfillment Services and Facilities:

(i) receiving, storing, assembling, displaying, shipping, distributing, preparing, selling, and serving as a pick-up/drop-off location for products, materials, food, grocery, and liquor items; (ii) parking, storage, dispatch, incidental maintenance within an enclosed building, outdoor and indoor loading/unloading of vehicles, including automobiles, fleet vehicles, trucks and trailers; (iii) printing; (iv) making products on demand; (v) warehouse and office use; (vi) installing and operating equipment such as satellite dishes, cellular antenna, and renewable energy systems.

C. USES PROHIBITED

- (1) Salvage yards;
- (2) Residential;
- (3) Mining;
- (4) Livestock Slaughterhouse or auction facilities;
- (5) RV park.

D. LOT COVERAGE

(1) Maximum Building Coverage. (40) forty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eight percent.

E. HEIGHT

- (1) Maximum Building Height. (75) seventy-five feet.

F. SETBACKS

Setback distances are defined as the horizontal, perpendicular or radial distance measured from the site property line to the vertical plane coincident with the closest face or edge of the structure or sign to which the setback dimension is applicable. The setback line shall be parallel to the site property line.

No improvement shall be located on any site/parcel nearer to any property line than in the minimum setbacks listed below. Specifically excluded from these setback requirements are steps, walks and planters not exceeding 3 feet in height.

Setback Requirements:

- (1) Front setback. Each lot shall have a front yard with a building setback line of (25) twenty-five feet;

- (2) Side setback. Each lot shall have two side yards, each of which shall have a building setback line of (10) ten feet. A building setback line of (25) twenty-five feet shall be required when the yard adjoins a public right-of-way or drainageway;
- (3) Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty-five feet from the property line and any drainageway, provided that no setback is required from a railroad right-of-way;

G. IMPERVIOUS SURFACE AREA REQUIREMENTS

1. Impervious Surface Area

The maximum impervious surface area requirements listed below shall not be exceeded for each site/parcel in all areas. For the purpose of these Design Guidelines, water bodies constructed as amenities and for surface water management shall be considered impervious.

- (a) Commercial/Retail uses - 80% impervious area.

H. PARKING - See Section 6

II. Commercial Industrial (CG/CS/CH/LI);

A. GENERAL

Project site design shall be the result of thoughtful planning so that the complete development complements the existing visual quality of the area. Each site/parcel must be considered distinctly, as well as being a part of the greater continuity. The land use and site development standards have been established to ensure that LTC Ranch Industrial. Park is developed to its fullest potential.

B. USES PERMITTED

- (1) Automotive, boat or truck repair;
- (2) Bakery;
- (3) Building material sales;
- (4) Cabinet shop;
- (5) Contractor's shop;
- (6) Laundry or dry-cleaning establishment;
- (7) Sign company;
- (8) Semi-public facility or use;

- (9) Trade shop (roofing, plumbing, electrical, and the like);
- (10) Wholesale establishment;
- (11) Food processing facility;
- (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials;
- (13) Public facility or use;
- (14) Television and broadcasting station;
- (15) Analytical laboratory;
- (16) Equipment rental business;
- (17) Lumber yard;
- (18) Material or vehicle storage yard;
- (19) Contractor's storage yard;
- (20) Mobile home sales or storage;
- (21) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight feet with no material placed so as to be visible beyond the height of the fence or wall;
- (22) Warehousing, and mini-warehouses, provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight feet with no materials placed so as to be visible beyond the height of said fence or wall, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
- (23) Wireless communication antennas and towers, consistent with engineering design standards of Section 158.213 of the City of Port St. Lucie Land Development Regulations, dated August 1999, as modified under paragraph 158.213 (E)(1)(a) to include CG, CH and ROI uses as defined within LTC Ranch Industrial Park PUD;
- (24) Commercial driving school;
- (25) Gymnastic school;
- (26) Indoor shooting facility;
- (27) Automotive or truck sales and repairs with repairs conducted entirely within an enclosed building;
- (28) Horticultural nursery, garden supply sales;

- (29) Hospital;
- (30) Nursing or convalescent home;
- (31) Office for administrative, business, or professional use;
- (32) Recreation amusement facility;
- (33) Restaurant, including drive-in service;
- (34) School (technical or vocational);
- (35) Service station;
- (36) Theater (indoor);
- (37) Retail sales of alcoholic beverages for on and off premises consumption;
- (38) Car wash, full service;
- (39) Civic or cultural facility (private);
- (40) Semi-public facility or use;
- (41) Catalog showrooms with more than twenty percent of gross floor area devoted to storage;
- (42) Car wash, self-service;
- (43) Kennel, enclosed;
- (44) Bingo hall;
- (45) Self-service storage facility;
- (46) Automobile, boat, farm equipment or truck sales and repairs.

(47) Distribution and Fulfillment Services and Facilities:

(i) receiving, storing, assembling, displaying, shipping, distributing, preparing, selling, and serving as a pick-up/drop-off location for products, materials, food, grocery, and liquor items; (ii) parking, storage, dispatch, incidental maintenance within an enclosed building, outdoor and indoor loading/unloading of vehicles, including automobiles, fleet vehicles, trucks and trailers; (iii) printing; (iv) making products on demand; (v) warehouse and office use; (vi) installing and operating equipment such as satellite dishes, cellular antenna, and renewable energy systems.

C. USES PROHIBITED

- (1) Salvage yards;

- (2) Residential;
- (3) Mining;
- (4) Livestock; Slaughter house or Auction facilities;
- (5) RV park;

D. LOT COVERAGE

- (1) Maximum Building Coverage. (40%) forty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eighty percent.

E. HEIGHT

- (1) Maximum Building Height. (75) seventy-five feet, except for transmission and broadcast towers which may be 300 feet.

F. SETBACKS

Setback distances are defined as the horizontal, perpendicular or radial distance measured from the site property line to the vertical plane coincident with the closest face or edge of the structure or sign to which the setback dimension is applicable. The setback line shall be parallel to the site property line.

No improvement shall be located on any site/parcel nearer to any property line than in the minimum setbacks listed below. Specifically excluded from these setback requirements are steps, walks and planters not exceeding 3 feet in height.

Setback Requirements:

- (1) Front setback. Each lot shall have a front yard with a building setback line of (25) twenty-five feet.
- (2) Side setback. Each lot shall have two side yards, each of which shall have a building setback line of (10) ten feet. A building setback line of (25) twenty-five feet shall be required when it adjoins a residential use or a public right-of-way;
- (3) Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty-five feet from the property line and any drainageway, provided that no setback is required from a railroad right-of-way;

G. IMPERVIOUS SURFACE AREA REQUIREMENTS

1. Impervious Surface Area

The maximum impervious surface area requirements listed below shall not be exceeded for each site/parcel in all areas. For the purpose of these Design Guidelines, water bodies constructed as amenities and for surface water management shall be considered impervious.

- (a) Commercial/Retail uses - 80% impervious area.
- (b) Institutional uses - 80% impervious area.
- (c) Industrial/ Utility- 80% of impervious area.

H. PARKING - See Section 6

III. Commercial-Industrial-Office (CS/LI/ROI);

A. GENERAL

Project site design shall be the result of thoughtful planning so that the complete development complements the existing visual quality of the area. Each site/parcel must be considered distinctly, as well as being a part of the greater continuity. The land use and site development standards have been established to ensure that LTC Ranch is developed to its fullest potential.

B. USES PERMITTED

- (1) Any use allowed in the (CS/CG) Commercial District
- (2) Automotive, boat Or truck repair;
- (3) Bakery
- (4) Building material sales;
- (5) Cabinet shop;
- (6) Contractor's shop;
- (7) Laundry or dry-cleaning establishment.
- (8) Sign company;
- (9) Semi-public facility or use;
- (10) Trade shop (roofing, plumbing, electrical, and the like);
- (11) Wholesale establishment;
- (12) Food processing facility;
- (13) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials;
- (14) Public facility or use;
- (15) Television and broadcasting station;
- (16) Analytical laboratory;

- (17) Equipment rental business;
- (18) Automotive, boat or truck, sales;
- (19) Lumber yard;
- (20) Material or vehicle storage yard;
- (21) Contractor's storage yard;
- (22) Mobile home sales or storage;
- (23) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight feet with no material placed so as to be visible beyond the height of the fence or wall;
- (24) Warehousing, and mini-warehouses, provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight feet with no materials placed so as to be visible beyond the height of said fence or wall, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
- (25) Kennel, with outdoor runs;
- (26) Wireless communication antennas and towers, consistent with engineering design standards of Section 158.213 of the City of Port St. Lucie Land Development Regulations, dated August 1999, as modified under paragraph 158.2 I 3 (E)(l)(a) to include CG, CH and ROI uses as defined within LTC Ranch Industrial Park PUD;
- (27) Commercial driving school;
- (28) Gymnastic school;
- (29) Indoor shooting facility.
- (30) Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
- (31) Research and development facility;
- (32) Television, broadcasting station and telephone call centers;
- (33) Semi-public facility;
- (34) Analytical laboratory;
- (35) Warehouse;
- (36) Wholesale trade and distribution;

- (37) Office space as needed in conjunction with a use listed above
- (38) Retail and business services primarily intended to serve the industrial facilities;
- (39) Adult Entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent city code of ordinances which regulate this use, including Ordinance 00-12.
- (40) Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of (8) eight feet with no material placed so as to exceed the height of said fence or wall;
- (41) Commercial driving school;
- (42) Daycare, in conjunction with a place of employment;

(43) Distribution and Fulfillment Services and Facilities

(i)receiving, storing, assembling, displaying, shipping, distributing, preparing, selling, and serving as a pick-up/drop-off location for products, materials, food, grocery, and liquor items; (ii) parking, storage, dispatch, use, incidental maintenance, fueling, and outdoor and indoor loading/unloading of vehicles, including automobiles, fleet vehicles, trucks and trailers; (iii) printing; (iv) making products on demand; (iv) warehouse and office use; and (v) installing and operating equipment such as satellite dishes, cellular antenna, and renewable energy systems, including solar energy systems and hydrogen fuel cell tanks and related equipment; (vi) installing and operating battery storage systems, electrical generators, and fuel tanks.

C. USES PROHIBITED

- 1) Salvage yards;
- (2) Residential;
- (3) Mining;
- (4) Livestock, Slaughter house or Auction facilities;
- (5) RV park;
- (6) Any type of housing.

D. LOT COVERAGE

Maximum Building Coverage. (50%) fifty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eighty percent.

E. HEIGHT

Maximum Building Height. (75) seventy-five feet, except for transmission and broadcast

towers which may be 300 feet.

F. SETBACKS

Setback distances are defined as the horizontal, perpendicular or radial distance measured from the site property line to the vertical plane coincident with the closest face or edge of the structure or sign to which the setback dimension *is* applicable. The setback line shall be parallel to the site property line.

No improvement shall be located on any site/parcel nearer to any property line than in the minimum setbacks listed below. Specifically excluded from these setback requirements are steps, walks and planters not exceeding 3 feet in height.

Setback Requirements:

- (1) Front setback. Each lot shall have a front yard with a building setback line of (25) twenty-five feet;
- (2) Side setback. Each lot shall have two sides yards, each of which shall have a building setback line of (10) ten feet. A building setback line of (25) twenty-five feet shall be maintained adjacent to any drainageway or to a public right-of-way;
- (3) Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty-five feet from the property line and any drainageway, provided that no setback is required from a railroad right-of-way;

G. IMPERVIOUS SURFACE AREA REQUIREMENTS

1. Impervious Surface Area

The maximum impervious surface area requirements listed below shall not be exceeded for each site/parcel in all areas. For the purpose of these Design Guidelines, water bodies constructed as amenities and for surface water management shall be considered impervious.

- (a) Commercial/Retail uses - 80% impervious area.
- (b) Office uses - 80% impervious area.
- (c) Institutional uses - 80% impervious area.
- (d) Industrial/ Utility - 80% impervious area.

H. PARKING- See Section 6

IV. Commercial-Light Industrial-Heavy Industrial-Office (CS/LI/HI/ROD);

A. GENERAL

Project site design shall be the result of thoughtful planning so that the complete development complements the existing visual quality of the area. Each site/parcel must be considered distinctly, as well as being a part of the greater continuity. The land use and site development standards have been established to ensure that LTC Ranch Industrial Park is developed to its fullest potential.

B. USES PERMITTED

- (1) Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
- (2) Research and development facility;
- (3) Public facility use;
- (4) Television, broadcasting station and telephone call centers;
- (5) Semi-public facility;
- (6) Analytical laboratory;
- (7) Warehouse;
- (8) Wholesale trade and distribution;
- (9) Office space as needed in conjunction with a use listed above;
- (10) Retail and business services primarily intended to serve the industrial facilities;
- (11) Adult Entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent city code of ordinances which regulate this use, including Ordinance 00- 1 2 .
- (12) Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of (8) eight feet with no material placed so as to exceed the height of said fence or wall;
- (13) Equipment rental business;
- (14) Wireless communication antennas and towers, consistent with engineering design standards of Section 158.213 of the City of Port St. Lucie Land Development Regulations, dated August 1999, as modified under paragraph 158.213 (E)(1)(a) to include CG, CH and ROI uses as defined within L TC Ranch Industrial Park PUD;
- (15) Commercial driving school;
- (16) Daycare, in conjunction with a place of employment;
- (17) Kennel, with outdoor runs;
- (18) Other heavy industrial development not listed above but that are considered to have

high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts.

- (19) Automotive, boat or truck repair;
- (20) Bakery;
- (21) Building material sales;
- (22) Cabinet shop;
- (23) Corn actor's shop;
- (24) Laundry or dry-cleaning establishment;
- (25) Sign company;
- (26) Semi-public facility or use;
- (27) Trade shop (roofing, plumbing, electrical, and the like);
- (28) Wholesale establishment;
- (29) Food processing facility;
- (30) Material or vehicle storage yard;
- (31) Contractor's storage yard;
- (32) Mobile home sales or storage;
- (33) Warehousing, and mini-warehouses, provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight feet with no materials placed so as to be visible beyond the height of said fence or wall, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
- (34) Gymnastic school;
- (35) Indoor shooting facility;
- (36) Automotive or truck sales and repairs with repairs conducted entirely within an enclosed building;
- (37) Horticultural nursery, garden supply sales;
- (38) Hospital;
- (39) Nursing or convalescent home;
- (40) Office for administrative, business, or professional use;

- (41) Recreation amusement facility;
- (42) School (technical or vocational);
- (43) Service station;
- (44) Theater (indoor);
- (45) Retail sales of alcoholic beverages for on and off premises consumption;
- (46) Car wash, full service;
- (47) Civic or cultural facility;
- (48) Catalog showrooms with more than twenty percent of gross floor area devoted to storage;
- (49) Car wash, self-service;
- (50) Kennel, enclosed;
- (51) Bingo hall;
- (52) Self-service storage facility;
- (53) Automobile, boat, farm equipment or truck sales and repairs;
- (54) Retail Business;
- (55) Personal Services.

(56) Distribution and Fulfillment Services and Facilities

(i) receiving, storing, assembling, displaying, shipping, distributing, preparing, selling, and serving as a pick-up/drop-off location for products, materials, food, grocery, and liquor items; (ii) parking, storage, dispatch, incidental maintenance within an enclosed building, outdoor and indoor loading/unloading of vehicles, including automobiles, fleet vehicles, trucks and trailers; (iii) printing; (iv) making products on demand; (v) warehouse and office use; (vi) installing and operating equipment such as satellite dishes, cellular antenna, and renewable energy systems.

C. USES PROHIBITED

- (1) Salvage yards
- (2) Residential;
- (3) Mining;
- (4) Livestock; slaughter house or Auction facilities

(5) RV park.

D. LOT COVERAGE

Maximum Building Coverage. (50%) fifty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eighty percent.

E. HEIGHT

(1) Maximum Building Height. (75) seventy-five feet, except for transmission and broadcast towers, which may be 300 feet.

F. SETBACKS

Setback distances are defined as the horizontal, perpendicular or radial distance measured from the site property line to the vertical plane coincident with the closest face or edge of the structure or sign to which the setback dimension is applicable. The setback line shall be parallel to the site property line.

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- (3) Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty-five feet from the property line and any drainageway, provided that no setback is required from a railroad right-of-way;

G. IMPERVIOUS SURFACE AREA REQUIREMENTS

1. Impervious Surface Area

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- (a) Industrial - 80% of impervious area.

H. PARKING - See Section 6

V. Industrial Utility (HI/LI/U);

A. GENERAL

Project site design shall be the result of thoughtful planning so that the complete development complements the existing visual quality of the area. Each site/parcel must be considered distinctly, as well as being a part of the greater continuity. The land use and site development standards have been established to ensure that LTC Ranch Industrial Park is developed to its fullest potential.

B. USES PERMITTED

- (1) Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
- (2) Research and development facility;
- (3) Public facility use;
- (4) Television, broadcasting station and telephone call centers;
- (5) Semi-public facility;
- (6) Analytical laboratory;
- (7) Warehouse;
- (8) Wholesale trade and distribution;
- (9) Office space as needed in conjunction with a use listed above;
- (10) Retail and business services primarily intended to serve the industrial facilities;
- (11) Adult Entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent city code of ordinances which regulate this use, including Ordinance 00-12.
- (12) Electrical Power Generating Facilities (Plants);
- (13) Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of (8) eight feet with no material placed so as to exceed the height of said fence or wall;
- (14) Equipment rental business;
- (15) Wireless communication antennas and towers, consistent with engineering design standards of Section 158.213 of the City of Port St. Lucie Land

Development Regulations, dated August 1999, as modified under paragraph 158.213 (E)(1)(a) to include CG, CH and ROI uses as defined within LTC Ranch Industrial Park PUD;

- (16) Commercial driving school;
- (17) Daycare, in conjunction with a place of employment;
- (18) Kennel, with outdoor runs;
- (19) Other heavy industrial development not listed above but that are considered to have *high* intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts.
- (20) **Distribution and Fulfillment Services and Facilities:**

(i) receiving, storing, assembling, displaying, shipping, distributing, preparing, selling, and serving as a pick-up/drop-off location for products, materials, food, grocery, and liquor items; (ii) parking, storage, dispatch, incidental maintenance within an enclosed building, outdoor and indoor loading/unloading of vehicles, including automobiles, fleet vehicles, trucks and trailers; (iii) printing; (iv) making products on demand; (v) warehouse and office use; (vi) installing and operating equipment such as satellite dishes, cellular antenna, and renewable energy systems.

C. USES PROHIBITED

- (1) Salvage yards;
- (2) Residential;
- (3) Mining;
- (4) Livestock; Slaughterhouse or Auction facility
- (5) RV park.

D. LOT COVERAGE

- (1) Maximum Building Coverage. (50%) fifty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eighty percent.

E. HEIGHT

Maximum Building Height. For HI/LI uses, the maximum building height is (75) seventy-five feet, except for transmission and broadcast towers which may be 300 feet.

For electric power generating facilities, the maximum height is (225) two-hundred-twenty-five feet.

F. SETBACKS

Setback distances are defined as the horizontal, perpendicular or radial distance measured from the site property line to the vertical plane coincident with the closest face or edge of the structure or sign to which the setback dimension is applicable. The setback line shall be parallel to the site property line.

No improvement shall be located on any site/parcel nearer to any property line than the minimum setbacks listed below. Specifically excluded from these setback requirements are steps, walks and planters not exceeding 3 feet in height.

Setback Requirements:

- (1) Front setback. Each lot shall have a front yard with a building setback line of (25) twenty-five feet;
- (2) Side setback. Each lot shall have two sides yards, each of which shall have a building setback line of (10) ten feet. A building setback line of (25) twenty-five feet shall be maintained adjacent to any residential zoning district or to a public right-of-way or drainage way;
- (3) Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty-five feet from the property line and any drainageway, provided that no setback is required from a railroad right-of-way;

G. IMPERVIOUS SURFACE AREA REQUIREMENTS

1. Impervious Surface Area

The maximum impervious surface area requirements listed below shall not be exceeded for each site/parcel in all areas. For the purpose of these Design Guidelines, water bodies constructed as amenities and for surface water management shall be considered impervious.

- (a) Commercial/Retail uses - 80% impervious area.
- (b) Office uses - 80% impervious area.
- (c) Industrial/ Utility - 80% impervious area.

H. PARKING - See Section 6

VI. Industrial Office Utility (HI/LI/ROI/U);

A. GENERAL

Project site design shall be the result of thoughtful planning so that the complete development complements the existing visual quality of the area. Each site/parcel must be considered distinctly, as well as being a part of the greater continuity. The land use and site development standards have been established to ensure that LTC Ranch Industrial Park is developed to its fullest potential.

B. USES PERMITTED

- (1) Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
- (2) Research and development facility;
- (3) Public facility use;
- (4) Television, broadcasting station and telephone call centers;
- (5) Semi-public facility;
- (6) Analytical laboratory;
- (7) Warehouse;
- (8) Wholesale trade and distribution;
- (9) Office space as needed in conjunction with a use listed above;
- (10) Retail and business services primarily intended to serve the industrial facilities;
- (11) Adult Entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent city code of ordinances which regulate this use, including Ordinance 00-12.
- (12) Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of (8) eight feet with no material placed so as to exceed the height of said fence or wall;
- (13) Equipment rental business;
- (14) Wireless communications antennas and towers, consistent with engineering design standards of Section 158.213 of the City of Port St. Lucie Land Development Regulations, dated August 1999, as modified under paragraph 158.213 (E)(l)(a) to include CG, CH and ROI uses as defined within LTC Ranch Industrial Park PUD;

- (15) Commercial driving school;
- (16) Daycare, in conjunction with a place of employment;
- (17) Kennel, with outdoor runs;
- (18) Electrical Power Generating Facilities (Plants);
- (19) Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as approved through a special exception use as consistent with Section 158.213 of the City Code.
- (20) Recreational Vehicle (RV) Sales and Service, to include: the retail sales of new and used RVs, the servicing and repair of RVs, the storage and display of inventory, the washing and detailing of RVs, retail sales of RV parts and accessories, preparation of complementary food items for onsite customer consumption.
- (21) Towing and transportation companies to include vehicle storage.

C. USES PROHIBITED

- (1) Salvage yards;
- (2) Residential;
- (3) Mining;
- (4) Livestock; Slaughterhouse or Auction facilities
- (5) RV park;
- (6) Any type of housing.

D. LOT COVERAGE

Maximum Building Coverage. (50%) fifty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eighty percent.

E. HEIGHT

- (1) Maximum Building Height. (75) seventy-five feet, except for transmission and broadcast towers, which may be up to 300 feet. For utility electrical power generating facilities, the maximum height is (225) two-hundred-twenty-five feet.

F. SETBACKS

Setback distances are defined as the horizontal, perpendicular or radial distance measured from the site property line to the vertical plane coincident with the closest face or edge of the structure or sign to which the setback dimension is applicable. The setback line shall

be parallel to the site property line.

No improvement shall be located on any site/parcel nearer to any property line than in the minimum setbacks listed below. Specifically excluded from these setback requirements are steps, walks and planters not exceeding 3 feet in height.

Setback Requirements:

- (1) Front setback. Each lot shall have a front yard with a building setback line of (25) twenty-five feet;
- (2) Side setback. Each lot shall have two sides yards, each of which shall have a building setback line of (10) ten feet. A building setback line of (25) twenty-five feet shall be maintained adjacent to any drainageway or a public right-of-way;
- (3) Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty-five feet from the property line and any drainageway, provided that no setback is required from a railroad right-of-way;

G. IMPERVIOUS SURFACE AREA REQUIREMENTS

1. Impervious Surface Area

The maximum impervious surface area requirements listed below shall not be exceeded for each site/parcel in all areas. For the purpose of these Design Guidelines, water bodies constructed as amenities and for surface water management shall be considered impervious.

- (a) Commercial/Retail uses - 80% impervious area.
- (b) Office uses - 80% impervious area.
- (c) Institutional uses - 80% impervious area.
- (d) Industrial/ Utility - 80% impervious area.

H. PARKING - See Section 6.

SECTION 2 - ARCHITECTURAL STANDARDS

THIS SECTION IS RESERVED – See City Code of Ordinances

~~A. ARCHITECTURAL STYLE~~

~~It is the objective of these standards to foster a thoughtfully planned Industrial/Commercial/Office community.~~

~~B. Architectural styles of improvements within LTC Ranch Industrial Park are not restricted; however, architectural styles shall reflect Florida climate and environment. Planned improvements should illustrate superior design and require quality materials and EXTERIOR MATERIALS AND COLORS~~

~~All buildings should be faced with materials, which exhibit a durable, permanent and high quality appearance. Materials should be of a low maintenance type, retaining a consistent, clean appearance.~~

~~The exterior elevations of the improvements constructed on all multiple fronted lots in the subdivision (corner lots), shall receive as much attention to design as the front elevation of such improvements.~~

~~The exterior design of each structure should exhibit a thoughtful selection of materials. Designers may utilize any material they desire as long as it is compatible with the chosen style of the building.~~

~~workmanship.~~

~~C. BUILDING MASSING AND ENTRIES~~

~~The primary entry to each building should be readily identifiable and accessible.~~

~~Entries may be highlighted with such features as:~~

- ~~1. Planters and plantings~~
- ~~2. Architectural features (arches, colonnades, etc.)~~
- ~~3. Hardscape elements (low walls, decorative paving or fountains).~~

~~D. AWNINGS AND CANOPIES~~

~~Canvas type awnings and canopies may be permitted on buildings.~~

~~E. EQUIPMENT SCREENING~~

~~Equipment and appurtenances mounted on the tops of buildings shall be kept to a minimum. Painting exposed metal roof accessories to blend with the color of the adjacent materials of the building is encouraged.~~

~~All screening shall be, at a minimum, the same height as the mechanical equipment. Screens shall be attractive in appearance and reflect or complement the architecture and color and materials of the building.~~

~~F. — SCREEN WALLS~~

~~Walls used for screening shall be compatible in materials, color and design with the main building on the parcel.~~

~~G. — ARCHITECTURAL STANDARDS FOR ELECTRIC POWER GENERATING FACILITIES~~

~~Electric Power Generating Facilities shall conform to SECTION 2 as is practical. Allowance/Deviation from these standards may be made for these facilities due to their special and unusual equipment requirements.~~

SECTION 3 - LANDSCAPE STANDARDS

THIS SECTION IS RESERVED – See City Code of Ordinances

~~153 — LANDSCAPING CODE; LAND CLEARING~~

~~153.04 — Landscaping Requirements~~

~~To ensure that the landscaping provided is adequate to meet the intent of this subchapter, the following requirements are specified:~~

~~(A) — Installation.~~

- ~~(1) All landscaping shall be installed in a sound, workmanlike manner and according to accepted good planting practice with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet any other applicable ordinances.~~
- ~~(2) Staking. All balled and burlapped trees and palms shall be staked.~~
- ~~(3) No required landscaping shall be planted in such a manner as to adversely affect drainage or utility easements. Trees with a maximum mature height great enough to interfere with overhead power lines shall not be planted below overhead power lines. No tree shall be planted within 5 feet of any existing utility pole, guy wire or pad mounted transformer. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance.~~

~~The landscape architect shall certify in writing to the Director of Planning and Zoning that the landscaping has been installed in accordance with the plan approved by the Site Plan Review Committee. No certificates of occupancy or similar authorization will be issued unless the certification has been received verifying the landscaping meets the requirements provided herein and is in conformance with an approved landscape plan for the project. This requirement shall not apply to single family homes.~~

(B) — Maintenance.

- ~~(1) The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times and shall be kept free from refuse and debris. Maintenance shall include the replacement of all dead plant material.~~
- ~~(2) Irrigation. All sodded and planted areas shall be provided with an irrigation system except for xeriscape areas. Xeriscape areas must have a readily available water supply (minimum of one hose bib within 100' of every planting area) to provide temporary irrigation until plantings are established. Xeriscape areas must be planted with approved drought tolerant species (See species indicated with XX* in Appendix C: Table 1).~~
- ~~(3) Permitted landscaping existing on the effective date of this subchapter shall be maintained as originally permitted. Replacement trees and other plants must, however, meet the requirement of this subchapter.~~
- ~~(4) Pruning and Topping. Trees shall be pruned only as necessary to promote healthy growth. Trees shall be allowed to attain their normal size and shall not be severely pruned or "hatracked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the national Arborist's Standards. Pruning restrictions shall not apply for trees under power lines.~~
- ~~(5) Walls and Fences. All walls and fencing shall be maintained in good condition so as to present a neat and orderly appearance at all times and shall be kept free from mildew and graffiti.~~

(C) — Plant Materials.

- ~~(1) Quality. Plant material used in conformance with the provisions of this subchapter shall conform to the most recent standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Plant materials which are known to be intolerant of paving environments or temperature below 32° For 0° C or whose physical characteristics may be injurious to the public or which produce a quantity and/or quality of debris so as to present maintenance difficulties shall not be specified for use under this subchapter.~~
- ~~(2) Existing Plant Material. Developers and/or landowners are encouraged to utilize healthy, acceptable plant material existing on a site prior to its development since this plant material is known to adapt to soil and climate conditions that occur in~~

~~the city area. This existing plant material may be used in part or in whole to meet the intent of this section provided it is of a quality comparable to Florida No. 1 as given in "Grade and Standards for Nursery Plants", State of Florida, Department of Agriculture, Tallahassee. Trees to be preserved shall be protected from construction damage. Protection should include barricades erected around the dripline, or similar separation, of the tree during the entire construction process.~~

- ~~(3) Groundcover. Groundcovers, other than grass, shall be planted in such a manner as to present a finished appearance and reasonable complete coverage within four months after planting.~~
- ~~(4) Lawn grass. Grass areas shall be planted in species normally grown as permanent lawns in the county. Limit use of sod to 50% of site landscaping.
 - ~~a. Shrubs and hedges. Shrubs shall be a minimum of two feet in height when measured immediately after planting. When used for screening purposes they shall be spaced a maximum of twenty four inches on center and shall be maintained so as to form a continuous, unbroken, solid screen within a maximum of one year after time of planting. If larger plants are used, spacing may be increased, but should provide a full appearance with adjacent plants touching each other.~~~~
- ~~(5) Synthetic plants. Synthetic or artificial material in the form of trees, shrubs, groundcover, vines, or artificial turf shall not be used in lieu of plant requirements in this section.~~
- ~~(6) Trees:
 - ~~a. Trees shall be species having an average mature spread of crown of greater than 20 feet in the country and having a trunk which shall be maintained in a clean condition over five feet of clear wood (no branches). Trees having an average mature spread of crown less than 20 feet may be arranged in groupings so as to create the equivalent of 20 feet crown spread; however, the grouping or groupings shall be counted as one tree.~~
 - ~~b. Tree species shall be a minimum eight feet overall height when planted with a minimum four foot spread. At planting, the trees shall have a diameter of at least 1.5 inches at a point 4.5 feet above ground level. Palm trees shall have a minimum clear trunk eight feet. Groups of smaller trees may be approved by the Site Plan Review Committee.~~
 - ~~c. None of the following trees shall be used to meet the requirements of this section: Melaleuca Leucadendra (Punk Tree), Schinus terebinthifolius (Brazilian Pepper), Casuarina species (i.e., Australian~~~~

~~Pine), *Acacia auriculiformis* (Earleaf Acacia), *Albizia lebbek* (Woman's Tongue), *Bischofia javanica* (Bischofia/Toog), *Brassia actinophylla* (Schefflera), *Enterolobium cyclocarpum* (Ear Pod Tree), *Eucalyptus spp.* (i.e., Eucalyptus), *Grevillia robusta* (Silk Oak), and *Sapium sebiferum* (Chinese Tallow), *Araucaria heterophylla* (Norfolk Island Pine), *Syzygium cumini* (Java Plum), *Afelia azedarach* (Chinaberry), *Dalbergia sissoo* (Rosewood), and *Cupianopsis anacardiodes* (Carrotwood).~~

~~d. Fifty percent of the required trees shall be other than palm trees.~~

~~e. Use of native species shall be encouraged. At least 50% of all required trees shall be of a native species.~~

~~f. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to those public works, unless the tree root system is completely contained within a barrier for which the minimum dimensions shall be five feet square and five feet deep and for which the construction requirements shall be four inch thick concrete reinforced with number 6 welded wire fabric (6x6x#6) or equivalent.~~

~~(7) Vines. Vines shall be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.~~

~~(D) Landscaping adjacent to public rights of way. A strip of land of at least ten feet in depth located adjacent to the abutting public right of way shall be landscaped. This landscaping shall be calculated at a ratio of one tree for each 30 lineal feet of right of way or fraction thereof and may be placed in any arrangement between the right of way and building line, parallel to that right of way. The remainder of the required landscaped areas shall be landscaped with grass, groundcover, shrubs, hedges, or other landscape treatment, excluding paving.~~

~~(E) Perimeter landscaping for parking areas and other vehicular use areas.~~

~~(1) (a) A strip of land at least ten feet in depth located between the off street~~

~~parking area or other vehicular use area and the adjacent property lines or abutting right of way shall be landscaped. This landscaping shall include one tree for each 30 lineal feet or fraction thereof. These trees shall be located between the abutting property line or right of way and the off street parking area or other vehicular use areas.~~

~~(b) In addition, a hedge, wall, or other durable landscaping barrier shall be~~

~~located in this landscaping strip. If such a barrier is of non-living material, it shall be a minimum height of three feet and one shrub or vine shall be planted for each ten lineal feet or fraction thereof. Such shrubs or vines shall be located along the exterior side of the barrier.~~

- ~~(2) — The remainder of the required landscaped areas shall be landscaped with grass, groundcover, shrubs, hedges, or other landscape treatment, excluding paving.~~
- ~~(3) — Necessary accessways from the public right-of-way through all landscaping shall be permitted to service the parking or other vehicular use areas and these accessways may be subtracted from the lineal dimension used to determine the number of trees required.~~

~~(F) — Parking area interior landscaping.~~

- ~~(1) — Generally, interior portions of off-street parking facilities that are not specifically designed as parking spaces or maneuvering areas shall not be paved for vehicle use. These areas shall be planted and permanently maintained with trees and shrubs and finished with groundcover or other landscape material.~~

~~Maximum number of continuous parking spaces. Landscaping areas with a minimum dimension of 15 feet and a minimum total area of 250 square feet shall be provided to break up excessively long, continuous runs of parking spaces. In no instance shall a parking bay contain more than 12 continuous parking spaces or extend more than 130 feet, whichever is more restrictive, without being broken up by a landscaped area. For projects consisting of two acres of land or less, a landscaping area with a minimum dimension of ten feet and a minimum total area, of 150 square feet may be used. These landscaped areas must have one shade tree.~~

- ~~(2) — Termination of parking rows. For projects consisting of more than two acres of land, each row of interior parking spaces shall be terminated at each end by a landscaping area which shall be a minimum of 250 square feet with a minimum dimension of 15 feet. For projects consisting of two acres of land or less, each row of interior parking spaces shall be terminated at each end by a landscaping area which shall be a minimum of 150 square feet with a minimum dimension of ten feet. These landscaped areas must have one shade tree.~~
- ~~(3) — Landscaping Between Buildings and Vehicular Use Areas. A ten feet (10') wide planting strip is required between parking and building, a five feet (5') wide planting strip is required between sidewalks or other vehicular use areas and building. This landscape strip shall be planted with sod, groundcovers, shrubs, or hedges.~~

- (4) ~~Curbing. All interior landscaping areas shall be curbed to prevent vehicular encroachment. Required curbing shall conform to FDOT type D or F.~~

~~Landscaped buffer area. Where commercial, industrial, institutional, and public facility areas abut property to the side or rear which is designated with a residential land use, a landscaped buffer area consisting of an architectural wall, along with trees, shrubs, hedges, or other landscape treatment at least ten feet in depth shall be provided. A six-foot high masonry wall running along a road shall be set a minimum of five feet inside the property line to provide an area on the outside for landscaping and maintenance. The wall height shall be measured from the finished floor elevation of the primary structure on the subject property. Wall colors shall be earth tones. The wall and plantings shall be permanently maintained and kept in an acceptable state of repair. In addition, one tree, 14 feet in height, shall be provided for each 30 lineal feet of such landscaped barrier or fractional part thereof. A continuous hedge shall be provided on the road or drainage right-of-way side of the wall. The hedge plant materials shall be at least 24 inches high when planted and shall be planted 24 inches on center. Tree and hedge materials shall be selected from the materials list in § 153.04 (D). (Refer to Page 27.) The remainder of the required landscaped area shall be landscaped with grass, groundcover, shrubs, hedges, or other landscape treatment, excluding paving. A six-foot high opaque masonry wall or wooden fence shall be used as a buffer between non-residential development and developed residential homes within the conversion area. Pedestrian access may be required at locations to provide access to the adjoining neighborhoods and for landscape and wall maintenance. If the pedestrian access is intended for landscape and wall maintenance, it shall be kept locked unless in use.~~

~~NOTE: Paragraph G is included only to supplement paragraph H. Residential uses are not allowed in LTC Ranch Industrial Park.~~

- (G) ~~Perimeter landscaping for open lot storage areas. Open lot storage areas shall be landscaped on all sides as in division (G) (above) with the option of wood or chain link opaque fencing in lieu of a wall, except for necessary accessways for ingress and egress from the open lot storage areas, and where the storage area is screened from view from surrounding property by intervening buildings and structures.~~
- (J) ~~Other areas. All property, except for land utilized for principal structures, accessory structures, off street parking areas, other vehicular use areas, and required landscaped areas shall be landscaped with at least grass, groundcover, or mulch.~~
- (K) ~~Landscaping of building facades. Landscaping shall be designed to integrate with the building facade. Plantings shall include trees, hedging and groundcover placed against buildings to enhance the public view.~~

- ~~(L) — Removal of exotic vegetation. All new development and redevelopment shall be required to remove all pestilent exotic vegetation including, at a minimum, Melaleuca leucadendra (Punk Tree), Schinus terebinthefolius (Brazilian Pepper), and Casuarina species (i.e., Australian Pine).~~

- ~~(M) — Preservation of existing vegetation.~~
 - ~~(1) Preservation of existing vegetation shall be as required by the Development Order. The Site Plan Review Committee may require tree surveys to be submitted to meet these objectives.~~

- ~~(N) — For the Purposes of landscaping and buffer requirements in Section 3(G) properties separated from The LTC Ranch Industrial Park by the Interstate 95 Right of Way shall not be considered to be abutting properties.~~

Species Name (Common Name)	Native	Drought Tolerant	Frost Tolerance	Size	Growth	Type	Description
<i>Platanus orientalis</i> Alderleaf	No	X	-	L	M	E	Becomes very large
<i>Savanna guajuba</i> Boxthorn	No	XX	-	S	S	E	Thorny branches
<i>Equisetum arvense</i> Boxwood	No	X	-	S	E	E	Requires acid soil
<i>Conocarpus erectus</i> Buttonwood	Yes	-	T (CB)	L	M	E	variety 'sericea' - Silver Buttonwood
<i>Eugenia uniflora</i> Cherry Sunjam	No	X	T	M	M	E	Freeszes
<i>Paiva sellowiana</i> Paiva	No	X	-	L	M	E	Pineapple guava'
<i>Michium bordanum</i> Florida-Anise	Yes	X	-	L	M	E	Japanese variety'
<i>Rapicarpis indica</i> Hawthorn, Indian	No	XX*	-	S	M	E	Rapicarpis'
<i>Juniper spp.</i> Juniper	No	XX	-	M	M	E	Many varieties
<i>Ligustrum japonicum</i> Ligustrum (Japanese Privet)	No	X	L	M	M	E	Many varieties
<i>Verum cleander</i> Cleander	No	XX	H	L	M	E	Fumes from burning cleanders are toxic, & sap is poisonous
<i>Serenoa repens</i> Saw Palmetto	Yes	XX*	L	S	P	E	Wildlife value
<i>Strobilium laevis</i> Strobilium	No	X	-	M	S	E	Variegated forms
<i>Podocarpus spp.</i> Podocarpus	No	X	-	L	M	E	Many varieties
<i>Leagnus burgens</i> Silverthorn	No	XX*	-	L	M	E	Prefers acid soil
<i>Podocarpus ovifera</i> Yacape	Yes	XX	T (30)	L	M	E	

Appendix C - Table 1

Species Name (Common Name)	Native	Drought Tolerant	Frost Tolerance	Size	Growth	Type	Description
<i>Casearia distachya</i> Bald Cypress	Yes	XX	F	L	M	D	Long lived tree
<i>Callistemon viminalis</i> Bottlebrush Weeping	No	X	F	M	M	E	Flowering tree
<i>Chrysomela indica</i> Canton Tree	No	XX	F	M	M	E	Requires acid soil
<i>Clusia parviflora</i> Big Chinese Brake	No	XX	F	M	M	E	Weeping form
<i>Cordia sebestena</i> Geiger Tree	Yes	XX	F (32)	M	M	E	Orange flowers in June & Jul
<i>Podocarpus elegans</i> Golden Rain Tree	No	X	F	M	M	D	Yellow fall flowers, followed attractive orange seed pods
<i>Gordia sinensis</i> Gumbo Limbo	Yes	XX	F	L	M	D	Use closer to coast, smooth reddish bark
<i>Ilex cassine</i> Holly, Dandee	Yes	X	F	M	M	E	Requires acid soil
<i>Jacaranda acutifolia</i> Jacaranda	No	XX*	F	L	M	D	Extensive roots
<i>Magnolia grandiflora</i> Magnolia, Southern	Yes	XX	F	M	M	E	Requires acid soil
<i>Swietenia mahagoni</i> Mahogany	Yes	X	F	M	M	E	Requires warm location
<i>Acer rubrum</i> Maple, Red	Yes	-	F	L	F	D	Preferes wet soils
<i>Quercus laurifolia</i> Oak, Laurel	Yes	XX	F	L	F	D	Wildlife value short lived tree
<i>Quercus virginiana</i> Oak, Live	Yes	XX*	F	L	M	E	Long lived tree
<i>Bauhinia plakeaya</i> Orchid Tree	No	XX	F (30)	M	F	E	Rose-purple flowers October - March

Appendix C Table 1

Species Name (Common Name)	Native	Drought Tolerant	Frost Tolerance	Size	Growth	Type	Description
<i>Yucca arborescens</i> "Old World Palmetto"	Yes	X	H	S	S	III	Requires acid
<i>Parkinsonia aculeata</i> "Jerusalem Thorn"	No	XX*	H	S	S	II	Yellow flowering May bloom
<i>Conocarpus erectus</i> "Caribbean Sea"	No	XX	H	S	M	III	Multiple trunks
<i>Encostema aduncum</i> "Coccoloba"	No	XX	H	S	F	III	Edible fruit
<i>Sabal palmetto</i> "Palm, Cabbage"	Yes	XX*	H	M	S	P	Long lived tree
<i>Lythrodia chinensis</i> "Palm, Chinese Fan"	No	X	H	M	M	P	
<i>Bumelia taylori</i> "Palm, Pindo"	No	XX	H	S	S	P	Wildlife value
<i>Arecastrum romanzoffianum</i> "Palm, Queen"	No	XX	H	M	M	P	Manganese deficie nitrogen requireme
<i>Washingtonia robusta</i> "Palm, Washingtonia"	No	XX*	H	M	F	P	Becomes very tall
<i>Lagerfloribunda speciosa</i> "Queen's Grace Myrtle"	No	XX*	T (32)	M	S	D	Pink to lavender flow summer
<i>Persea borbonica</i> "Red Bay"	Yes	XX	H	L	M	III	
<i>Juniperus silicicola</i> "Red Cedar"	Yes	XX	H	-	M	III	Wildlife value
<i>Madroia virginiana</i> "Sweet Bay"	Yes	-	H	M	M	III	
<i>Myrica carolinensis</i> "Wax Myrtle"	Yes	XX	H	M	M	III	Multiple trunks

Appendix C - Table 1

(Common Name)	Native	Tolerant	Tolerance	Size	Growth	Type	Description
<i>Cocos nucifera</i> Palm, Coconut	Yes	X	T (30)	L	M	P	Requires fertilization
<i>Phoenix canariensis</i> Palm, Canary Island	No	XX	H	L	S	E	Nutrient deficiencies, needs extra magnesium
<i>Roystonea regia</i> Palm, Royal	No	X	T (30)	-	F	S	Palmetto native to S. Florida
<i>Pinus Elliotti var. densa</i> Pine, Slash	Yes	XX*	-	L	F	E	South Florida type only
<i>Paritaborum discoloratum</i> Poinciana, Yellow	No	XX	-	-	F	D	Paritaborum
<i>Jacquinia regia</i> Royal Poinciana	No	XX*	T (30)	M	F	D	Best to plant in large open areas, red flowers April to July
<i>Tabebuia argentea</i> Silver Trumpet Tree	No	XX*	T (30)	M	M	D	Yellow flowers in spring, asymmetrical shape
<i>Liquidambar styraciflua</i> Sweetgum	Yes	XX	-	L	F	D	Pyramidal form
<i>Ficus occidentalis</i> Sycamore	Yes	-	H	L	F	D	Large leaves
The following may be planted in groups of two and counted as one tree							
<i>Buddleia buxifolia</i> Black Olive	Yes	XX*	T (30)	M	M	E	Requires a warm location
<i>Callistemon rigidus</i> Bottlebrush, Erect	No	XX	-	S	M	E	Flowering tree
<i>Prunus caroliniana</i> Cherry Laurel	Yes	X	H	M	M	E	
<i>Lagerstroemia indica</i> Grape Myrtle	No	XX*	-	S	M	D	Flowering tree May to June
<i>Cassia fistula</i> Golden-Shower	No	XX	T	M	M	D	Yellow flowers in summer

Appendix C - Table 1

Species Name (Common Name)	Native	Drought Tolerant	Frost Tolerance	Size	Growth	Type	Description
Sweet Viburnum	No	X	-	M	M	E	Sweet Viburnum
Viburnum suspensum							
Sandankwa Viburnum	No	-	-	S	M	E	Dwarf Viburnum
Myrica cerifera							
Box Wreath	Yes	XXX	-	L	M	E	Box Wreath
LEGEND							
Drought tolerant -	Very drought - (XXX), Moderate drought (X), No drought (-), Approved for landscaping (XXX)						
Size -	Small (S), Medium (M), Large (L)						
Growth -	Slow (S), Medium (M), Fast (F)						
Type -	Evergreen (E), Deciduous (D), Palm (P)						
Frost Tolerance -	Hardy (H), Tender (T)						
* For single family landscaping East Palatka holly shall be counted as one tree.							
Note: Plant drought tolerance will vary depending on soil conditions and other environmental factors.							
Quorra Pro - INTREES2.WB3							

SECTION 4 - SIGN STANDARDS

THIS SECTION IS RESERVED – See Midway Business Park Master Sign Program or City Code of Ordinances, if applicable.

LTC Ranch Industrial Park shall conform to the City of Port St. Lucie’s sign code, Chapter 155 of the Land Development Code Chapter 155, dated August 1999. A Master Sign Ordinance for LTC Ranch Industrial Park may be generated and submitted to the City for approval at a later date.

(A) For the purpose of this chapter, the following definitions shall apply as an integral part of the code with complete authority as if it were a specific requirement unless the context clearly indicates or requires a different meaning

ABANDONED SIGN. A sign is abandoned if a business advertised on that sign is no longer licensed or is no longer doing business on that location.

ADD-ON SIGN. Any additional sign area added to a previously permitted and/or conforming sign

ADVERTISING. Any form of printed message intended to aid, directly or indirectly, in the safe use or promotion of a product, commodity, service, activity or entertainment.

~~A FRAME SIGN. A moveable sign not secured or attached to the ground as required by this Code. Menu boards are permitted on sidewalks within commercial shopping centers and in front of the business it applies to and which do not obstruct the walkway and are not placed in landscaping.~~

~~ANIMATED SIGN. A sign with action or motion using electrical energy, electronic or manufactured sources of supply, or wind actuated elements, including rotating, revolving, or flashing sign against which it is placed; excluding the necessary supports or uprights on which such sign is placed.~~

~~AUCTION SIGNS Auction signs announce an upcoming even. They are temporary in nature and require a Special Event Permit.~~

~~AUTOMATIC TELLER MACHINE SIGNS Automated teller machine (ATM) signs are all signs located on or architecturally associated with the exterior face of the machine.~~

~~AWNINGS Any fixed or moveable roof-like structure, cantilevered or otherwise entirely supported from a building.~~

~~BANNER Any sign having the characters, letters, illustrations or ornamentations applied to cloth, paper, or fabric of any kind with only such material for foundation. The word 'banner shall also include pennant or any animated, rotating and/or fluttering device, with or without lettering or design, and manufactured and placed for the purpose of attracting attention;~~

~~BENCH SIGN A sign located on and part of the surface of a bench or seat placed adjacent to a public street~~

~~BILLBOARD Any sign or framework installed as a freestanding sign within 200 feet of I-95, meeting setback, height and size requirements. see §15.0S(H)(1)-(7).~~

~~BUILDING DEPARTMENT. The city agency duly authorized to permit and inspect business signs.~~

~~BUILDING FACADE That portion of any exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation including window area, but excluding any residential area in a mixed use building.~~

~~BUILDING SETBACK LINE. The building setback line is that line established by the Zoning Code of the City.~~

~~BUSINESS FRONT FOOT. The lineal distance of the building space occupied by the particular business measured on a straight line parallel to the street. In the event that a building fronts on two or more streets, the property owner shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. Where a business does not parallel a street, the front foot shall be measured along the exterior of the building space occupied by the particular business.~~

~~CHANGEABLE COPY SIGN~~ A sign which has message characters that are not permanently attached to the sign, but which are attached to permit numerous changes of the message.

~~CITY~~. City of Port St. Lucie, Florida.

~~CODE ENFORCEMENT DIVISION~~. The city agency duly authorized to enforce this ordinance.

~~COMMERCIAL/INDUSTRIAL/ RESIDENTIAL COMPLEX~~. A land area of three or more acres under unity of title which is designed to accommodate:

- ~~————(1) An office park;~~
- ~~————(2) A retail shopping center;—~~
- ~~————(3) An industrial center; or,~~
- ~~————(4) A multiple family residential project of greater than ten units.~~

~~CONSTRUCTION SIGN~~. A temporary sign erected on the premises on which construction is taking place, during the period of such construction, identifying those engaged in construction on any building site. This includes the builder, contractor, developer, Architect, engineer, financing entity, or other person or artisans

~~CREDIT CARD SIGN~~. A sign signifying that goods or services may be purchased on credit by means of an established credit card line (Visa, Master Card, American Express.,etc.). See §155.04(B)(7)for detail.

~~DECK LINE~~. See Roof Line.

~~DESIGN REVIEW BOARD~~ An individual or group of individuals created by the overall project developer charged with the responsibility of implementing development and design criteria established by the overall project developer to promote unified design concepts.

~~DEVELOPMENT SIGN~~. A temporary sign advertising the sale or rental of structures under construction upon land which is under development.

~~DIRECTIONAL SIGN~~. Any sign permanently or temporarily installed on public property by or with approval of the city or any authorized governmental agency. Such directional signs shall be designated to guide or direct pedestrians or vehicles to any public building, and facilities, house of worship, hospitals, transportation facilities. See § 155.08(B)(2) for details.

~~DIRECTOR Y SIGN~~. A sign which lists only the names of individuals or businesses within a building, or contiguous buildings on one premises.

~~DOUBLE FACED SIGN~~. A sign with two faces which are parallel to each other, and back to back. A double faced sign shall be considered one sign for the purpose of this ordinance.—

~~FAÇADE DESIGN~~. See Wall Sign.

~~FLAG. A piece of fabric with a color or pattern that represents some country, state, county, city, party, organization, or business activity. See § 155.04 (B)(5) & (9) for details.——~~

~~FLASHING SIGN. Any sign with a light or lights which flash, blink, operating on and off intermittently change in intensity or otherwise create the illusion of flashing or movement.~~

~~FLAT OR WALL SIGN. Any sign erected parallel to the facade or on the outside wall of any building and supported throughout its length by the wall of the building or incorporated into the structure or architecture.~~

~~FREE STANDING SIGN. A sign which is supported by one or more columns, uprights or braces anchored in to the ground independent of support from any building, including ground signs and pole signs~~

~~FRONTAGE. The face of a building most nearly parallel with the public right of way line.——~~

~~GARAGE SALE SIGN. Any sign pertaining to the sale of personal property in, at or upon any residentially zoned property located in the city. Garage sales shall include but not limited to all such sales, and shall include the advertising of the holding of any such sale, of the offering to make any sale, whether made under any other name such as lawn sale, yard sale, front yard sale, back yard sale, home sale, antic sale, rummage sale, patio sale, flea market sale or any similar designation. Limited to five (5) square feet in area.~~

~~GAS SERVICE FACILITY. Any structure used for the retail dispensing or sale of vehicular fuel.~~

~~GROUND SIGN. See Free Standing Sign~~

~~HEIGHT, SIGN. The vertical distance to the highest point of a sign. Freestanding signs shall be measured from the crown of the nearest abutting street.~~

~~HOME NAMEPLATE. A nameplate not more than one square foot in area indicating only the name of the occupant.~~

~~IDENTIFICATION SIGN. A sign which contains no advertising and the message of which is limited to conveying street numbers, the name, address, and numbers of the premises, or the name of the owner or occupant of the premises.~~

~~ILLUMINATED SIGN. A sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs.~~

~~INSTALL. To erect, replace, hang, paint, display, apply, or otherwise put in place in any manner whatsoever.~~

~~INSTRUCTIONAL SIGN. A sign conveying instructions with respect to the premises on which it is maintained, such as, but not limited to, "Exit", "Entrance", "Parking", or similar instruction. See § 155.04 (B)(3) for details.~~

~~MASTER SIGN PROGRAM. A comprehensive sign program for multi-phased projects which promotes unified design concepts harmonious with the overall project and adjacent properties. See §1-55.03 (H) for details.~~

~~MULTIPLE FACED SIGN. A sign with more than two faces.~~

~~MULTI PHASED PROJECTS. Approved residential and/or non-residential projects under single ownership (unity of title) which have obtained preliminary approval of more than one phase, where each phase may be developed under separate ownership, independent from another, and each consisting of a minimum area of 100 acres.~~

~~NEIGHBORHOOD SIGNAGE. Signs designating separate and distinct neighborhoods which may be a part of a larger subdivision or have distinct characteristics which are unlike those in adjoining areas.~~

~~NONCONFORMING SIGN. Any sign which does not comply with the regulations of this Sign Code, or subsequent amendments.~~

~~OFF-PREMISES SIGN. A sign identifying, advertising, or directing the public to a business, merchandise, service institution, residential area, entertainment or activity which is located, sold, rented, based, produced, manufactured, furnished or taking place at a location other than on the property on which the sign is located.~~

~~ON-PREMISES SIGN. Any structure, device, display board, screen, surface or wall, characters, letters, or illustrations placed thereto, thereon, or thereunder by any method or means whatsoever where the matter displayed is used for advertising on the premises, a product or service, actually or actively offered for sale or rent thereon or therein.~~

~~OVERALL PROJECT DEVELOPER. The individual, company or corporation who obtained preliminary approval of a multi-phased project under a single unity of title or an individual, company, or corporation who purchased a multi-phased project in its entirety.~~

~~PAINTED SIGN. Any sign painted on any surface, including the roof of any building, visible from any public right-of-way.~~

~~PARAPET. That portion of the facade which extends above the roof immediately adjacent thereto. ———~~

~~PERSON The word “person” shall include individuals, partnerships, associations, and corporations.~~

~~PLANNING DEPARTMENT. The city agency duly authorized to review applications and plans for compliance with this chapter. ———~~

~~POLE SIGN. See Free Standing Sign.~~

~~POLITICAL SIGN. Any temporary sign announcing or supporting political candidates or issues in connection with any local, county, state, or national election. ———~~

~~PORTABLE SIGN. Any sign that is designed to be transported, including but not limited to signs with wheels removed; with chassis or support constructed without wheels, designed to be transported by trailer or wheels; attached temporarily or permanently to the ground, structure, or other signs, menu and sandwich boards, searchlight stands; and tethered inflatable signs.~~

~~PREMISES. A distinct unit or parcel of land including the appurtenances thereon.~~

~~PROJECTING SIGN. A sign projecting at an angle from the outside wall or walls of any building which is supported by only one rigid support, irrespective of the number of guy wires used in connection therewith.~~

~~PUBLIC SIGN. A sign placed under the authority of duly authorized government officials, including traffic signs, legal notices, public safety signs, or signs placed by such authorized official for the public health, safety, welfare, or convenience.~~

~~REAL ESTATE SIGN. Any sign installed by the owner or his agent on a temporary basis, advertising the real property upon which the sign is located for rent, sale, or lease.~~

~~RESIDENTIAL COMPLEX. See "Commercial/Industrial Residential Complex".~~

~~ROOF LINE (DECK LINE). The highest continuous horizontal line of a roof on a sloping roof, the roof line is the principal ridge line or the highest line common to one or more principal slopes of the roof. On a flat roof, the roof line is the highest continuous line of a roof or parapet, whichever is higher.~~

~~ROOF SIGN. Any outdoor advertising display sign, installed, constructed or maintained above the roof line of any building.~~

~~ROTATING SIGN. See Animated Sign.~~

~~SANDWICH SIGN. See A-Frame Sign.~~

~~SIGN. And display of banners and flags, characters, letters, illustrations or any ornamentations, or the complete structure on which any such characters, letters, illustrations or ornamentations are stated or applied (except buildings to which the same may be attached); used for identification, directional purposes, advertising or promotional purposes.~~

~~SNIPE SIGN. Any sign of any size, made of any material, including but not limited to paper, cardboard, wood, and metal, when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.~~

~~SWINGING SIGN. Any sign that swings freely from or on supports regardless of the guy wires used in connection therewith.~~

~~TEMPORARY SIGN. A sign that advertises for a specific limited period of time, political candidates, parties, or issues, a building under construction, business grand opening, other special events and model homes.~~

~~TIME AND TEMPERATURE SIGN. A display containing illuminated numerals flashing alternately to show the time and/or temperature.~~

~~TRAILER SIGN. Any sign installed on a frame or structure with wheels other than a motor vehicle.~~

~~UNDER CANOPY SIGN. Any sign hung under a canopy perpendicular to the building. No permit required. Maximum area is four square feet.~~

~~VARIANCE. A variance is a relaxation of the terms of this ordinance where said variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the petitioner or applicant, a literal enforcement of the requirements of this chapter would result in unnecessary and undue hardship on the land.~~

~~VEE SHAPED SIGN. Any sign which has two faces which are not parallel.~~

~~VEHICLE SIGN. A sign affixed to or painted on a transportation vehicle or trailer for the purpose of identification or advertisement. Vehicle signs shall not include political signs, bumper stickers, or signs required by law, ordinance, or regulations.~~

~~WALL SIGN (FAÇADE SIGN). Any sign installed parallel to and/or flush against the outside facade of the building.~~

~~WINDOW SIGN. Any sign installed or maintained in the window of any building, visible from any public right of way.~~

~~§ 155.03 — Sign Regulation Procedures~~

~~All signs erected, replaced, or relocated on any property shall conform with the provisions of this sign code and with all other applicable codes of the city. Any sign which could fall into more than one category of signs shall be classified within the most restrictive category possible. Anything not addressed in the code is prohibited.~~

~~(A) — Administration of Sign Permit Applications and Fees. The Building Department is responsible for administering sign applications. An application and fee shall be submitted to the Building Department for all signs which are not specifically exempt from sign permitting. The format of the application shall be as provided by the Building Department.~~

~~(1) — Sign Applications. The application format for a sign permit shall fully describe the following information:~~

~~(a) — Name, address and telephone number of the sign erector and the sign owner.~~

~~(b) — Written statement signed by the landowner, or the lease or rental agreement, authorizing the placement of the proposed sign.~~

- ~~(c) Location of building (or structure) and lot to which or upon which the sign is to be placed or maintained.~~
- ~~(d) Purpose of sign.~~
- ~~(e) Position of the sign in relation to lot lines, nearby buildings or structure, sidewalks, streets and intersections.~~
- ~~(f) Type of sign and general description of structural design and construction materials to be used.~~
- ~~(g) Two prints of drawings of the plans which shall contain specifications concerning structural details of the methods of sign construction and installation. The specifications shall show' dimensions, elevations, means of support, method of illumination and any other significant aspect of the proposed sign.~~
- ~~(h) A statement indicating whether the sign is illuminated and whether the illumination is direct or indirect.~~
- ~~(i) A layout with sign colors shown or specified.~~
- ~~(j) The application shall specify the city's inspection procedures, including the applicant's responsibility to request an inspection immediately after a sign is installed.~~
- ~~(2) Review of application for Completeness. This Building Department shall review each application to assure that each application is complete. If the application is complete it shall be submitted through the review process. If the application is not complete the Building Department shall return it to the applicant.~~
- ~~(B) Sign Plan Review. All signs requiring a permit shall receive plan approval by the building and Planning Departments. The Planning Department shall review each sign application for compliance with criteria established herein and the Building Department shall review application documents which illustrate construction, design and electrical work for compliance with the current building codes.~~
- ~~(C) Permitting Procedure. No sign which requires a permit shall be enacted, replaced, reconstructed, structurally altered, expanded, relocated, or used without securing a permit from the Building Department. No permit shall be required on a mere change of copy on a changeable copy sign.~~
- ~~(1) Determination of Allowable Sign Area. In determining the allowable sign area pursuant to this chapter, the area of a sign shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, representation, or character together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the~~

background against which it is placed; excluding the necessary supports or uprights on which such sign is placed.

(a) Where a sign has two or more facets, the area of all faces shall be included in determining the area of the sign, except that where two such signs share identical dimensions, are placed back to back, and are parallel to one another, the area of the sign shall be taken as the area of one face.

(b) Where a sign consists solely of lettering or other sign elements printed or mounted on a wall of a building without any distinguishing border, panel background, such lettering and sign elements shall be treated as a single sign for purposes of area computation.

(2) Approval Required Prior to Receipt of Permit. No sign permit requiring a plan review shall be issued until the sign application and plan have been reviewed and approved for Building Code compliance by the Building Department and compliance with this section by the Planning Department.

(D) Placement of Permit Label. Every sign which is hereafter installed or maintained and for which a permit is required shall be plainly marked with a pressure sensitive adhesive ("Scotchcal" or equivalent) label bearing the Permit number issued by the Building Department. The label shall be placed on the front of the sign or advertising structure and shall be visible from the ground level.

(E) Annual Inspections. Annually, or at such times as deemed necessary, the Building Department shall inspect each sign or advertising structure within the city's limits to determine the sign's compliance with this chapter. An inspection fee to be determined by resolution of the City council will be paid by the owner or lessee for each sign inspected, excluding signs exempted from the permitting procedure and temporary signs.

(F) Revocation of Permits. The Building Department may revoke a permit approval, issued under this section, if it is found that there has been any intentional or unintentional false statement, concealment or misrepresentation concerning any fact submitted in the application of plans on which the permit approval was based. A permit may also be revoked upon failure of the permit holder to comply with any provision of this section.

(G) (1) At the time of submission of an application for a sign permit, all fees associated with the subject sign shall be paid based on the folio wing rates:

<u>APPLICATION</u>	<u>FEE</u>
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(a) Sign review fee	\$50.00
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i. Processing application (Building Dept.) ½
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ii. Design Criteria Review (Planning & Zoning Dept.) ½

- ~~(b) — Fee for review of
revisions to sign plan ————— \$25.00~~
- ~~(c) — Illuminated signs:
Up to 32 square feet ————— \$40.00
Over 32 square feet ————— \$80.00~~
- ~~(d) — Non Illuminated signs:
Up to 32 square feet ————— \$25.00
Over 32 square feet ————— \$50.00~~
- ~~(e) — Temporary signs:
Up to 32 square feet ————— \$25.00
Over 32 square feet ————— \$50.00~~
- ~~(f) — Billboard permits issued by the Planning and Zoning Department
Up to 672 square feet ————— \$5,000.00
(Note: a Building Permit and Building Permit/Inspection fees are also required.)~~
- ~~(2) — Reinspection fee
(all signs except billboards)
Annual Planning and Zoning reinspection fee for billboards \$1,000.00
(Note: a Building and Building Permit/Inspection fees are also required.)~~
- ~~(3) — Permit fees will be refunded provided no inspections have been performed by the Building Department or Planning and Zoning Department. Refunds will be determined as follows:
(a) — Refunds will be made of permit fees subject to the charge of \$15.00.
(b) — Plan review fees are not refundable.~~
- ~~(4) — A transfer fee of 520.00 must accompany each application to substitute a new contractor for the original applicant after the permit has been issued.~~
- ~~(5) — Where work for which a permit is required is started or proceeded with prior to obtaining a permit, the fees herein specified shall be doubled; but the payment of such fee shall not~~

relieve any persons from fully complying with the requirements of the sign ordinance in the execution of the work nor from any other penalties prescribed in the code.

~~(6) Legally recognized non-profit and charitable organizations are exempt from the fees. The organization must provide proof of non-profit/charitable status and shall obtain a permit under the above regulations.~~

~~(H) Master Sign Program. The overall project developer of a multi-phased project shall have the option of submitting a master sign program for the total project, or for specified phases within the total project in accordance with the following criteria.~~

~~(1) The master sign program, which includes a plan of all existing and proposed signs, must be submitted for review and approval by the City Council after consideration by the Site Plan Review committee and the Planning and Zoning Board. The administration of fees and sign permit applications must be in accordance with Subsections A through G of this section.~~

~~(2) Prior to consideration by the Site Plan Review committee, applicants for approval of master sign programs or amendments to an approved master sign program must provide written approval from the designated design review board established by the overall project developer. The design review board shall review the application for consistency with the specific provisions of the approved master sign program.~~

~~(3) The Building Department shall issue, subject to prior approval by the design review board, a sign permit after verifying that the sign permit application is consistent with the approved master sign program. Any proposed revisions to the master sign program must be approved by the City Council and the overall project developer prior to sign permit application.~~

~~(4) As described in subsection (H)(5), the master sign program may include modifications to standard sign regulations after determination by the Site Plan Review committee that:~~

~~(a) The proposed modifications are consistent with the purpose and intent of this ordinance;~~

~~(b) The master sign program incorporates designs which are consistent with accepted principles of street graphics, including consideration of sign placement, size, shape, proportion, lettering, color, and overall relation to the overall project and adjacent properties;~~

- ~~(c) The design concepts employed reflect unified design concepts harmonious with the overall project and adjacent properties; and,~~
- ~~(d) The proposed variations are not detrimental to public property or to the health, safety and welfare of the general public.~~
- ~~(5) Variations to the following subsections shall supersede the standard sign regulations and may be permitted within the master sign program subject to the conditions noted in subsection (H)(4):~~
 - ~~(a) §155.05 (V) Prohibition of Signs Within Road Rights of Way. Signs within road rights of way may be permitted subject to compliance with Florida Department of Transportation standards and a written agreement with the affected property owner.~~
 - ~~(b) § 155.06(B)(1) Landscaping Height Restriction. Vegetation in the area surrounding the sign may exceed 12 inches subject to a detailed landscape plan identifying the relationship of plant material to the signs, including plant specifications and maintenance requirements.~~
 - ~~(c) § 155.08 Regulations for permanent identification signs requiring permits.~~

~~§ 155.04 EXEMPTIONS FOR PERMITTING PROCEDURE~~

~~(A) Provisions Regulating Exempted Signs. The following types of signs do not require a permit provided the sign shall:~~

- ~~(1) Comply with § 155.05~~
- ~~(2) Comply with applicable requirements in the zoning district where placed;~~
- ~~(3) Comply with other provisions in this subsection and,~~
- ~~(4) Be consistent with the spirit, intent and purpose of this code.~~

~~(B) Signs Exempted From Permitting Procedure.~~

- ~~(1) Name Plate and/or Address Identifications Signs. Exempted sign shall include façade signs identifying only the name and/or address of the resident and having an area not exceeding one square foot for a single family residential structure of four square feet for a multiple family, nonresidential, or mixed use structure. Such signage shall not include freestanding signs. Street number not counted as part of signage~~
- ~~(2) Traffic Regulatory and Directional Signs. Traffic regulatory and directional signs erected by authorized agents of the city, county, status, or federal governments for~~

- the public safety and welfare. Such signs must comply with all applicable standards of the Manual of Uniform Traffic Control Devices.
- (3) Instructional Signs. One sign shall be permitted at each point of ingress and egress to a parking area; however, the signs shall not exceed two square feet for nonresidential uses and shall not exceed four (4) feet in height. Properties zoned W7 (Warehouse Industrial), LI (Light Industrial) or HI (Heavy Industrial) are permitted two (2) ten square foot instructional signs with a maximum height of six (6) feet. The signs may include the business logo and/or name, provided the sign area does not exceed the square footage described above.
- (4) Real Estate for Sale, Lease, or Rental Sign. Also applies to name of models within a subdivision.
- (a) Number of signs. One sign per street frontage advertising the sale, lease, rental, or exchange of rental property or a business opportunity may be placed on the property advertised in any district. If the property abuts a canal/waterway or golf course, an additional sign is permitted if the sign faces the canal/waterway or golf course. One add on sign no greater than one (1) square foot in area shall be permitted.
- (b) Area requirements. Said signs shall not exceed four square feet for single family or residential uses and townhouses; six square feet for multiple family or institutional uses; or 32 square feet for commercial or industrial sites. A commercial, industrial, or residential complex as defined in §155.02 may erect a directory sign advertising respective units for sale, lease or rental.
- (c) Required setbacks. The signs shall be located within that property line and shall have a ten foot setback from adjacent property lines, not to include property line along road frontage.
- (d) Height requirements. Residential or institutional real estate signs shall not exceed five feet in height. Commercial or industrial real estate signs or allowable real estate directory signs shall not exceed ten feet in height.
- (e) Restrictions on copy. Real estate for sale, lease, or rental signs shall contain only the following or any combination thereof at the option of the sign owner:
1. house, apartment, unit, business, or other short description of the property.
 2. The words "For Sale", "For Lease", "For Rent", "For Exchange", "See Your Broker", or similar phrase.
 3. The registered name of the broker and the term "Broker", "Realtor" or logo, as the case may be, if the offer is through an agent, or the words "By owner" if the offer is not through an agent.

- ~~4. Two telephone numbers and/or "Inquire Within", or a similar phrase, and a room, apartment, or unit number, if needed.~~
- ~~(f) Additional regulations for real estate open to inspection signs. One on-premises sign not to exceed four square feet in area inviting the inspection of said property in all residential zoning districts may be placed in addition to the sign permitted in subparagraph "a" above. The sign shall be located within the property line and shall have a ten-foot setback from adjacent property lines, not to include property line along road frontage. The sign shall be in place only when the property is actually open for inspection. Such sign shall be limited to the words "Open", "Open House", "Open for Inspection", or other similar words or phrases.~~
- ~~(g) General restriction. It shall be unlawful for any person to place on any lot, parcel of land, building, or structure within the corporate limits of the city any sign or similar advertisement offering real estate or a business opportunity for sale, exchange, lease, rent, or inspection, except as specifically authorized in this § 155.04(B), excepting allowable active subdivision or real estate development signs approved pursuant to §155.07(C) or billboards permitted pursuant to §155.08(H) of this chapter. The provisions of this subsection shall not apply to signs at the principal office or branch office of any real estate business brokerage firm. However, such signs are subject to the sign restrictions applicable within the zoning district where the office is located.~~
- ~~(h) No illumination. Real estate for sale, lease, or rental signs shall not be illuminated.~~
- ~~(5) Flags. The flying of individual national, state or city flags attached to freestanding poles mounted in the ground, limited to a total of two in number per complex or project site. No one flag shall exceed a dimension of more than 40 square feet. subject to the following limitations: The length of the flag shall not exceed one fourth of the length of the flagpole, i.e., 20-foot pole permits a flag three feet wide by five feet long; 35-foot pole permits a flag five feet wide by eight feet long. No flagpole shall exceed 35 feet in height. No days shall be used in such a way as to attract the attention of the public for commercial purposes.~~
- ~~(6) Non-Commercial Decorative Art. Decorative or architectural features which are an integral element of a building or works of art so long as such features do not contain letters, trademarks, moving parts, exhibit merchandise for sale on premises, and do not contain any form of illumination.~~
- ~~(7) Credit Card Signs. Credit card signs, decals or emblems shall be allowed, but shall be limited to 24 square inches each or an aggregate of 96 square inches per business premises.~~

~~(8) Vehicle Tow-away Signs. Vehicle tow-away signs erected pursuant to § 715.07, Florida Statutes, provided they do not exceed four square feet.~~

~~(9) Corporate Flags. A single corporate flag may be permitted subject to the following conditions:~~

~~(a) For the purpose of this section, a corporate flag shall be defined as a flag, imprinted upon which is a nationally or internationally recognized trademark or logo for a specific corporate entity.~~

~~(b) A corporate flag shall be attached to a freestanding pole mounted in the ground. The pole height shall not exceed 25 feet in height. It shall meet the setback of the zone it is in.~~

~~(c) A corporate flag shall be permitted only on a parcel of land where a structure is occupied by a single tenant.~~

~~(10) Vehicle Signs. All vehicle signs shall be exempt from all provisions of this chapter except when said signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent sign as Permitted under this chapter.~~

~~(11) Window signs. Window signs identifying a special business promotion within may be installed without a permit if such sign is located on a commercial or industrial building.~~

~~(12) Posted signs. Signs prohibiting trespassing, littering, loitering, dumping and similar actions shall be permitted within property lines in all districts. These signs shall be limited to four (4) square feet in area and may be posted within property lines at a minimum of twenty (20) foot intervals with a height limit of ten (10) feet from the ground at its base.~~

~~(13) Design award signs. Temporary or permanent signs depicting architectural or other design awards or commemorating historic events or historical preservation status. These signs shall be limited to six (6) square feet.~~

~~§ 155.05 PROHIBITED SIGNS~~

~~The following signs are prohibited on the effective date of this chapter. Such signs have been found to violate the purpose, intent, and specific provisions of this chapter.~~

~~(A) A sign which falsely simulates emergency vehicles, traffic control devices, or official public signs.~~

~~(B) Snipe sign, A frame sign, sandwich sign and add-on sign excepting allowable add-on sign pursuant to § 155.04(B)(4).~~

~~(C) A sign found by the Building Department to be structurally unsafe or a hazard to public safety or to life or limb, including signs creating a fire hazard.~~

- ~~(D) — A sign obstructing any motorist's view of a street or intersection.~~
- ~~(E) — Any abandoned sign.~~
- ~~(F) — A series of two or more freestanding signs which must be read together to obtain a single message.~~
- ~~(G) — Flashing sign except for public signs permitted pursuant to § 155.04(B)(2).~~
- ~~(H) — Animated sign, to include any moveable attachments such as, but not limited to, balloons, discs, streamers or any other similar action type eye catchers.~~
- ~~(I) — A sign which obstructs any fire escape, any window, or door or other opening used as a means of ingress or egress so as to prevent free passage of persons.~~
- ~~(J) — Any sign which interferes with openings required for ventilation.~~
- ~~(K) — Trailer sign.~~
- ~~(L) — Off premises signs, except as provided for in § 155.07(B).~~
- ~~(M) — Any temporary sign in violation of this chapter.~~
- ~~(N) — Banners and flags used to attract attention to commercial establishments, excepting allowable flags pursuant to § 155.04(B)(5), and allowable banners pursuant to §155.07(B).~~
- ~~(O) — Vehicle signs when used for advertising purposes at a given location or site in addition to or in lieu of a sign permitted under this chapter. Specifically, panels of any material added to any portion of a vehicle which extends from, attaches to or adds to the original vehicle body. Painted and magnetic signs applied flush to commercial vehicles which identify the over or lessee are permitted and exempt.~~
- ~~(P) — Roof Sign (excepting allowable mansard roof signs and religious symbols approved as an integral part of the site plan for a steeple or other similar structural component of a place of worship~~
- ~~(Q) — Projecting sign. (See § 155.08 (H) and (I) for exceptions to this type sign.)~~
- ~~(R) — Any sign placed without a permit after the effective date of this ordinance when a permit is required.~~
- ~~(S) — A sign in violation of §§ 155.06(A), (B), (C), (D) or (E). If a sign is prohibited and the sign is a type that can be brought into conformance with this chapter, the owner or lessee of the sign can elect to bring the sign into conformity rather than remove the sign.~~
- ~~(T) — Portable sign.~~
- ~~(U) — Any sign placed or erected on or over any road right of way.~~

~~(V) — A sign that displays any lewd, lascivious, obscene, indecent, or immoral written or graphic message~~

~~(W) — Bench sign.~~

~~(X) — Tethered inflatable sign.~~

~~(W) — Any sign placed in the required site landscaping areas or attached to any tree, shrub or plantings advertising any business, product or service located on the site.~~

~~(Z) — Signs attached to or placed upon any utility pole, street light, sidewalk curb, fire hydrant, bridge or any other public property.~~

~~(AA) — Posters or other advertising signs placed on buildings, added to freestanding signs or placed on poles, dumpsters, gas pumps and islands or stacks of product stored outside buildings (not permitted by code).~~

~~§ 155.06 — GENERAL REGULATIONS~~

~~(A) — Construction Standards.~~

~~(1) — Compliance with Building Code. AU signs installed shall be constructed in accordance with the city's adopted Building Code, if applicable.~~

~~(2) — Compliance with Electrical Code. All signs using electrical current shall comply with city's adopted Electrical Code.~~

~~(3) — Screening of Sign Bracing. All bracing shall be hidden or covered so that it shall not be visible from the public right-of-way. The covered portion of the ends of such signs shall not be used for advertising purposes.~~

~~(4) — Compliance with National Fire Protection Association Standards. Signs required by NFPA Standards take precedence over this chapter.~~

~~(B) — Maintenance. All signs within the city limits including all supports, braces, guys and anchors shall be kept in good repair. Such signs shall be maintained by the owner as follows:~~

~~(1) — Vegetation in the area surrounding said sign shall be maintained at a height of less than 12 inches.~~

~~(2) — The area surrounding said sign shall be kept free of all waste and debris.~~

~~(3) — The sign must be legible.~~

~~(4) — The sign must be structurally sound and in good mechanical repair, free of holes, with no loose or missing parts.~~

~~———— (5) ——— Lighting on internally lit sign must be kept in good working order.~~

~~The city may order the removal by and at the expense of the owner or lessee of any sign that is not property maintained.~~

~~(C) ——— Signs Not to Constitute a Traffic Hazard. No sign shall be placed at any location in the city where it may interfere with or obstruct free and clear vision for pedestrians ——— or vehicular movement, or be confused with any authorized traffic sign, signal or device. ——— Any such sign shall be removed at the direction of the city and at the expense of the ——— owner or lessee.~~

~~(D) ——— Signs Not to Encroach Electric Utility Clear Zone. No signs shall be placed closer than eight feet from that nearest part of any utility pole which supports electrical transmission ——— or distribution lines. No signs shall be placed closer than eight feet from the nearest part of any electric transmission or distribution line. If the National Electric Safety Code is ——— now or hereafter more restrictive than the provisions of this subsection, its more ——— restrictive provisions shall supersede the provision herein.~~

~~(E) ——— Illuminated Signs. Such signs may be self illuminating or illuminated by ground level spotlights. All ground level spotlights shall be shielded from view by landscaping. Light ——— sources shall be directed away from abutting properties and shall not impair the vision ——— of persons using the road right of way. No flashing signs shall be permitted. except time ——— and temperature signs and public signs.~~

~~(F) ——— Distance Separating Signs. Distance requirements in this ordinance shall be measured ——— from the newest pan of any sign to the nearest point of the closest applicable setback ——— line, property line, roof line, or other applicable restricting line or point of separation ——— (including distance between signs) or height limitation.~~

~~(G) ——— Height. No part of any sign affixed to a building shall exceed the height of the roof line to which the sign is affixed. No sign shall project above a roof line, or deck line for mansard ——— roofs. The portion of a mansard roof located below the deck line shall be eligible for ——— placement of a facade sign.~~

§ 155.07 REGULATIONS FOR TEMPORARY SIGNS REQUIRING PERMITS

~~The temporary signs identified in this division shall require issuance of a permit. Prior to the placement of any of the temporary signs described below in this division, all relevant provisions of this chapter shall be satisfied.~~

~~(A) Political Signs:~~

~~———— (1) ——— Application. The applicant for a political sign permit shall submit a written ——— application on a form to be provided by the Occupational Licensing Division. The ——— application format shall include the following information:~~

- ~~(a) Name, address and telephone number of the sign(s) erector and the sign(s) owner.~~
- ~~(b) An affirmation by the applicant that the sign(s) is being placard upon the building, structure or lot with the owner or tenant's permission.~~
- ~~(2) Fee. At the time of submission of an application for a political sign permit, the applicant shall pay a \$25 application fee to the City of Port St. Lucie.~~
- ~~(3) General Regulation for Political Signs. Political signs are allowed subject to the following provisions:~~
 - ~~(a) An individual political sign shall not exceed six square feet in area per lot or parcel of land.~~
 - ~~(b) Signs(s) shall not be illuminated and shall be freestanding.~~
 - ~~(c) Signs(s) shall be located wholly on private property; shall be placed at least ten feet from side and rear property lines not to include property line along road frontage, and shall not exceed five feet in height.~~
- ~~(4) Political signs shall be removed within 30 days after the event for which they were posted has occurred. A \$100 removal bond, refundable upon compliance with sign removal, is required for political signs.~~
- ~~(B) Special Event Signs. Temporary signs announcing special events to be sponsored by a charitable, educational, or religious institution or a commercial entity may be installed subject to approval by the Planning & Zoning Department, based on a finding of compliance with the provisions of this section. The Traffic Safety Division shall approve all special event signs proposed for locations within a public right of way. Sign permits shall be allowed per schedule of Special Events listed in the Zoning Code. The signs may be in the form of flags, banners or pennants and exhibited only for that period of time specified on the special event permit.~~
 - ~~(1) Application. The applicant shall submit a written application on a form to be provided by the city which stipulates the conditions under which the temporary special event sign is being requested. The applicant shall submit a \$100 removal bond, refundable upon compliance with sign removal. The application should include the following:~~
 - ~~(a) Nature of the Special Event. Include the location of the special event and daily schedule of activities.~~
 - ~~(b) Duration of Special Event. Include dates of commencement and termination of the special event.~~

- (c) Type Signage Proposed. Include description of signage, dimensions (not to exceed 32 square feet in area), materials used, method of construction and placement, list of sign locations, and such other information as the city may require to assure the public safety.
 - (d) Responsible Agents. Identify the name and phone number of the sponsoring entity and principle contacts responsible for erecting and removing signage.
 - (2) Removal. Temporary special event signs must be removed within 30 days after the event for which they were posted has occurred.
- (C) Construction Signs. Temporary construction signs advertising the construction or improvement of the property upon which such sign is located may be erected subject to compliance with the following conditions:
- (1) Character of Sign. A construction sign shall not exceed six square feet in area and no more than one such sign shall be permitted per single family residential lot and no more than three signs for multiple family or nonresidential projects. No such sign shall be illuminated. These signs must be located on the developing premises, removed from all rights of way, and at least ten feet from other property lines. Construction signs shall not exceed ten feet in height. A \$100 removal bond, refundable upon compliance with sign removal, is required for construction signs.
 - (2) Timing of Removal. Construction signs shall be removed within 30 days after completion of construction activity
- (D) Model Home Sign. A model home as deterred in Chapter 154 is permitted a sign not to exceed 16 square feet in face area and shall be at least ten feet from the property lines. The sign shall not exceed five feet in height and shall not be illuminated. The sign must indicate the name of model permit holder's registration or certification number, and if a qualified company, the name of the qualifying agent and the qualifying agent's registration or certification number. No wall/facade signs allowed. A \$100 removal bond, refundable upon compliance with sign removal, is required for model home signs. Only models with a valid model home permit shall be permitted to display a model home sign. A copy of the permit for the model home shall be submitted with the sign application.
- (1) Removal. A model home sign shall be removed within 30 days after it no longer qualifies as a model home.
- (E) "Coming Soon" signs. Signs announcing a future business to be located on a site shall be limited to one freestanding sign thirty two (32) square feet in area and not to exceed

ten(10) feet in height with a ten (10) foot setback from property lines. These signs shall be limited to a three (3) month period.

§ 155.08 REG U ALTI O NS FOR PERMANENT IDENTIFICATION SIGNS — REQUIRING PERMITS

The schedule of regulations for permanent signs requiring permits is stipulated in Table 1. The tabular schedule denoted in Table 1 identifies regulations governing the following sign characteristics: maximum cumulative signage, maximum signage on a single sign face; maximum height, required setbacks from the right of way and property lines; number of allowable signs per street frontage; and sources of allowable illumination. The following subsections describe supplemental regulations for managing permanent signs requiring permits.

(A) Intentionally Left Blank (Refer to Residential Uses).

(B) Public and Semi Public Institutional Uses. Signage for public and semi public uses shall comply with regulations cited in Table 1 as well as supplemental regulations cited below.

(1) Institutional Signage. Identification signs for public and semi public institutional uses, including but not limited to hospitals, places of worship, nursing and convalescent homes, cemeteries or airports shall be restricted to one freestanding sign with a maximum signage of 32 square feet per street frontage. One additional sign is permitted on the primary frontage street for institutional uses with over 240 linear feet of primary street frontage. In addition, sites having multiple street frontage may erect one additional sign per major street frontage. However, the signage of such additional signs shall be restricted to a maximum of 16 square feet.

(2) Directional Signage.

(a) Directional signage shall be restricted exclusively to the guiding or directing of pedestrians or vehicles to any public building, houses of worship, hospitals, or transportation facilities. All directions signs shall be approved by the City Planner, Building Official and the Traffic Safety Division. Such signs shall comply with the Uniform Manual of Traffic Control Devices.

(b) In addition, the number of signs permitted at a street intersection shall be restricted by the city according to standards of public safety. The city is authorized to require any two or more directional display signs to be consolidated into a single directional sign meeting uniform criteria for off-street directional signs which shall be determined by the Traffic Safety Division pursuant to standards of public safety. Those standards may regulate the location, size, format and copy, color scheme, and other

_____ characteristics required to promote public safety and community aesthetics
_____ along public corridors.

_____ (c) Public directional signs directing attention to a common facility and
_____ located on a common street frontage shall be separated by not less than
_____ 1,000 feet. They shall be limited to six (6) signs per facility within 1.5
_____ miles of the site,

_____ (C) Commercial and Industrial Uses less than three (3) acres (excluding complexes). Signage
_____ for commercial and industrial uses, including office uses, shall be consistent with
_____ §155.08(B)(1), and with Table 1 Schedule of Regulation for institutional, commercial, or
_____ industrial uses which are not part of a complex, as defined in § 155.02. In addition to the
_____ provisions of § 155.08(B)(1), commercial and Industrial uses containing over 240 linear
_____ feet of frontage on a primary street may consolidate the two freestanding signs permitted
_____ on the primary frontage street into one sign not exceeding one square foot per five
_____ linear feet of frontage or 60 square feet, whichever is less.

_____ (1) Special design standards apply to developments per the City of Port St. Lucie
_____ Design Standards Manual.

_____ (D) Commercial and Industrial Complexes (Three acres and over). Signage for commercial
_____ and industrial complexes shall be restricted to identification signs. All such signs,
_____ including freestanding, facade and under canopy signs shall comply with regulations
_____ governing signage for commercial/industrial complexes which are contained in Table 1.
_____ Schedule of Regulations for Permanent Signs Requiring Permits.

_____ (1) Special design standards apply to developments per the City of Port St. Lucie
_____ Design Standards Manual.

_____ (E) (1) Modifications to the Schedule of Regulations. An applicant may request a
_____ modification to the Schedule of Regulations as a bonus for the applicant's voluntary
_____ incorporation of aesthetic design considerations and a voluntary reduction in the number
_____ and cumulative area of permanent identification signs erected. The design concepts
_____ employed shall reflect unified design concepts harmonious with the subject site and
_____ adjacent area.

_____ (2) In order to receive a modification, the applicant shall submit a plan of all existing and
_____ proposed signs on the subject site to the City Planner. The plan shall comply with the
_____ criteria below cited:

_____ (a) The total number of requested permanent signs shall be less than the allowable
_____ number of permanent identification signs requiring permits

_____ (b) The cumulative area of the signage proposed for the site including any existing
_____ signage, shall be at least ten (10) % less than the maximum allowable cumulative
_____ area.

- ~~(c) 1. The plan for signage shall incorporate a design which is consistent with accepted principles of street graphics, including consideration of sign placement, size, shape, proportion, lettering, color and overall relation to the subject site and adjacent properties.~~
- ~~2. A modification in the Schedule of Regulations shall be approved by the Site Plan Review Committee after considering the recommendation of the City Planner.~~
- ~~(F) ATM Signs. The signs may identify the individual business, logo and principal services offered at the ATM.~~
- ~~(G) Gas Service Facility Signs. Gas service facilities shall be permitted additional signs not to exceed eight square feet per service island in order to provide information required by State and Federal law, including price and type of fuel, octane rating safety information or to direct traffic. In addition, each gas service facility shall be permitted a maximum of 20 square feet for a price sign if it is part of the site's free standing sign permitted under § 155.08(C). Facilities with two street frontages may have an additional sign with a maximum area of 32 square feet.~~
- ~~(H) Billboards. Billboards shall be permitted subject to the requirements of § 158.060, 158.100 or 158.101 and the following regulations:~~
- ~~(1) Billboard special exceptions shall be for a period of 10 years at which point a new application subject to the then existing regulations shall be submitted. If the new application is not approved, the billboard and supporting structure shall be removed within 60 days of the date of final City Council action.~~
 - ~~(2) Billboards shall be subject to annual inspection after receipt of the annual fee. If the fee is not received and/or the billboard does not pass inspection the billboard and supporting structure shall be removed within 60 days of the date of annual renewal. The renewal fee for expired permits shall be doubled.~~
 - ~~(3) All billboards shall be located within 200 feet of the 1-95 right-of-way, at least 200 feet from any land with any residential land use, at least 1,500 feet from any other billboard on the same side of 1-95 and shall meet the setback requirement of the zoning ordinance.~~
 - ~~(4) Billboards shall be limited to 672 square feet in area with a minimum height of 35 feet. The height shall be measured from the crown of the road which the sign faces.~~
 - ~~(5) Billboards may not include flashing lights or animated signs but may include automatic changeable facing billboards if specifically approved as part of the Special Exception Application.~~

- ~~(6) Lighting shall be shielded and shall not be directed at any area with residential, institutional, or commercial land use or zoning nor at any public or private road right of way.~~
- ~~(7) Billboards shall be single center mounted steel frame or equivalent and shall meet the City wind loading requirements.~~
- ~~(I) Projecting signs. Projecting signs shall be permitted under the following conditions to allow businesses signage which is visible from the street.~~
 - ~~(1) The building shall be oriented on the: propel perpendicular to the street entrance.~~
 - ~~(2) The business frontages are located along this perpendicular wall and not readily visible from the street.~~
 - ~~(3) The unit on the street end of the building is the only unit with an eligible signage area visible from the street.~~
 - ~~(4) The interior businesses may locate a projecting sign on their business frontage that projects no more than a thirty (30) degree angle from the common wall.~~
 - ~~(5) The bottom of the projecting sign shall be located a minimum of nine (9) feet from the base of the building.~~
 - ~~(6) The top of the sign shall not extend above the roof line.~~
 - ~~(7) In some cases, the total allowable signage area cannot be accommodated on such a projecting sign because of the overall size. The remaining signage area may be located flush with the wall at that business frontage.~~
 - ~~(8) Signage shall not interfere with the clearance for any overhead doors.~~
 - ~~(9) Signage shall be adequately constructed and securely anchored in accordance with the standard building code.~~
 - ~~(10) The sign application shall include a drawing which clearly defines the angle and dimensions of the proposed sign.~~
- ~~(J) Adult Entertainment Businesses. Signage for Adult Entertainment Businesses shall be permitted under the following conditions and per The City of Port St. Lucie Chapter 113, § 50(F) Adult Entertainment Code:~~
 - ~~(1) Wall signage. Wall signage shall be restricted to one sign to be located on the street frontage call. The maximum size shall be 32 square feet. Neon lighting shall be prohibited. No animation on any part of the sign or building will be allowed.~~

~~(2) Freestanding signs. Separate project sites are permitted one freestanding sign limited to 32 square feet of sign area to be located on the street frontage. The setback from all property lines shall be ten (10) feet. The height of the sign at the top shall not exceed ten (10) feet above the crown of the road. Neon lighting shall be prohibited. No animation on any part of the sign will be allowed. For multiple use sites, existing freestanding signs may not have available area for all businesses in the project.~~

~~(K) Neighborhood signage. Neighborhood identification signs may be permitted within those areas which are defined as follows:~~

~~(1) Neighborhoods may be identified as separate subdivisions of a larger subdivision. It may also apply to areas which have distinct characteristics that tie them together.~~

~~(2) Freestanding identification signs shall be permitted as follows:~~

~~(a) Two sixteen (16) square foot signs, located one on each side of the neighborhood entrance or one 32 square foot sign. Maximum height at the top shall be ten (10) feet.~~

~~(b) A logo may be included which represents the neighborhood.~~

~~(c) Setback from the side property lines shall be ten (10) feet. Setback from the street front property line may be five (5) feet provided it is on common property under the jurisdiction of a homeowner's associate or some similar arrangement. If there is a median at the entrance to the neighborhood, the sign may be placed in the median so as not to obstruct traffic, or interfere with or create a traffic hazard.~~

TABLE 1
SCHEDULE OF REGULATIONS FOR PERMANENT SIGNS REQUIRING PERMITS
CITY OF PORT ST. LUCIE SIGN ORDINANCE

TYPE SIGN	USE	MAX. CUMULATIVE SIGNAGE (SQ. FT.)	MAX. SIGNAGE ON SINGLE SIGN (SQ. FT.)	MAX. HT. OF FREESTANDING SIGN *	MIN. SETBACK FOR FREESTANDING SIGN (PROPERTY LINE)	MIN. SETBACK FOR FREESTANDING SIGN (RIGHT-OF-WAY LINE)	SIGNS PER STREET FRONTAGE OF BUILDING OR COMPLEX	DIRECT(D) OR INDIRECT (I) ILLUMINATION SEE §155.06(E), SECTION 4 SIGN STANDARDS
Freestanding	Directional, Off Premises (c)	N/A	4	10	N/A	N/A	N/A	D or I
Freestanding	Institutional/Commercial/Industrial (less than 3 ac.)	N/A	32	10	5	10	1 (e)	D or I
Freestanding	Commercial or Industrial Complex	1 sq. ft. @ 5 linear ft.	up to 60	10	5	10	1(a)(b)	D or I
	3 to 4.9 Ac. Site		up to 100	10	5	10	1(a)(b)	D or I
	5 to 9.9 Ac. Site		up to 150	15	10	10	1(a)(b)	D or I
	10 to 19.9 Ac. Site		up to 200	20	10	10	1(a)(b)	D or I
	20 Ac. Site or more							
Signage**	Commercial/Industrial/Institutional Complex	32 sq. ft. plus 1.5 sq. ft. for ea. linear foot of business front foot over 20 feet, not to exceed 200 sq. ft.	N/A	N/A	N/A	N/A	1	D or I
Under Canopy	Commercial Pedestrian Signage	N/A	4	N/A	N/A	N/A	(d)	D or I

Footnotes:

(a) A freestanding directory sign may be either integrated with the principal street frontage identification sign or such sign may be erected as an additional sign for any such complex. However, the cumulative sign area shall not exceed the limitation imposed by the formula cited above.

(b) One principal sign is permitted on the primary street of a building or complex plus one additional sign per additional major street frontage onto which the use has an approved vehicular access. A "major street" is defined as any such facility identified in the City Comprehensive Plan as a collector. All additional signage shall be restricted to one-half the area allowable on the sign located along the primary frontage street. This provision is intended to limit the number of freestanding signs for each respective building site (or projects) and is not intended to permit a freestanding sign for each respective tenant within a building or complex.

(c) All such signs located in the right-of-way shall conform to Uniform Manual of Traffic Control Devices.

(d) Only one under canopy sign is permitted per frontage on a common covered pedestrian way. In case of multiple accesses to covered pedestrian ways, up to three under canopy signs are permitted per business or office.

(e) If linear frontage is greater than 240 feet additional signage may be permitted per Sections 155.08(B)(1) and 155.08(C). See Section 4 Sign Standards

N/A: Not Applicable * Above crown of the road ** Located only on p.m. side

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SECTION 5. NOISE STANDARDS

The following standards shall apply for the regulation of noise within the LTC Ranch Industrial Park.

During all times, the maximum permissible sound levels, as measured at the nearest property line of the receiving parcel, are:

*L1 85 dBA

*L2 85 dBA

*L3 80 dBA

- L1 represents that sound level for 1% of the measurement period of 15 minutes
- L2 represents that sound level for 10% of the measurement period of 15 minutes
- L3 represents that sound level for 50% of the measurement period of 15 minutes

Peak sound levels as measured at the nearest property line of the receiving parcel are 90 dBA.

Public right of way shall not be considered a receiving parcel for purposes of noise regulation.

The three-decibel standards (The A weighted sound pressure level obtained by use of a sound level meter as specified in the American National Standards Institute Specifications for sound level meters) are values that cannot be exceeded more than 1% of the time/10% of the time/50% of the time and at the property boundary, these noise standards should be 85/85/80 dBA.

Furthermore, at no time can instantaneous peak noise levels exceed 90 dBA at the property boundary.

In the event an industrial or commercial land use category has been established on property not adjacent on a residential land use category and the adjacent property subsequently becomes a residential land use category, the noise projected from the operations of the preexisting industrial or commercial land use category into the residential land use category shall be subject to the sound level limits set forth in Section 5.

1) DEFINITIONS

(1) **AMBIENT NOISE** The all-encompassing noise associated with a given environment, being usually a composite of the sounds from many sources, near and far, independent of any single identifiable noise source.

(2) **EMERGENCY WORK** made necessary to restore property to a safe condition following a public calamity or work required to protect persons or

property form an imminent exposure to danger.

(3) **IMPULSIVE SOUND or NOISE OF AN IMPULSIVE CHARACTER** Any sound of short duration, usually less than one second, with an abrupt onset and rapid decay, such as hammering, blasting and discharge of firearms.

(4) **SOUND LEVEL METER** An instrument, including a microphone, an amplifier, an output meter and frequency weighting networks, for the measurement of noise and sound levels in a manner specified by the American National Standards Institute (ANSI).

2) EXEMPTIONS

The following uses and activities shall be exempt from the noise regulations of this chapter.

- (A) Noises of safety signals, warning devices, and emergency pressure relief valves.
- (B) Noises resulting from any authorized emergency vehicle, when responding to an emergency call or acting in time of emergency.
- (C) Noises resulting from emergency work.
- (D) Noise resulting from the operation of any type of aircraft, not including a power model vehicle.
- (E) Noise resulting from the operation of any motor vehicle as specified in F.S. chapters 316 and 403.
- (F) Noise resulting from the temporary operation or equipment of activities relating to normal maintenance of industrial or commercial uses, between the hours of 7:00 a.m. and 10:00 p.m., including, but not limited to the following activities: lawn mowing; maintenance of trees, hedges, and gardens; refuse collection; soil cultivation; and pavement sweeping and cleaning.
- (G) Noise resulting from the operation of railways and shipping activities.
- (H) Noise resulting from the construction activities occurring between 7:00 a.m. and sundown. The exemption shall be effective upon obtaining a building permit and shall pertain to any construction activity directly related to the construction authorized under the permit. For any violation of the terms of the special permit, the permit holder and the violator shall be jointly and severally liable.
- (I) Any other noise resulting from activities of a temporary duration permitted by law and for which a license or permit therefore has been granted by the

city.

3) SPECIFIC PROHIBITIONS

The following specific acts are declared to be in violation of this section.

- (A) Homs, signaling devices. The sounding of any horn or signaling device on any motor vehicle on any street or public place in the city continuously and/or incessantly for a period in excess of 30 seconds, except as a danger warning.
- (B) Radios, televisions, musical instruments and similar devices, as follows:
 - (1) The operating or playing of any radio, musical instrument or similar device which produces or reproduces sound on the public rights-of-way in such a manner as to be plainly audible to any person other than the operator of the device;
 - (2) The operating or playing of any radio, television, phonograph, musical instrument or similar device which produces or reproduces sound in a motor vehicle in a manner as to be plainly audible at a distance of 50 feet.
 - (3) The operating or playing of any radio, television, phonograph, musical instrument or similar device which produces or reproduces sound in such a manner as to exceed the limits set forth in this section.
- (C) Street sales. The offering for sale by shouting or outcry within any residential or commercial area except by permit issued by the city.
- (D) Powered model vehicles. The operating of, or permitting the operation of, powered model vehicles:
 - (1) Between sundown and 7:00 a.m. on weekdays and Saturdays and sundown to 8:00 a.m. on Sundays and holidays.
- (E) Emergency signaling devices:
 - (1) Except in case of an emergency, the intentional sounding of any alarm between the hours of 10:00 p.m. and 7:00 a.m.;
 - (2) The testing of any alarm for a period in excess of 30 seconds at any time.

4) ENFORCEMENT

- (A) Enforcement responsibility. The Police Department shall be responsible for the enforcement of the provisions of this section.

- (B) Notice to appear. Any person violating the provisions of this section shall be subject to being issued a "notice to appear" by the Police Department. Such notice to appear will require the violator to appear before a county Judge at the date, time, and place so indicated on the notice to appear.
- (C) Instrumentation and operators. A sound level meter meeting the requirements of the American National Standards Institute (ANSI) shall be used in making sound level measurements provided for in this chapter. Persons conducting such sound level measurements shall receive training regarding such sound level measurements which shall include techniques of sound measurement and operation of a sound measurement and operation of a sound measuring instrument.

SECTION 6

PARKING FOR UTILITY/ POWER GENERATING FACILITIES AND OTHER USES

For Utility/ Power Generating Facilities, the following parking regulations will be utilized.

Off street parking and service requirements will be a minimum of 1.2 parking spaces for each full- time employee per shift and one handicap space at the designated utility I power generating facility.

OFF-STREET PARKING AND LIGHTING; HANDICAPPED PARKING SPACES

A. General Requirements

- 1. Each building use, or structure shall be provided with off-street parking and service facilities in accordance with the provisions set forth herein.
- 2. It shall be unlawful for an owner or operator of any building, structure, or use affected by this section to discontinue, change or reduce the required parking and service facilities, other than through a corresponding discontinuance or reduction in size of building, structure, or use, without establishing alternative vehicular parking or service facilities.
- 3. Joint parking areas are allowed and encouraged between adjacent landowners. Joint parking areas will be treated as a single parking area and must meet all requirements of this chapter. Joint parking areas will only be permitted if there is a mutual agreement among the owners of the parking areas, which is acceptable to the city and a copy of the agreement filed with the City Planner.

B. Design and Use Requirements. Wherever, in any zoning district, off-street facilities are provided for the parking of any and all types of vehicles, these off-street

facilities and land shall conform to the following design and use requirements:

1. Facilities used intermittently, of a noncommercial nature, such as churches, cultural facilities, recreation facilities, clubs and lodges, or civic centers, shall not be required to pave all parking spaces. These uses may reduce the amount of paved parking spaces by as much as 30%, subject to site plan approval by City Council. Spaces not paved shall be provided a stabilized base and sodded with grass. Sodded areas shall be maintained by the applicant to the landscaping requirements this PUD.
2. Unpaved parking areas may be requested for large commercial development. There must be over 20,000 square feet in size. Spaces not paved shall be provided with a stabilized base and sodded with grass. The unpaved portion of the parking shall be considered impervious area. Sodded areas shall be maintained by the applicant to the landscaping requirements of § 154.01 through 154.10. The following guidelines shall apply for commercial buildings:

Size	Reduction
20,000 sq. ft. to 29,999 sq. ft.	Up to 10%
30,000 sq. ft. to 49,999 sq. ft.	Up to 15%
50,000 sq. ft. or greater	Up to 20%

Approval shall be based on a demonstration that adequate parking, traffic circulation, and access is provided for within the proposed development.

3. 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.
4. When units or measurements determining the number of off-street parking spaces result in the requirement of a fractional space, any fractional space equal to or greater than 1/2 shall require a full off-street parking space.
5. In the case where two or more uses occupy or are proposed to occupy a land parcel, the total requirements for off-street parking shall be the same as the requirements of the individual uses computed separately.
6. Irrespective of any other requirements of this section, each and every separate and individual store, office, or other business shall be provided with

at least one off-street parking space.

7. All required off-street parking areas shall be provided in compliance with the landscaping provisions of this PUD.
8. Combined aisle and stall width:
 - a. All off-street parking areas shall be constructed with the following minimum dimensions based upon the angle of the parking stall:

<u>One-Way Traffic</u>	<u>0°</u> <u>(Parallel)</u>	<u>30°</u>	<u>45°</u>	<u>60°</u>	<u>75°</u>	<u>90°</u>
<u>Minimum Aisle Width</u>	14	18	18	22	22	26
Stalls, one side	23.5	32	34	40	41	44
Stalls, both sides	33	42	48	56	59	62
<u>Two-Way Traffic</u>	<u>0°</u> <u>(Parallel)</u>	<u>30°</u>	<u>45°</u>	<u>60°</u>	<u>75°</u>	<u>90°</u>
<u>Minimum Aisle Width</u>	20	26	26	26	26	26
Stalls, one side	29.5	39	42	44	44	44
Stalls, both sides	39	52	58	62	63	62

- b. When an aisle serves parking stalls at angles not indicated in the table, the width required for the next largest angle may be used or calculations justifying other widths with required aisle and parking widths.
9. All off-street facilities for vehicular uses shall be paved. Each parking space shall have a minimum width of 9.50 feet and a minimum length of 18 feet unless they abut adequate landscape areas or sidewalks where a minimum length of 16 feet is permitted, provided that two feet of landscape areas and sidewalks shall be minimum of six feet wide. All off-street parking spaces shall be doubled-striped and maintained in good condition. Paving block may be utilized in single-family residential districts, and through the site plan review process in other zoning districts. Shell rock, lime rock and coquina may be utilized in lieu of pavement for storage areas with vehicular uses which exclude the general public upon approval of the Site Plan Review Committee.
10. Properties separated from the LTC Ranch Industrial Park by Interstate 95

Right-of-Way shall not be considered to be adjoining or abutting properties.

C. Amount of Off-Street Parking Required. Off-street parking shall be provided and maintained on the basis of the following minimum requirements.

1. Vehicle service and repair:
Three spaces per service area.
2. Animal hospital or veterinarian clinic:
One space for each 200 square feet of gross floor area, not including outdoor kennels and animal u-runs.
3. Congregate care facility;
One-half space per dwelling unit, plus one space per each employee per shift.
4. Convenience store:
One space for each 150 square feet of gross floor area.
5. Club, recreation or cultural facility, church or other place of worship, place of public assembly, auditoriums, theatres, including an exhibition hall, conventional hall, entertainment center, community center, library and museum;
25 spaces per 1,000 square feet assembly area or one space for each 200 square feet of gross floor area, whichever requirement is greater.
6. Day care center:
One space per each 300 square feet of gross floor area.
7. Hospital and nursing home:
Two and one-half spaces for each patient bed, excluding bassinets.
8. Hotel or motel:
One space for each guest room or rental unit, plus one space for each ten guest rooms or rental units.
9. Manufacturing and industrial activities:
One space for each 500 square feet of gross floor area.
10. Mini-warehousing:
Parking shall be in the form of isles, two-way traffic requires 30' wide isles, one-way traffic requires 21' wide isles.
11. Office (administrative, business, or professional), retail shops, personal

service establishments, household repair or equipment shops.

12. Restaurants, cocktail lounges and bars (free standing or out-parcels): One space for each 75 square feet of gross floor area.
13. Restaurants, drive-in (free standing or out-parcels):
One space for each 75 square feet of gross floor area, with a minimum of 20 spaces.
14. Skating rinks:
One space for each 250 square feet of gross floor area.
15. Service establishments, repair facilities and warehouse trade; One space per 300 square feet of gross floor area.
16. Shopping center:
Five spaces per 1,000 square feet of gross floor area for centers having less than 350,000 square feet. Four spaces per 1,000 square feet of gross floor area for centers having 350,000 square feet and greater.
17. Warehousing:
Two spaces for each 1,000 square feet of gross floor area up to 10,000 square feet, and one additional space for each additional 2,000 square feet. This applies individually to each business in a warehousing complex.
18. Uses not specifically mentioned: The requirements for off-street parking for any uses not specifically mentioned shall be the same as provided in § 158.221 (C) of City Code for the use most similar in nature. Where there is any questions regarding the number of off-street parking spaces to be provided, the number shall be determined and fixed by the Site Plan Review Committee.

D. Combined Off-Street Parking. Owners of two or more adjoining uses, structures, or parcels of land may utilize jointly the same parking area, when approved by the Zoning Administrator, upon finding that the hours of operation do not overlap and provided satisfactory legal evidence is presented to the Planning and Zoning Department in the form of a deed, lease, contract or similar documents, securing full access to such parking areas for all parties jointly using them.

E. Special Provision. The Planning and Zoning Board may, but need not, permit any development to have fewer parking spaces than required, if it finds that:

1. The developer has demonstrated, by clear and convincing evidence, that the required number of parking spaces will not be reasonably necessary for the

- proposed use in the foreseeable future;
 - 2. The proposed development includes sufficient open space reserved for all the required parking spaces to be later provided, if deemed necessary by the Planning and Zoning Board, in conformance with all requirements and limitations of the Code of Ordinances, and;
 - 3. The site plan approval is conditioned upon the property owner providing all required parking spaces within 120 days after they are deemed to be necessary by the Planning and Zoning Board.
- F. Off-Street Loading and Service Facilities. Off-street loading and service facilities shall be provided in accordance with the following standards and specifications.
- 1. On the same lot with every structure or use erected or created, there shall be provided and maintained adequate space for loading and unloading of materials, goods or things, garbage or trash, and for delivery and shipping so that vehicles of the service may use this space without encroaching on or interfering with the public use of sidewalks, streets, and alleys by pedestrians and vehicles.
 - 2. Where the use of a structure or land or any part thereof is changed to a use requiring off-street loading space, the full amount of off-street loading space shall be supplied and maintained to comply with this section.
 - 3. An off-street loading space shall be an area at the grade level at least 12 feet wide, 25 feet long, and having 12 feet of vertical clearance. Each off-street loading space shall be accessible from a public street or alley without crossing or entering any other required off-street loading space and shall be arranged for convenient and safe ingress and egress by motor truck or trailer combinations. No off-street loading space shall be designated or utilized as off-street parking space. Each off-street loading space shall be accessible from the interior of any building it is intended to serve.
 - 4. Off-street loading spaces shall be provided and maintained in accordance with the following schedule:
 - a. For each retail store, restaurant, laundry, dry cleaning establishment, service establishment or repair facility, warehousing or industrial use or similar use which has an aggregate gross floor area of:
 - 1. Over 5,000 square feet but not over 25,000 square feet, one space;
 - 2. Over 25,000 square feet but not over 60,000 square feet, two

- spaces;
 - 3. Over 60,000 square feet but not over 120,000 square feet, three spaces;
 - 4. Over 120,000 square feet but not over 200,000 square feet, four spaces;
 - 5. Over 200,000 square feet but not over 290,000 square feet or major fraction thereof, one space for every 50,000 square feet.
- b. For each auditorium, exhibition hall, museum, hotel or motel, office building, or similar use, which has an aggregate gross floor of over 10,000 square feet but not over 40,000 square feet, one space; plus one space for each additional 60,000 square feet over 40,000 square feet or major fraction thereof.
 - c. Where there is any question as to the off-street loading requirements, a similar use shall be used for comparison, which shall be determined and fixed by the Site Plan Review Committee.
- 5. Off-street loading facilities supplied to meet the needs of one use shall not be considered as meeting the off-street loading needs of any other use.
 - 6. Owners of two or more adjoining uses, structures, or parcels of land may utilize jointly the same parking or loading area, when approved by the Zoning Administrator, upon finding that the hours of operation do not overlap and provided satisfactory legal evidence is presented to the Planning and Zoning Department in the form of a deed, lease, contract or similar documents, securing full access to such parking or loading areas for all parties jointly using them.
- H. Requirements for Handicapped Parking.
- 1. Pursuant to Florida Statutes §553.5041 the required number of parking spaces for disabled persons shall be as follows:

Total Parking in Lot	Required Number of Accessible Spaces
Up to 25	1
26-50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
Over 1000	20 plus 1 for each 100 over 100

2. Design requirements for such parking spaces shall be set forth in F.S. § 553.5041. The spaces shall also be posted with a permanent above-grade sign bearing the international symbol of accessibility and the caption "PARKING BY DISABLED PERMIT ONLY." Beneath this sign shall be another sign with the caption "\$250 FINE."

SECTION 7 PARCEL ACCESS

Interconnecting Driveways

After receiving approval from the City of Port St. Lucie and from the owners of affected parcels, two or more parcel owners may construct interconnecting driveways between adjacent and contiguous sites/parcels. The construction and maintenance costs of interconnecting driveways shall be the responsibility of the involved parcel owners.

Interconnecting driveways shall not exceed 24 feet in width, and the number and placement of such driveways shall be approved by the City of Port St. Lucie.

Interconnecting driveways may not be constructed in buffers along rights-of-ways.

ACCESS STANDARDS

A. General Requirements.

1. All new development or redevelopment will be provided with the appropriate access and traffic facilities to serve the transportation needs of the development in a safe and efficient manner.
2. It is intended that access be restricted on arterial and collector streets in order to protect the capacity of these streets.

3. All new development shall be required to dedicate to the public, or a private maintenance entity, the necessary rights-of-way for all new streets and roads within the development.
4. Every building, structure, or use hereafter erected, moved, or established shall be on a lot adjacent to a public street by means of an approved private street, and all buildings, structures, and uses shall be so located on lots so as to provide safe and convenient access for servicing, fire protection, and required off-street parking and loading. No building, structure, or use shall be erected on, moved onto, or established upon a lot which does not abut on at least one public street or approved private street for a distance of at least 20 feet.
5. No lot which is residentially zoned shall be used for driveway, walkway, or access purposes to any lot which is non-residentially zoned, or used for any purpose not permitted within the applicable residential zoning district except for ingress and egress to and from an existing use which does not abut a street.

B. Design Requirements. The following requirements are set forth for driveway construction, location, and spacing:

1. Driveway construction. All driveways shall be paved with concrete, asphalt, or comparable hard surfacing and shall be constructed to city standards. Major traffic generators, i.e., volumes of 1,000 + trips per day, shall have driveways or entrances designed as a normal street intersection. The minimum and maximum driveway sizes shall be as follows unless otherwise approved by the Site Plan Review Committee or City Council pursuant to § § 158.25 through 158.245:

Districts	Minimum (Feet)	Maximum (Feet)
Commercial		
One way	12*	16*
Two way	24	36
Industrial		
One way	12	24
Two way	24	40

*Each drive

2. Limitations on driveways. Driveways shall be limited to the minimum necessary to provide access to the land uses. Access restrictions shall be more severe for projects located on arterial or

collector roads, especially for areas of strip commercial development. Internal circulation systems, interconnected parking lots, or frontage roads shall be utilized wherever possible. Temporary driveway permits may be issued as an interim measure until interconnected parking lots or frontage roads can be feasibly developed. The following standards for the number of driveways and driveway spacing shall be adopted as guidelines for the city to utilize in the review of specific development projects. These guidelines may not always apply to conversion areas. FDOT approval is required for all state roads. Standards in excess of the guidelines are preferable; however, it may be infeasible or cause an undue hardship in certain cases to hold strictly to the guidelines.

<u>Districts</u>	<u>Arterial</u>	<u>Allowable Driveways Collector</u>	<u>Local</u>
Commercial:	1 two-way or 2 one-way per each 500 feet of road frontage	1 two-way or 2 one-way per each 350 feet of road frontage	1 two-way per 2 one-way per each 100 feet of road frontage
Industrial:	1 two-way or 2 one-way per each 500 feet of road frontage	1 two-way or 2 one-way per each 250 feet of road frontage	1 two-way per 2 one-way per 100 feet of road frontage

3. Driveway construction. Driveway spacing from intersections shall be measured from the right-of-way line of the intersecting street to the midpoint of the driveway. Spacing between driveways shall be measured from the midpoint of each driveway.
 - a. Driveway spacing from intersections.

<u>Districts</u>	<u>U.S. #1 (Feet)</u>	<u>Arterial (Feet)</u>	<u>Collector (Feet)</u>	<u>Local</u>
Commercial:	350-500	250	200	50
Industrial:	350-500	n/a	150	50

SECTION 8 UTILITIES

1. General

A minimum 10’ wide easement is required adjacent to any non-city owned ROW for future PSLUSD facilities. (Utility Standards Manual)

All utility lines shall be located underground. Exempted from these criteria due to their special requirements, are utility/power generating facilities. Above-grade utility equipment, such as electrical transformers, shall be screened from view with landscaping.

2. Above-Grade Utility Screening

No landscaping other than sod grasses may be planted within a 5’ radius maintenance area of any PSLUSD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc. (Utility Standards Manual Page 12, Line 32).

All utilities which are to be located above-grade, which may include telephone, television, and radio transmission equipment, meters, backflow preventers, junction boxes and other utility auxiliary equipment shall be screened from view by landscaping from any public street or adjacent property. This paragraph shall not apply to power generating facility uses.

3. Solid Waste

(a) General Requirements

The disposal of solid waste and refuse must be in conformance with the system of disposal used in the City of Port St. Lucie/ St. Lucie County.

(b) Receptacle Locations

Collection areas and equipment used in connection with solid waste and refuse shall not be located any closer than 10 feet from any side or rear property line and shall not be located within buffer areas.

(c) Receptacle Screening Requirements

Solid Waste receptacles shall be screened with 211 opaque enclosure constructed from a material similar to the main building on the parcel and durable enough to withstand the use resulting from periodic servicing. Wood fences shall not be permitted as screens for solid waste receptacles. These enclosures shall be located so as to be easily accessible for the removal of trash by companies providing service.

In addition, all receptacle areas enclosures shall be screened with a three-foot planted hedge, 50 percent opaque at the time of planting.

(d) Maintenance Requirements

All disposal areas shall have a hose bib available for the use of cleaning the disposal area on a regular basis.

SECTION 9 FENCING AND SCREENING WALLS

Fences and walls shall be designed to be compatible architecturally in materials and color with the buildings on the parcel. Vinyl-coated chain link fence may be used in low visibility areas and for security fencing for transportation areas within LTC Ranch Industrial Park.

SECTION 10 SITE LIGHTING

1. General

The exterior illumination of buildings, vehicular use areas, service areas and signs shall be designed and installed to avoid light and glare (direct or reflected) from shining onto adjacent streets and particularly onto adjoining properties. All light fixtures, whether wall-mounted or free-standing, shall be concealed source fixtures. These shall be cut-off type fixtures where the lenses do not project below the opaque section of the fixture.

Light levels shall not exceed 1 foot candle at property lines.

2. Parking Lot Lighting

(a) Lamp Requirements

Metal halide lighting shall be used in parking lots and security areas. Sodium vapor, mercury vapor and other light sources with an orange or pronounced blue cast shall not be permitted. Incandescent or other inefficient lights are not recommended for exterior applications.

(b) Fixture and Pole Design Requirements

The design and finish of all free-standing fixtures, supports- and poles shall be compatible with the colors and materials of the buildings on the parcel. The maximum height for poles in parking areas shall be 50 feet.

3. Landscape Lighting

Uplighting and downlighting trees in, landscaping areas is encouraged. Lamp types standard to the landscape lighting industry may be used to create special landscape lighting effects. Just as with all lighting on the parcel, the landscape lighting shall not create glare of light on adjacent streets or properties. The maximum illumination by these fixtures may not exceed one-foot-candle.

4. For commercial properties that abut property used or zoned for a residential

purpose to the rear, or side, the following shall apply:

- a. For properties with a depth in excess of 200 feet:
 1. The maximum allowable mounting height of all outdoor light fixtures within 50 feet from the front property line is 25 feet, provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.
 2. The maximum allowable mounting height of all outdoor light fixtures between 50 feet from the front property line and 75 feet from the rear property line is 20 feet provided that such fixtures shall all adjacent properties to prevent direct glare or hazardous interference of any kind.
 3. The maximum allowable mounting height of all outdoor light fixtures within 75 feet from the rear property line is six feet, or not to extend above the height of the buffer wall.
- b. For properties with a depth less than 200 feet;
 1. The maximum allowable mounting height of all outdoor light fixtures within 25 feet from the front property line is 25 feet, provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.
 2. The maximum allowable mounting height of all outdoor light fixtures between 25 feet from the front property line and 25 feet from the rear property line is 20 feet provided that such fixtures shall be shielded from all adjacent properties to prevent direct glare of hazardous interference of any kind.
 3. The maximum allowable mounting height of all outdoor light fixtures within 25 feet from the rear property line is six feet, or not to extend above the height of the buffer wall.
- c. All outdoor lighting installations shall use concealed source fixtures. These shall be cut-off type fixtures in which the lenses do not project below the opaque section of the fixture. All lighting fixtures shall be mounted with a zero-degree tilt. Ground mounted flood and spotlight fixtures that are used to illuminate the building facade are exempt from this requirement. Fixture styles shall be consistent throughout the site.
- d. Ground mounted flood and spotlights, if used, shall be placed on standards pointing toward the building or wall and positioned so as to prevent light

from glaring onto residential areas, rather than the buildings or walls and directed outward which creates dark shadows adjacent to the buildings.

- e. Building mounted outdoor lighting fixtures, other than those required by ordinances and regulations of the city, are prohibited on the rear or sides of building adjacent to residential zoning. All other building mounted outdoor lighting fixtures required by ordinances and regulations of the city shall be shielded to prevent light from glaring on residential areas.
- f. All outdoor lighting fixtures in place prior to the effective date of this ordinance shall be permitted to continue operation. However, any outdoor lighting fixture that replaces an existing fixture, n any existing fixture that is moved, must meet the standards of this ordinance. Existing fixtures that direct light toward streets, and are determined to be a traffic hazard, or existing fixtures that direct light toward adjoining property used or zoned for a residential purpose shall be either shielded or redirected within 90 days of notification.
- g. Parks and recreational uses are exempt from the above requirements.

SECTION 11 BUILDING ORIENTATION

Buildings shall be oriented in such a manner that the appearance from the street is attractive and aesthetically compatible with surrounding development. On corner parcels, the building facade which is oriented to the intersecting streets shall be finished in a material and design that is aesthetically pleasing and consistent with the remainder of the building.

SECTION 12 STORMWATER REQUIREMENTS

1. Master Drainage System

An overall Master Drainage Plan which divides LTC Ranch Industrial Park into drainage basins with detailed design requirements has been developed for LTC Ranch Industrial Park and approved by the appropriate regulatory agencies. It shall be the responsibility of the parcel owner to review the LTC Ranch Industrial Park Master Drainage Plan prior to preparing for Plan Submittal to the City of Port St. Lucie. The drainage system design for each site/parcel shall comply with the specific requirements established for the drainage basin in which the site parcel is located.

2. Stormwater Retention

Stormwater retention and detention facilities shall be designed with side slopes no steeper than 5:1 to 2' below normal water level and side slopes no steeper than 2:1

below 2' below normal water level. Designs that include fencing shall be prohibited.

3. On-Site Detention/ Retention

Each parcel within LTC Ranch Industrial Park is required to provide 1/ 2" of dry detention or retention on site for water quality purposes and to meet permitting requirements of South Florida Water Management District.

SECTION 13 BUFFERS ALONG THE RIGHTS-OF-WAYS

A buffer shall be provided along all roadways within LTC Ranch Industrial Park within each site/parcel. The width of the buffer shall be the same as the parking setback. The buffer yard shall be dedicated to landscaping but may also include: signage, utility easements, sidewalks, driveway entrances, stormwater detention. If stormwater detention is included in the buffer, the area dedicated to detention may not, in any area, exceed 50 percent of the area of the buffer yard.

Storm water detention located within this buffer must be designed in a free-form and naturalistic manner as an integral part of the landscape/grading design for the buffer.

SECTION 14 SATELLITE DISHES

Satellite dishes are permitted, as per City Code of Ordinances.

SECTION 15 VEHICULAR USE AREAS

1. Maintenance Requirements

All vehicular use areas within each parcel must be regularly maintained by the individual parcel owner

SECTION 16 UNDERLYING ZONING CODES FOR LTC RANCH INDUSTRIAL PARK PUD

CG - Commercial General - To provide general retail sales and services adjacent to major or minor arterials including shopping centers, bur not intended for wholesale, warehousing or extensive outside storage.

CS - Commercial Service - This is intended to accommodate the most intensive commercial development within the City. It includes wholesaling, warehousing, vehicle sales and rentals. Attention to buffering, fencing and screening should be considered in site development. It is often mixed with light industrial land use areas of the City.

CH - Commercial Highway. This land use is reserved for strategically located sites adjacent to major arterials with sufficient size, area and depth arid with adequate vehicle circulation. It permits highway-oriented service stations which exclude auto body repair. It allows for hotels, motels and restaurants to serve the traveling public. It is primarily located at major

interchanges.

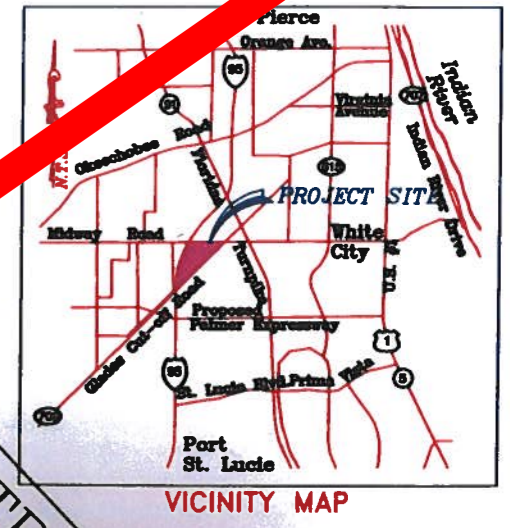
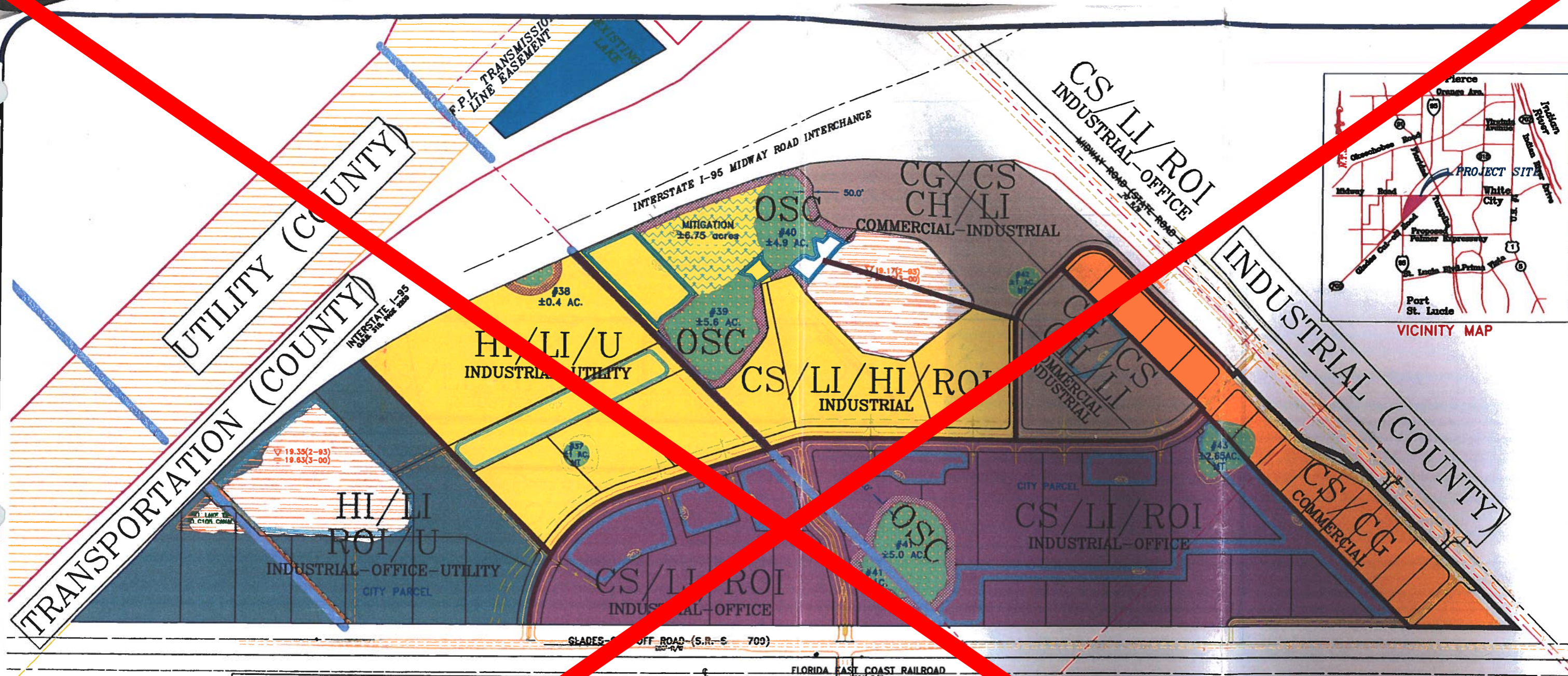
ROI - Residential, Office, Institutional - The ROI land use designation is a mixed-use land use designated to accommodate residential, offices and institutional uses. It is located along major transportation corridors and helps separate and buffer more intensive commercial areas. This PUD. stipulates no residential use.

LI - Light Industrial - Industrial sites accessible to major thoroughfares and buffered from residential neighborhoods. These areas include manufacturing and assembling activities, warehousing and storage and other similar land uses. It includes the heavier chemical, metal fabrication or refueling and other activities with potential nuisance impacts.

HI - Heavy Industrial - Allows for extensive manufacturing activities such as agricultural and construction equipment maintenance and service and intensive assembling and manufacturing which meet criteria of land development codes. No use shall be permitted which is found obnoxious due to emission or production of hazardous or toxic wastes, air pollution, noise, vibration, glare or which possess explosive characteristics of it is a fire hazard.

OSC - Open Space Conservation - Conservation areas to be maintained primarily in the natural state. Also designated for erosion prevention, flood and drainage areas. Suitable for limited public service development provided unique environmental features are protected. Generally, limited to flood zones, green belts and public open spaces.

U - Utility - Power generating facility



LEGEND

- EXISTING LAKES
- EXISTING WETLANDS (NUMBERED PER ADA/DRI)
- PROPOSED LAKES
- MT = MITIGATED AREA (WETLAND TO BE FILLED PER D.O.)
- STREETS / ROADWAYS
- BOUNDARY LINE / PROPERTY LINE
- PUD #1 = LIGHT INDUSTRIAL, COMMERCIAL, RETAIL, & OFFICE LAND USES UP TO 2,750,000 SQUARE FEET.
- CANAL

LAND USE ADJACENT LAND USES GRAPHIC

(IN FEET)
1 inch = 300 ft.

RESIDENTIAL/PRESERVATION/WAREHOUSE/INDUSTRIAL/UTILITY

ZONING:

CS/CG	29.52
CG/CS/CH/LI	49.78
CS/LI/ROI	115.00
CS/LI/HI/ROI	85.00
HI/LI/U	54.48
HI/LI/ROI	85.48
SUBTOTAL	365.95
OSC	21.76
TOTAL	381.71

ZONING CATEGORIES

COMMERCIAL:
COMMERCIAL-INDUSTRIAL:
INDUSTRIAL-OFFICE:
INDUSTRIAL:
INDUSTRIAL-UTILITY:
INDUSTRIAL-OFFICE-UTILITY:

ZONING: P.U.D.
LANDUSE:

CG - Commercial General. To provide general retail sales and services adjacent to major or minor arterials including shopping centers, but not intended for wholesale, warehousing or extensive outside storage.

CS - Commercial Service. This is intended to accommodate the most intensive commercial development within the City. It includes wholesaling, warehousing, vehicle sales and rentals. Attention to buffering, fencing and screening should be considered in site development. It is often mixed with light industrial land use areas of the City.

CH - Commercial Highway. This land use is reserved for strategically located sites adjacent to major arterials with sufficient size, area and depth and with adequate vehicle circulation. It permits highway oriented service stations which exclude auto body repair. It allows for hotels, motels and restaurants to serve the traveling public. It is primarily located at major interchanges.

ROI - Residential, Office, Institutional. The ROI land use designation is a mixed use land use designed to accommodate residential, offices and institutional uses. It is located along major transportation corridors and is separate and more intensive commercial area. This P.U.D. stipulates no residential use.

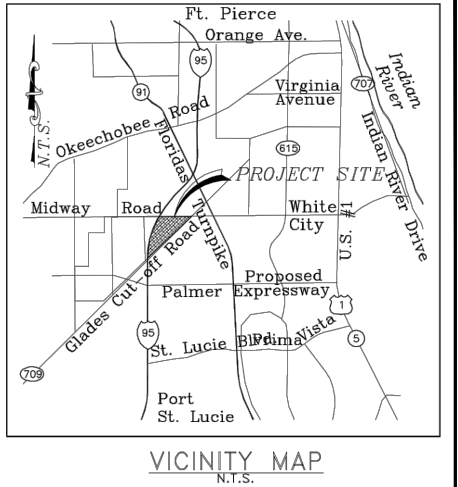
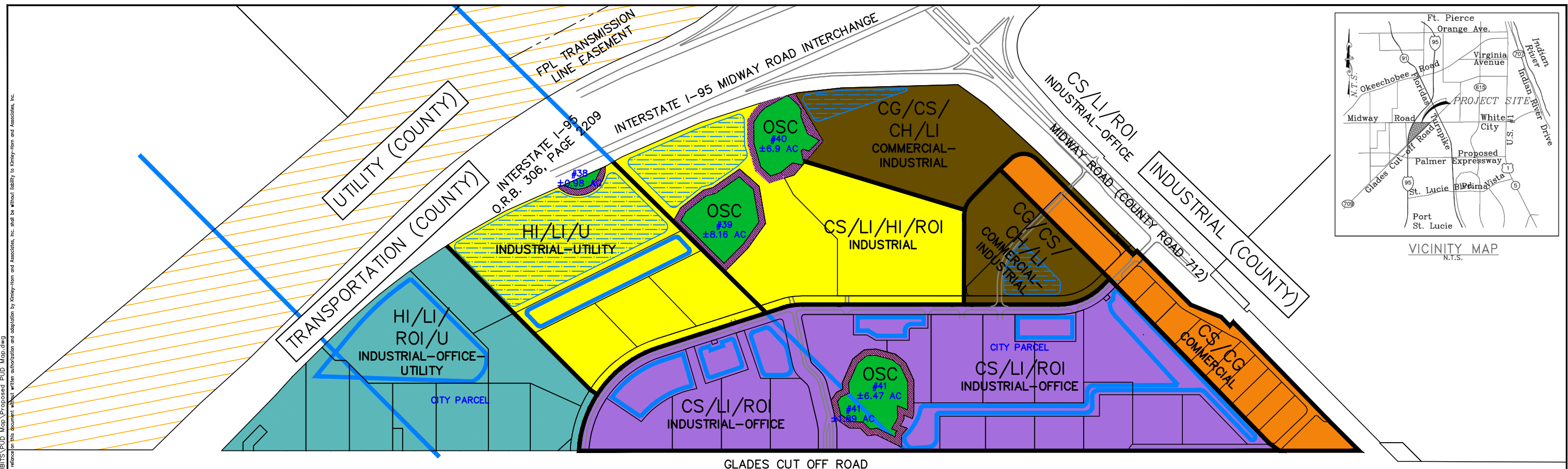
LI - Light Industrial. Industrial sites accessible to major thoroughfares and buffered from residential neighborhoods. These areas include manufacturing and assembling activities, warehousing and storage and other similar uses. It excludes the heavier chemical fabrication or refining and other activities with potential nuisance impacts.

HI - Heavy Industrial. Allows intensive manufacturing activities such as agricultural and construction equipment maintenance and service and intensive manufacturing which meet criteria of land development codes. No use shall be permitted which is found objectionable to emission or production of hazardous or toxic wastes, air pollution, noise, vibration, glare or which possesses explosive characteristics or is a fire hazard.

OSC - Open Space Conservation. - Conservation to be maintained primarily in the natural state. Also designated for erosion prevention, flood and drainage areas. Suitable for public service development provided unique environmental features are protected. Generally, limited to flood zones, greenways and public open space.

U - Utility

Plotted By: Cavallaro, Juliana Sheet Set: PROJECT BLUE Layout: PUD March 22, 2021 03:42:42pm K:\LAK_Civil\046265018 - Port St. Lucie\CADD\EXHIBITS\PUD Map\Proposed PUD Map.dwg
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RESIDENTIAL/PRESERVATION/WAREHOUSE/INDUSTRIAL/UTILITY

LEGEND

- BOUNDARY LINE/PROPERTY LINE
- EXISTING LAKES
- PROPOSED LAKES
- EXISTING WETLANDS (NUMBERED PER ADA/DRI)
- WETLAND BUFFER/CONSERVATION EASEMENT
- CANAL
- ADJACENT LAND USE

ZONING

CS/CG	29.52
CG/CS/CH/LI	49.78
CS/LI/ROI	115.84
CS/LI/HI/ROI	48.21
HI/LI/U	54.48
HI/LI/ROI/U	65.48
SUBTOTAL	363.31
OSC	24.40
TOTAL	387.71

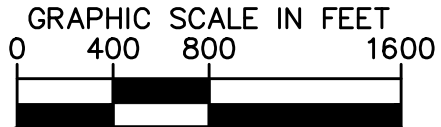
ZONING CATEGORIES

- COMMERCIAL
- COMMERCIAL-INDUSTRIAL
- INDUSTRIAL-OFFICE
- INDUSTRIAL
- INDUSTRIAL-UTILITY
- INDUSTRIAL-OFFICE-UTILITY

ZONING: P.U.D.

LANDUSE:

- CG – COMMERCIAL GENERAL:** TO PROVIDE GENERAL RETAIL SALES AND SERVICES ADJACENT TO MAJOR OR MINOR ARTERIALS INCLUDING SHOPPING CENTERS, BUT NOT INTENDED FOR WHOLESALE, WAREHOUSING OR EXTENSIVE OUTSIDE STORAGE
- CS – COMMERCIAL SERVICE:** THIS IS INTENDED TO ACCOMMODATE THE MOST INTENSIVE COMMERCIAL DEVELOPMENT WITHIN THE CITY. IT INCLUDES WHOLESALING, WAREHOUSING, VEHICLES SALES AND RENTALS. ATTENTION TO BUFFERING, FENCING AND SCREENING SHOULD BE CONSIDERED IN SITE DEVELOPMENT. IT IS OFTEN MIXED WITH LIGHT INDUSTRIAL LAND USE AREAS OF THE CITY.
- CH – COMMERCIAL HIGHWAY:** THIS LAND USE IS RESERVED FOR STRATEGICALLY LOCATED SITES ADJACENT TO MAJOR ARTERIALS WITH SUFFICIENT SIZE, AREA AND DEPTH AND WITH ADEQUATE VEHICLE CIRCULATION. IT PERMITS HIGH ORIENTED SERVICE STATION WHICH EXCLUDE AUTO BODY REPAIR. IT ALLOWS FOR HOTELS, MOTELS, AND RESTAURANTS TO SERVE THE TRAVELING PUBLIC. IT IS PRIMARILY LOCATED AT MAJOR INTERCHANGES.
- ROI – RESIDENTIAL, OFFICE, INSTITUTIONAL:** THE ROI LAND USE DESIGNATION IS A MIXED USE LAND USE DESIGNED TO ACCOMMODATE RESIDENTIAL, OFFICES, AND INSTITUTIONAL USES. IT IS LOCATED ALONG MAJOR TRANSPORTATION CORRIDORS AND HELPS SEPARATE AND BUFFER MORE INTENSIVE COMMERCIAL AREAS. THIS P.U.D. STIPULATES NO RESIDENTIAL USE.
- LI – LIGHT INDUSTRIAL:** INDUSTRIAL SITES ACCESSIBLE TO MAJOR THOROUGHFARES AND BUFFERED FROM RESIDENTIAL NEIGHBORHOODS. THESE AREAS INCLUDE MANUFACTURING AND ASSEMBLING ACTIVITIES, WAREHOUSING AND STORAGE AND OTHER SIMILAR LAND USES. IT EXCLUDES THE HEAVIER CHEMICAL, METAL FABRICATION OR REFUELING AND OTHER ACTIVITIES WITH POTENTIAL NUISANCE IMPACTS.
- HI – HEAVY INDUSTRIAL:** ALLOWS FOR EXTENSIVE MANUFACTURING ACTIVITIES SUCH AS AGRICULTURAL AND CONSTRUCTION EQUIPMENT MAINTENANCE AND SERVICE AND INTENSIVE ASSEMBLING AND MANUFACTURING WHICH MEET CRITERIA OF LAND DEVELOPMENT CODES. NO USE SHALL BE PERMITTED WHICH IS FOUND OBNOXIOUS DUE TO EMISSION OR PRODUCTION OF HAZARDOUS OR TOXIC WASTES, AIR POLLUTION, NOISE, VIBRATION, GLARE OR WHICH POSSESS EXPLOSIVE CHARACTERISTICS OR IS A FIRE HAZARD.
- OSC – OPEN SPACE CONSERVATION:** CONSERVATION AREAS TO BE MAINTAINED PRIMARILY IN THE NATURAL STATE. ALSO DESIGNATION FOR EROSION PREVENTION, FLOOD AND DRAINAGE AREAS. SUITABLE FOR LIMITED PUBLIC SERVICE DEVELOPMENT PROVIDED UNIQUE ENVIRONMENTAL FEATURES ARE PROTECTED. GENERALLY, LIMITED TO FLOOD ZONES, GREEN BELTS AND PUBLIC OPEN SPACE.
- U – UTILITY:** THE PURPOSE OF THIS DISTRICT IS TO PROVIDE AND PROTECT AN ENVIRONMENT SUITABLE FOR UTILITIES, TRANSPORTATION, AND COMMUNICATION FACILITIES, TOGETHER WITH SUCH OTHER USES AS MAY BE COMPATIBLE WITH UTILITY, TRANSPORTATION, AND COMMUNICATION FACILITY SURROUNDINGS



CITY OF PORT ST. LUCIE
PROJECT NO. P21-028



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L.T.C. RANCH - INDUSTRIAL PARK

PROPOSED PUD/ACREAGE EXHIBIT

SHEET
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3/22/2021