

Exhibit "A"



SOUTHERN GROVE 11

Master Planned Unit Development MPUD

APPLICATION FOR MPUD
OF SOUTHERN GROVE 11
(Parcel 25D)

City Project Number: P23-181
Ordinance xx-xxx
PSLUSD Project No: 11-900-11

Prepared for:
Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

Prepared by:
Kimley-Horn & Associates, Inc
445 24th St, Suite 200
Vero Beach, FL 32960

February 5, 2024

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PROJECT TEAM

PROPERTY OWNER

Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

APPLICANT

The Morgan Companies
5900 N. Andrews Ave., Suite 410
Ft. Lauderdale. FL 33309

ENGINEER/AGENT

Kimley-Horn & Associates, Inc
445 24th St, Suite 200
Vero Beach, FL 32960

TRAFFIC CONSULTANT

Kimley-Horn & Associates, Inc
445 24th St, Suite 200
Vero Beach, FL 32960

SURVEYOR

Caulfield & Wheeler, Inc.
7900 Glades Road - Suite 100
Boca Raton, FL 33434

INTRODUCTION

The Southern Grove 11 (SG-11) proposed development is a ±15.6 acre parcel located at the southwest intersection of SW Village Parkway and Open View Road (Marshall Road) in the City of Port St. Lucie. The development plan for the property will include a minimum of two or more uses, one of which is retail/commercial, per Port St. Lucie Comprehensive Plan Policy 1.2.2.4 Neighborhood/Village Commercial Area. The MPUD is in accordance with the New Community Development (NCD) subdistrict. The MPUD has a sub-category of Neighborhood/Village Commercial Area and is currently zoned St. Lucie County AG-5. The proposed development area is located west of Interstate 95, within the Southern Grove DRI.

LOCATION MAP



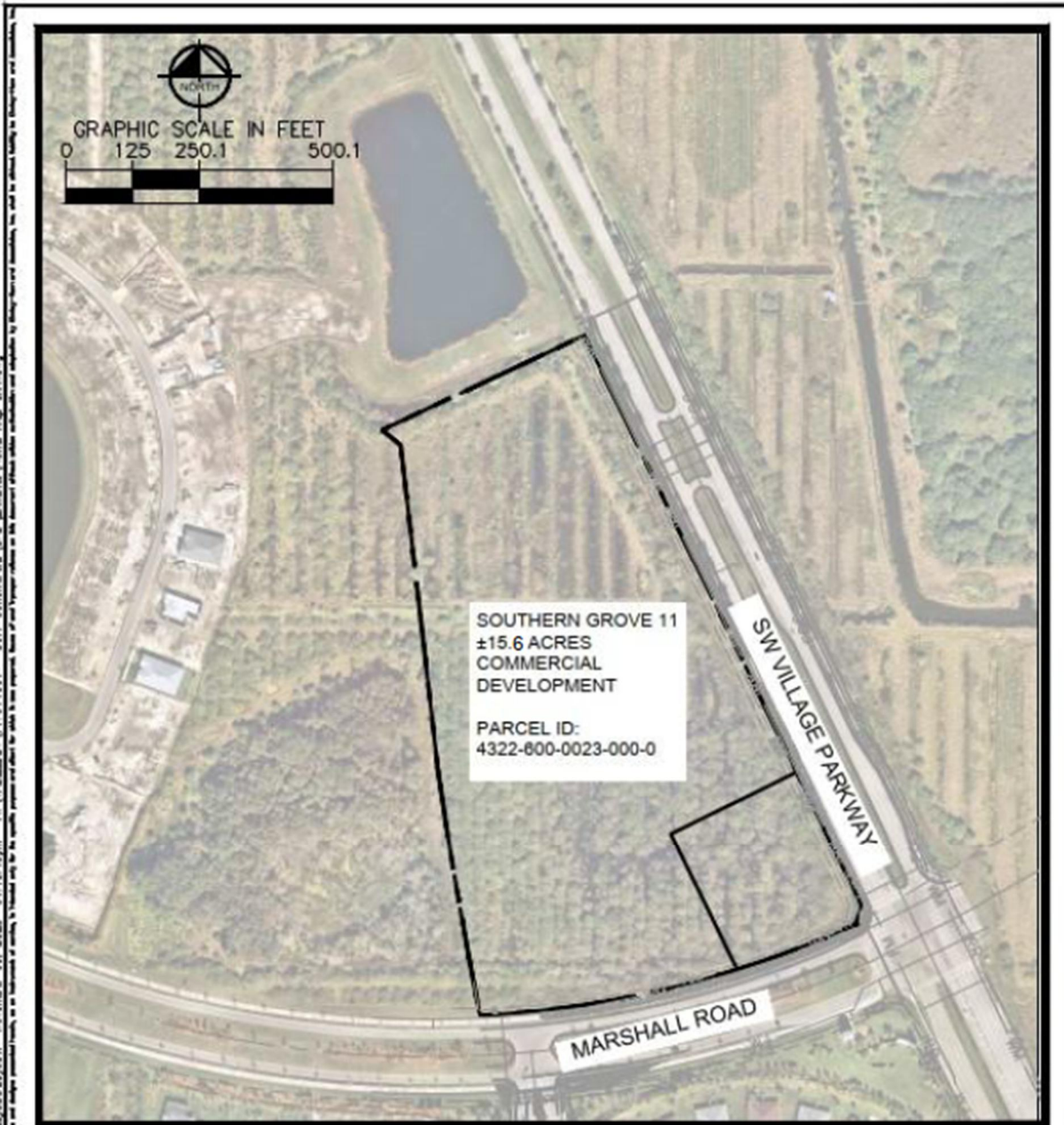
SG 11 Location Map
Port St. Lucie, Florida

LOCATION MAP DETAIL



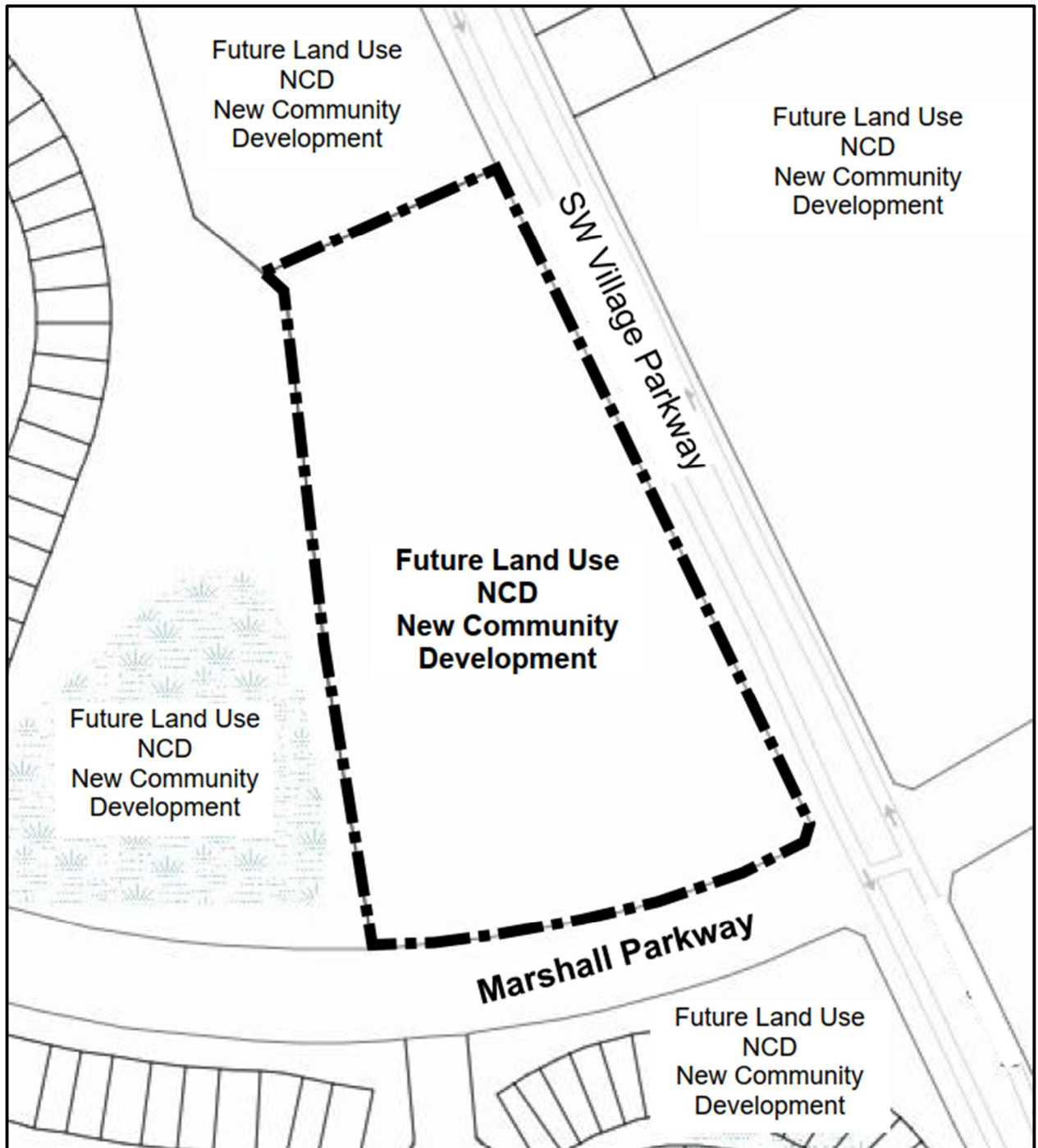
SG 11 Location Map Detail
Port St. Lucie, Florida

AERIAL MAP



<p>Kimley»Horn</p> <p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 38106</p>	SG-11 Commercial	SHEET NUMBER
	AERIAL MAP	1 OF 1

LAND USE MAP



ZONING MAP

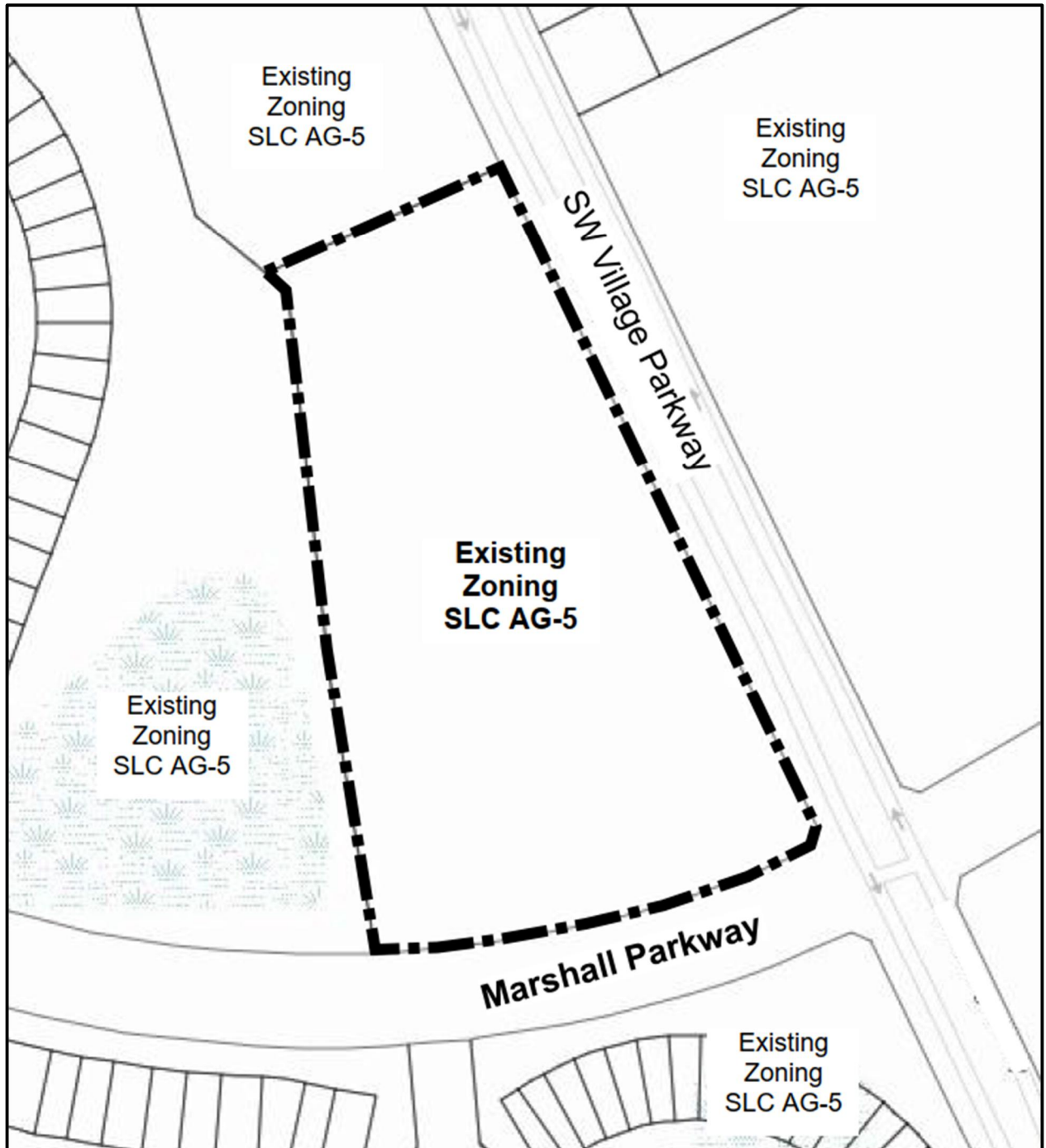


EXHIBIT 1

MPUD Zoning Application Submitted Digitally via City's FUSION Portal

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the area within the proposed MPUD is enclosed as Exhibit 3.
2. Southern Grove 11 MPUD is a proposed Neighborhood/Village Commercial Area designed to function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential uses, including but not limited to commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds or other similar services.
3. The Conceptual Plan for Southern Grove 11 MPUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this MPUD. Development uses and standards are enclosed in Exhibit 6.

EXHIBIT 3

February 14, 2024

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE: SOUTHERN GROVE 11 (PARCEL 25D) MPUD

This letter is provided as a Statement of Unified Control in compliance with the city of Port St. Lucie zoning requirements. MATTAMY PALM BEACH LLC is the owner of record of the subject property and a copy of the warranty deed is attached to this application.

Please feel free to contact me if you have any additional questions or comments.

Sincerely,



Karl Albertson
Vice President of Land Acquisition and Entitlements
Mattamy Palm Beach LLC

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT (SEC. 158.187 A-E)

Pursuant to Goals, Objective, and Policies of the City's Comprehensive Plan:

Area Requirement. The Southern Grove 11 property is approximately ±15.6 acre. The proposed development is consistent with Comprehensive Plan Policy 1.2.2.4 in creating a New Community Development District to facilitate the development of a Neighborhood/Village Commercial Area sub-district.

Relation to Major Transportation Facilities. The Southern Grove 11 MPUD property is located on the northwest corner of SW Village Parkway and Marshall Parkway/Open View Road.

Access to the initial phase of development of this property will consist of a right-in/right-out from Village Parkway, a right-in/right-out from Marshall Parkway, and a full access driveway connection further west on Marshall Parkway. The full access contemplated aligns with the existing full access median break on Marshall Parkway.

A future phase of development will construct a right-in/right-out/left-in driveway connection to Village Parkway that coincides with the existing northbound left turn lane median break that exists on Village Parkway adjacent to the site.

The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the MPUD.

Relation to Utilities, Public Facilities, and Services. The Southern Grove 11 MPUD property will be served by Port St. Lucie Utility Systems Department for water and wastewater and Tradition Irrigation Company for irrigation water. AT&T and Comcast will provide telecommunication and/or cable services, and Florida Power & Light will provide electricity to the site. All Utilities will be underground.

Development of Regional Impact (DRI). The Southern Grove 11 MPUD property is located within the Southern Grove Development of Regional Impact (DRI). There are no wetlands within the subject property, and as such, no wetlands are intended to be preserved. Currently, the site is vacant grove land. A portion of the property along the western border will be dedicated to the CDD as a drainage easement to support a drainage connection to an existing wet pond north of the property, which is the outfall point for the site's stormwater runoff and provides stormwater attenuation and treatment for the proposed development.

Consistency with the City Comprehensive Plan. The Southern Grove 11 MPUD is consistent with the City's Comprehensive Plan. Policy 1.2.2.4 Neighborhood/Village Commercial Area sub-district

establishes a minimum MPUD size of 3 acres and a maximum size of 35 acres. The proposed MPUD is approximately ±15.6 acres with uses intended to serve adjoining neighborhoods and may provide for a mix of residential and non-residential uses, including but not limited to commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds or other similar services.

EXHIBIT 5

SITE INFORMATION

- A. Total Acreage: ±15.6 acres

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

- C. Residential Density:

Minimum Density:	5.00 units/gross acre	69 Units
Maximum Density:	28.00 units/gross acre	386 Units

- D. Proposed Residential Units: 246

- E. Model Area(s):

The proposed location of model/sales areas for a multi-family use shall be determined as the parcels are developed and approved through the site plan review process.

EXHIBIT 6

DEVELOPMENT USES AND STANDARDS

Neighborhood/Village Commercial Areas

Purpose: The purpose of the neighborhood/village commercial areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping of interrelationship of established uses so as to permit a high level of pedestrian movement within the area; to designate those uses and services deemed appropriate and proper for location and development within said areas; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses with the areas. Neighborhood/Village commercial areas shall function as a community of compatible uses in a compact setting, with a minimum area of three (3) acres and a maximum area of thirty-five (35) acres, serving adjoining neighborhoods and may provide for a mix of multi-family residential and non-residential land uses. The following standards shall be met in designing neighborhood/village commercial areas.

Section 1: 13.89 Acre Commercial / Retail Residential

(A) Permitted Principal Uses and Structures

- 1) Single-family villa or duplex;
- 2) Townhouse dwelling;
- 3) Multiple-family vertical attached units
- 4) Multiple-family horizontal units
- 5) Civic, institutional or cultural facility including but not limited to enclosed assembly areas, day care centers, schools (public or private), kindergarten through 12th grade, congregate living facilities;
- 6) Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse in accordance with [Chapter 110](#) of the City of Port St. Lucie Code of Ordinances)
- 7) Temporary sales trailers located upon the parcel in accordance with Section 158.226 (A) of the City of Port St. Lucie Code of Ordinances.

8) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;

9) Office for administrative, business, professional or medical use;

10) Bank or savings and loan association;

11) Restaurant, including drive-in service;

12) Retail sales of alcoholic beverages for on and off premises consumption;

13) Public facility or use;

14) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances;

15) Pharmacy with or without drive through service;

(B) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

Wireless communication antennas and monopole towers with a maximum height of 100 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances are met.

(C) Accessory Uses: As set forth within Section 3 hereof.

(D) Minimum Lot Requirements / Maximum Residential Density:

- 1) Single-family villa or duplex: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a minimum gross project density of five (5) dwelling units per acre, and a maximum of twenty (20) dwelling units per acre;
- 2) Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a minimum gross project density of five (5) dwelling units per acre and a maximum of twenty (20) dwelling units per acre.
- 3) Multiple-family vertical attached units: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum gross project density of twenty (20) dwelling units per acre.

- 4) Multiple-family horizontal units: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum gross project density of twenty (20) dwelling units per acre.
 - 5) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.
- (E) Maximum Building Lot Coverage: Eighty (80) percent. Maximum impervious surface may not exceed ninety (90) percent.
- (F) Minimum Open Space
- 1) Within Residential Areas: thirty (30) percent open space is required overall. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.
 - 2) Within Non Residential Areas: Ten (10) percent open space is required overall. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas, and/or conservation areas.
- (G) Maximum Building Height.
- 1) Residential: Forty (40) feet.
 - 2) Non-residential: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.
- (H) Minimum Living Area:
- 1) Single-family villa or duplex: One thousand two hundred (1,200) square feet.
 - 2) Townhouse, Multiple-family vertical attached units, Multiple-family horizontal units:
 - a. Studio apartment, five hundred (500) square feet;
 - b. One (1) bedroom, six hundred (600) square feet;
 - c. Two (2) bedroom, eight hundred (800) square feet;
 - d. Three (3) bedroom, nine hundred (900) square feet.
 - 3) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.
- (I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Southern Grove - 11 MPUD.
- 1) Single-family villa or duplex:
 - a. Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.
 - b. Side Yard: Each lot shall have two (2) side yards five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fifteen (15) feet shall be provided adjacent to a right-of-way.

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

2) Townhouse dwelling:

a. Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet, a front load garage setback line of eighteen (18) feet, and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

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

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

3) Multiple-family vertical attached units:

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

4) Multiple-family horizontal units:

Each multiple-family horizontal community development shall have a setback of twenty-five (25) feet from the front yard and public road rights of way, and ten (10) foot from side and rear property lines. Where two or more rental buildings are situated upon a parcel, any two buildings shall be separated by a minimum of ten (10) feet.

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

6) Buffering: Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances. Where applicable, all mechanical equipment shall be screened. Meter banks for multi-tenant buildings shall require screening when located on an exterior wall that is visible to the public.

(J) Off-Street Parking and Service Requirements: As set forth in "Parking and Pedestrian Requirements" hereof.

(K) Site Plan Review: Multiple-family vertical attached, multiple-family horizontal units, and non-residential developments shall submit a site plan per Section 158.237 City Code. Conceptual site plan showing all proposed development is required with each application for each townhouse subdivision plat approval.

Single-family villa or duplex shall submit a conceptual subdivision plan for review and approved by the City's Site Plan Review Committee to determine compliance with the required design standards set forth above prior to approval of subdivision plats.

Section 2: 1.8 Acre Commercial / Retail Area

(A) Permitted Principle Uses and Structures

- 1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;
- 2) Office for administrative, business, professional or medical use;
- 3) Bank or savings and loan association;
- 4) Restaurant, including drive-in service;
- 5) Retail sales of alcoholic beverages for on and off premises consumption;
- 6) Public facility or use;
- 7) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances;
- 8) Pharmacy with or without drive through service;
- 9) Enclosed assembly area with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110 of the City of Port St. Lucie Code of Ordinances.

(B) Special Exception Uses: The following uses may be permitted only following the review and specific approval thereof by the City Council:

- 1) Wireless communication antennas and towers with a maximum height of 100 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances are met.

(C) Accessory Uses. As set forth in Section 3 hereof.

(D) Minimum and Maximum Lot Requirement.

- 1) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(E) Maximum Building Coverage: Eighty (80) percent. Maximum impervious surface may not exceed ninety (90) percent.

(F) Minimum Open Space: For non-residential areas, ten (10) percent open space is required overall. Within open space areas include a minimum of 5% usable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(G) Maximum Building Height: Maximum of 50 feet provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.

(H) Minimum Building Size and Minimum Living Area

1) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(I) Setback Requirements and Buffering.

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

2) Buffering. All mechanical equipment shall be screened. Meter banks for multi-tenant buildings shall require screening when located on an exterior wall that is visible to the public. Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances.

(J) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.

Section 3: Accessory Uses and Structures

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.

(B) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line.

2. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

(C) Accessory Uses in Non-Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from the side property lines shall be ten (10) feet.

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

Section 4: Parking and Pedestrian Requirements

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125)

percent of that required by the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. Maximum driveway widths for residential units shall be 26 feet and minimum driveway widths shall be 10 feet. Dwelling units with garage space may include the garage spaces as required parking spaces.

1. Residential (single family villa or duplex): 2 spaces per dwelling unit
2. Residential (multiple-family vertical attached units, townhome, and multiple-family horizontal units): 2 spaces per dwelling unit plus 1 space for every 5 dwelling units.
3. Retail and office, including medical: 4 spaces per 1,000 sf
4. Restaurant (stand-alone): 1 space per 100 sf. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant.
5. For any permitted use not listed above, parking rates shall comply with Section 158.221 (C) of the City of Port St. Lucie Code of Ordinances.

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

(C) Pedestrian Access:

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

Section 5: Landscaping, Buffering, and Lighting.

(A) Plant Material:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread and a minimum of 3" caliper in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than eighty (80) percent of the required trees shall be native species.
5. No less than twenty-five (25) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.

(D) Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake (up to 100% of required landscape).

(E) Adjacent to Collector and Arterial roadways: The 6' wall or fence is at the discretion of the developer; however, the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.

(F) Perimeter landscape buffer strips along a public right-of-way shall be a minimum of 10' wide. All other perimeter buffer strips shall be a minimum of 10' wide with or without a wall. Landscape buffer strips for interior parcels within the MPUD may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site.

Section 6: Utilities

(A) Proposed Sanitary Sewer System:

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

(B) Proposed Water Distribution System:

The proposed Southern Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The existing City of Port St. Lucie potable water system consist of a 24" Water Main

on Village Parkway a 16" Water Main on Marshall Parkway. The proposed water main connections for this site may include water connections on all sides of the project.

Section 7: TRADITION TRAIL

Provisions for Tradition Trail shall be provided within this development. A fence or wall may be utilized to separate the private development areas from the public trail system.

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

EXHIBIT 8

CONCEPTUAL PLAN

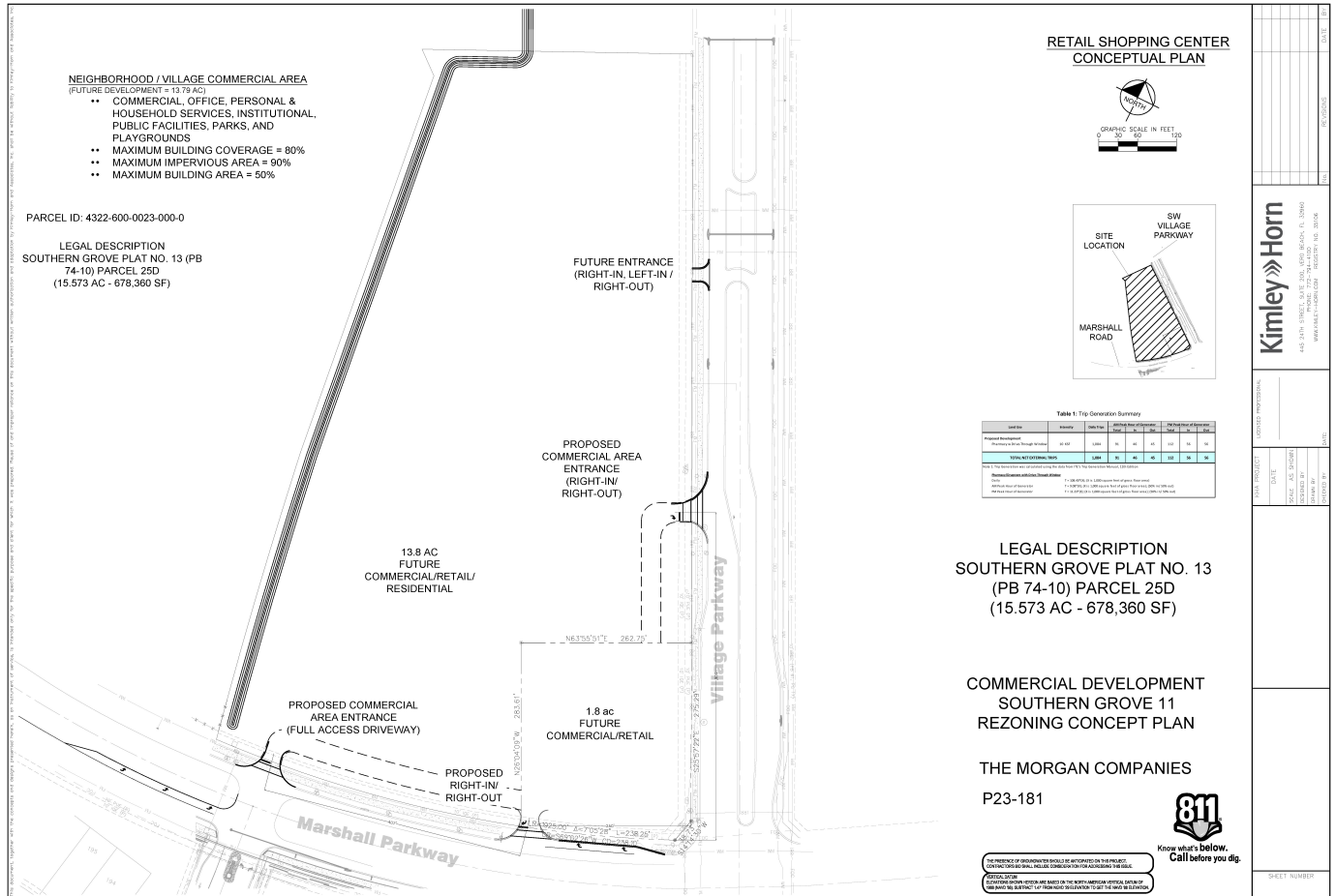


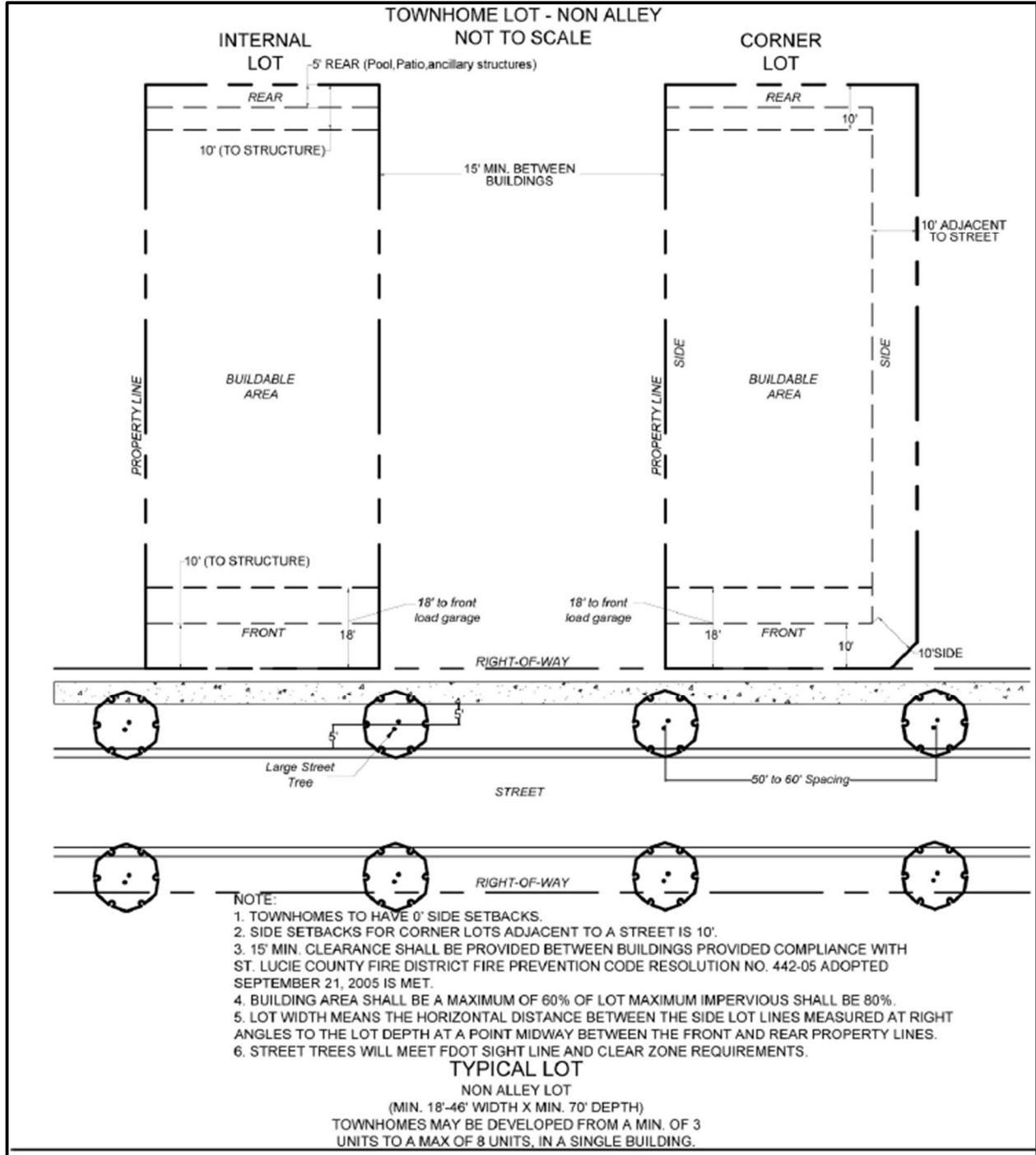
EXHIBIT 9

DEVELOPMENT PROGRAM

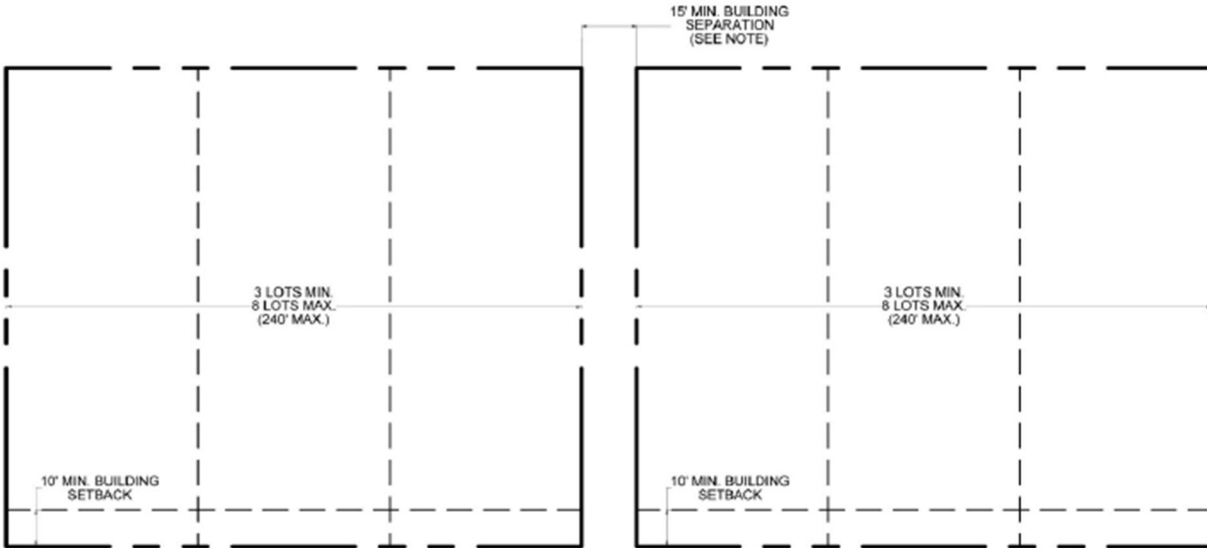
The development program will provide for commercial/retail/residential uses. The program is envisioned as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential uses, including but not limited to commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds or other similar services.

EXHIBIT 10

TYPICAL RESIDENTIAL LOT LAYOUT

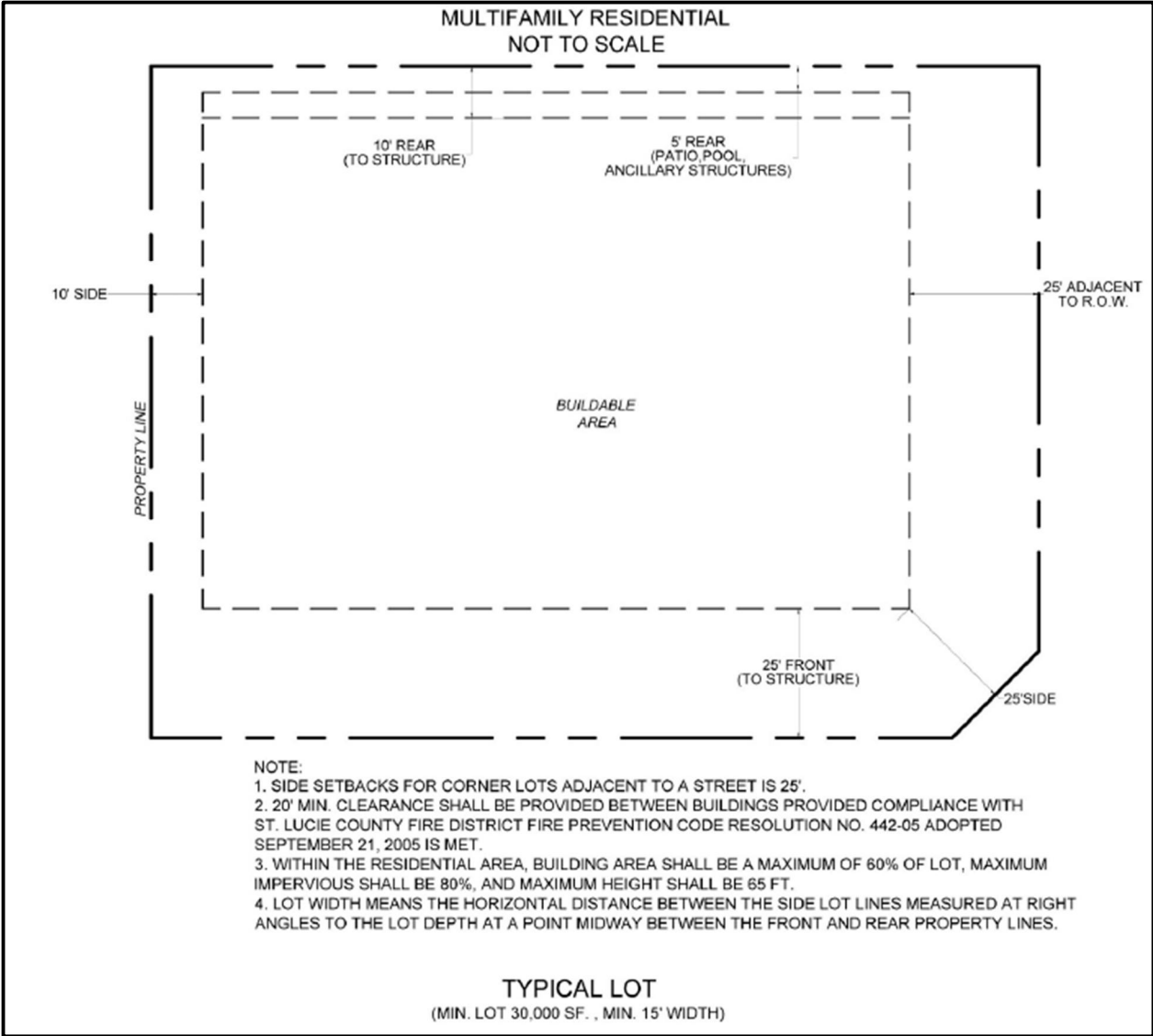


TOWNHOME LOT
NOT TO SCALE

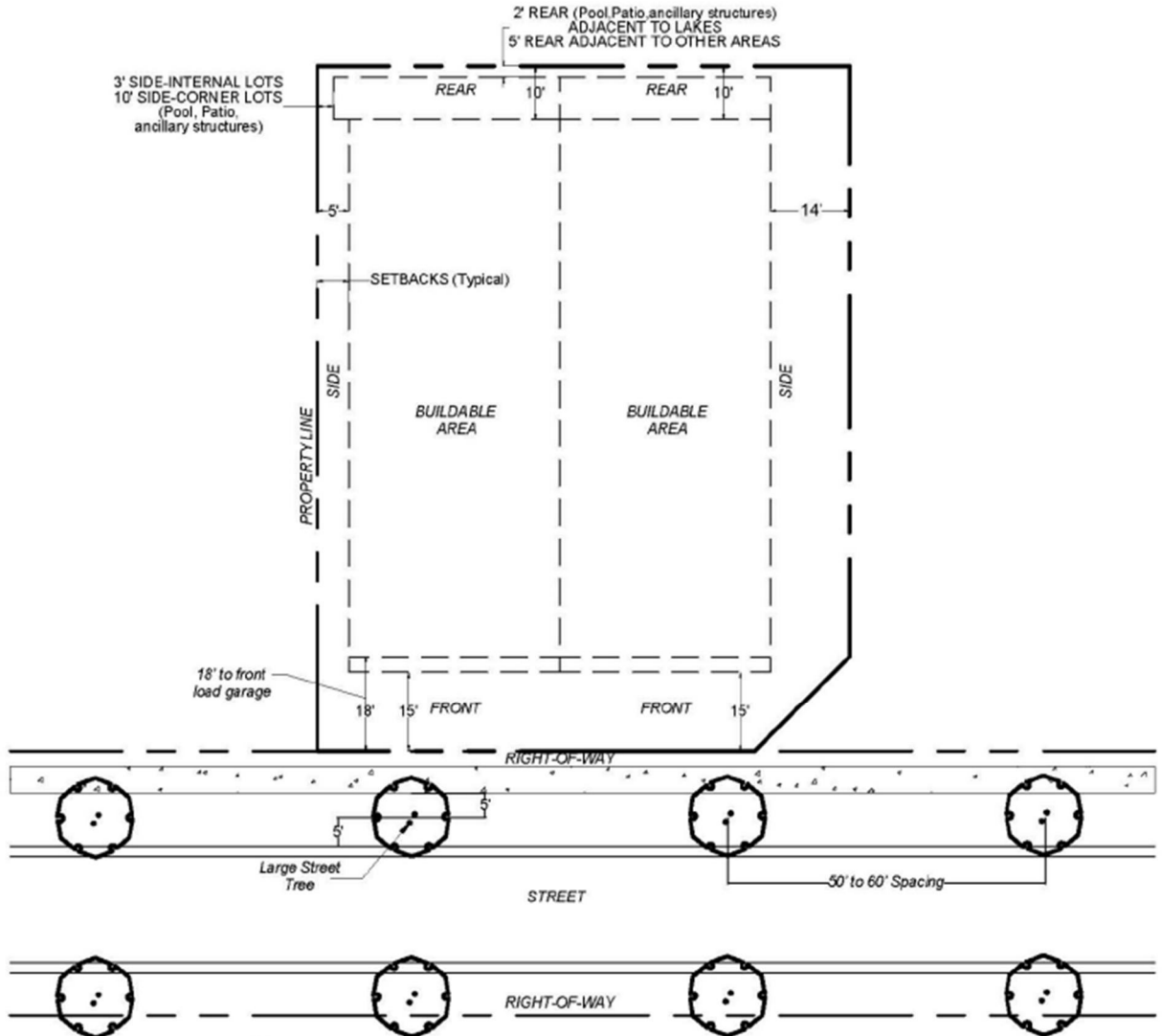


- NOTE:
1. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
 2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT



SINGLE FAMILY (VILLA)
NOT TO SCALE



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

TYPICAL LOT

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

EXHIBIT 11

TYPICAL 50' STREET SECTIONS

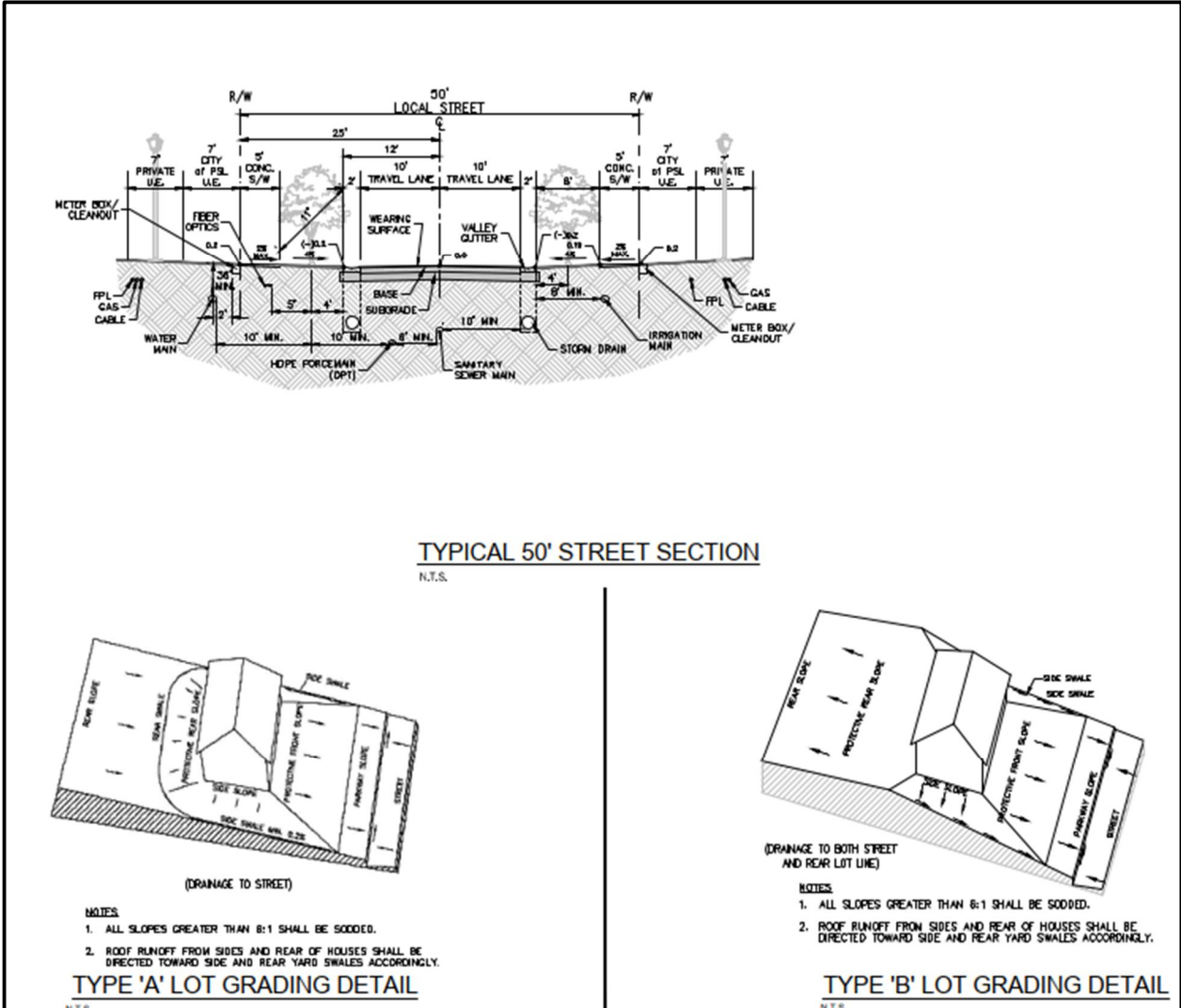


EXHIBIT 12

BINDING MPUD AGREEMENT

SOUTHERN GROVE 11 (SG-11)

The property described on Exhibit 7 Legal Description, is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations; and (2) provide such agreements, contracts, deed restriction, and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions, and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of March, 2024.

WITNESS:

MATTAMY PALM BEACH, LLC

By: Martha Silva

By: [Signature]

Printed: MARTHA SILVA

Printed: Karel Albertson

By: Jason Corp

Printed: Jason Corp