

Western Grove

Master Planned Unit Development MPUD

APPLICATION FOR MPUD REZONING OF WESTERN GROVE

(City Project Number: ~~P16-046~~ P20-193)
(Ordinance ~~16-49~~ 20-_____, City of Port St. Lucie – ~~P16-046~~ P20-193)
PSLUSD Project No. 11-901-00

Prepared for:

~~WCI Communities, LLC~~
~~8895 N. Military Trail, Suite 101B~~
~~Palm Beach Gardens, FL 33410~~

Mattamy Palm Beach, LLC
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426

Prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

~~December 6th, 2016~~
Revised: January 27, 2021

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PROJECT TEAM

CURRENT PROPERTY OWNER (Seller)

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Tradition Land Company, LLC
4333 Edgewood Rd NE
Cedar Rapids, IA 52499~~

APPLICANT (Purchaser)

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8895 N. Military Trail, Suite 101B
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AGENT/ LAND PLANNER

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TRAFFIC CONSULTANT

Shaun MacKenzie
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Port St. Lucie, FL 34987

LEGAL

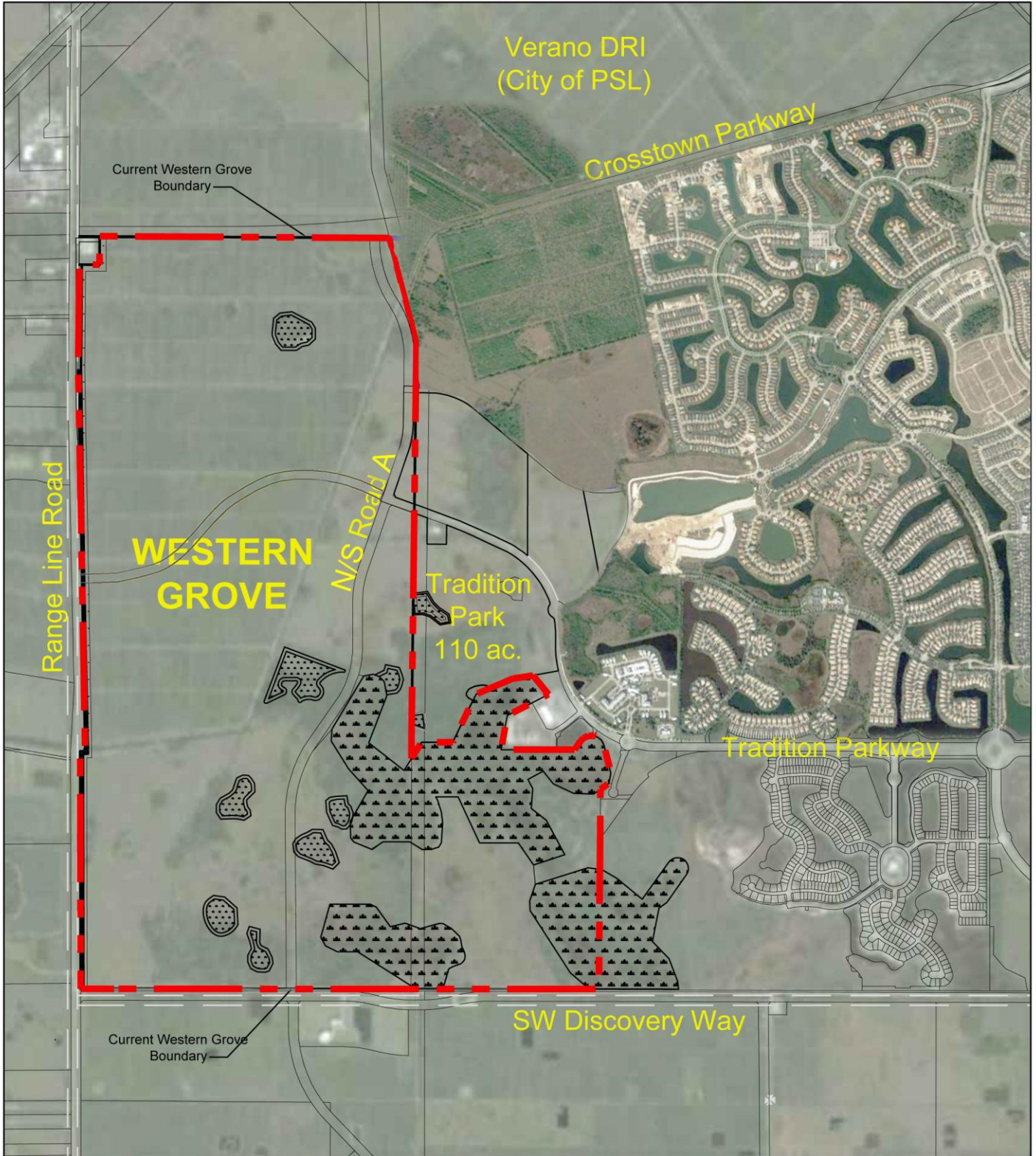
~~Noreen S. Dreyer
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Unity One Building
145 N.W. Central Park Plaza, Suite 200
Port St. Lucie, FL 34986~~

INTRODUCTION

The Western Grove MPUD (WG MPUD) is approximately 1,339.94 acres in size and is located within the Western Grove Development of Regional Impact (DRI) within the City of Port St. Lucie. General geographical location is west of Tradition and bordered by future SW Discovery Way (south), an existing FPL transmission line easement (east), future Crosstown Parkway (north) and existing Range Line Road (west).

The first development phase will consist of the construction of Tradition Parkway from its current westerly terminus west to a proposed roundabout at the planned entrances to the first neighborhood west of N/S 'A', North/South Road 'A' and the construction of a "55 and better" age targeted community. ~~Included within the community will be a campus style amenity center which offers a wide variety of programming and activities for residents.~~ The WG MPUD will also include sites for future residential, retail, office, school, fire station and park space.

Location Exhibit




lucido & associates
701 E. Ocean Blvd., Stuart, Florida 34994 (772) 220-3100, Fax (772) 223-6220
 100 Avenue A Sub 2A, Fort Pierce, Florida 34950 (772) 467-1307, Fax (772) 467-1303
 827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-6521, Fax (407) 898-6788

Western Grove DRI

City of Port St Lucie, FL
 Scale: 1" = 2,000'

EXHIBIT 1

(previous application form replaced by online application via FUSION)

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 3.
2. Western Grove MPUD is a proposed mixed-use community designed to encompass residential, mixed-use and employment opportunities.
3. The Conceptual Plan for the Western Grove MPUD is attached as Exhibit 8 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 6.
5. Includes the rezoning of 1,339.94 acres located west of I-95. The site is bordered by Crosstown Parkway to the north, SW Discovery Way to the south, Range Line Road to the west, and FPL transmission line easements to the east.

EXHIBIT 3
LETTER OF UNIFIED CONTROL

JUNE 15, 2020

Planning & Zoning Dept.
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: WESTERN GROVE - 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 copies of the warranty deeds are attached to this application.

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

Sincerely,



Tony Palumbo
Director of Land Acquisitions & Development
Mattamy Homes

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

General Information: Current agricultural operations and exemptions may continue on the property. The agricultural operations and exemptions will cease on those portions of the property that a final plat is recorded or a commercial site plan is approved upon.

Pursuant to Section 158.187:

Area Requirements: The Western Grove MPUD property is 1,339.94 acres; which exceeds the 50 acre minimum requirement for the establishment of a MPUD required by policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by section 158.187 in the NCD Land use.

Relation to Major Transportation Facilities: The Western Grove MPUD property is located on the west side of I-95, adjacent to Range Line Road and south of Crosstown Parkway. Main access to the property will be along the extension of Tradition Parkway, future North/South Road 'A' and Westcliffe Ave. The property is located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

Relation to Utilities, Public Facilities and services: The Western Grove MPUD property will be served by Port St. Lucie Utilities for water and wastewater, Hometown Cable for phone and cable service and Florida Power & Light with electricity. Tradition Irrigation Company for irrigation water. All Utilities will be underground.

Physical Character of the Site: The Western Grove MPUD property is located within the Western Grove Development of Regional Impact (DRI). The site contains 20 wetlands in the residential area. The wetlands total 104.38 acres and will be preserved in the development plan. The site is generally improved pasture and orange grove.

Consistency with the City's Comprehensive Plan: The Western Grove MPUD is consistent with the City's Comprehensive Plan. Goal 1.2 provides for the creation of large scale sustainable communities with mixed-uses. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 600 acres. The residential component is ~~1,323.68~~ 1,274.62 acres and is within 2 miles of existing and planned shops, services and other activities. This PUD is also consistent with policy 1.2.2.4. The total_Neighborhood/Village Commercial is ~~46.27~~ 8.15 acres, ~~divided into two separate areas~~ occurring in a single parcel on the southeast corner of Tradition Parkway and N/S 'A', which falls between the 3 acre minimum and the 35 acre maximum acreage.

Pursuant to policy 1.2.2.12 agriculture and agriculture related activities shall be permitted in areas intended for future development until the area is platted for non-agricultural uses.

EXHIBIT 5

SITE INFORMATION

(A) Total Acreage:

Land Uses included with this MPUD:

• Residential	1,275.66 <u>1,274.62</u> acres
• Neighborhood/Village Commercial	46.27 <u>8.15</u> acres
• Rights-of-Way	48.01 <u>57.17</u> acres
<hr/>	
Total	1,339.94 acres

See Exhibit 8 for MPUD Concept Master Plan.

(B) Pedestrian Ways:

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

(C) Density:

Residential Density: ~~2,900~~ 3,269 DU's *

Non-Residential Intensity:

Retail: ~~200,000~~ 170,000 SF

Office: 50,000 SF

~~*Note: Units not used in one parcel can be transferred to other areas within development. Units not used in this development can be transferred to other developments within the D.R.I.~~

EXHIBIT 6

DEVELOPMENT USES & STANDARDS

SECTION 1 – RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling;
2. Single-family Villa or Duplex;
3. Single accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;
4. Townhouse dwelling;
5. Multiple-family dwelling;
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 license for sale of alcoholic beverages to members and guests of the clubhouse; open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and/ or bicycle trails; nature study areas and boardwalks; and picnic area);
7. Civic, institutional or cultural facility [including by not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12th grade, assisted and congregate living facilities]; and
8. Temporary sales/construction trailers and model homes located upon the parcel for which activities are to be conducted.
9. Maintenance facilities consisting of buildings, parking, storage facilities (interior & exterior) for golf and community maintenance.

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

(C) Lot Requirements /Residential Density:

1. Single-family dwelling/Single-family Villa or Duplex: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.
2. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of fifteen (15) dwelling units per acre.
3. Multiple-family dwelling: Minimum gross project density of ten (10) dwelling units per acre and maximum gross project density of twenty (20) dwelling units per acre.

(D) Maximum Building Lot Coverage:

Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, recreation areas and / or conservation areas.

(F) Maximum Building Height:

1. Single-family/ Single-family Villa or Duplex: Thirty-five (35) feet.
2. Multi-family and Schools: Sixty-five (65) feet.
3. Other permitted uses: Thirty-five (35) feet.

(G) Minimum Living Area:

1. Single-family dwelling/ Single-family Villa or Duplex: Once thousand two hundred (1,200) square feet.
2. Townhouse and Multiple-family dwellings:
 - a. Studio apartment, six hundred (600) square feet;
 - b. One (1) bedroom, seven hundred (700) square feet;
 - c. Two (2) bedroom, eight hundred (800) square feet;
 - d. Three (3) bedroom, nine hundred (900) square feet.

(H) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Western Grove MPUD.

1. Single-family dwelling:

Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet for dwellings with alleys or a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet for dwellings without alleys.

Side Yard: Each lot shall have two (2) side yards, each of which shall result in a separation of ~~twelve~~ ten (10) feet between adjacent buildings. A side yard of fifteen (15) feet shall be provided adjacent to rights-of-way, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided adjacent to alleys.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet, eighteen (18) feet for garages on alleys.

2. Single-family Villa or Duplex:

Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet for dwellings with alleys or a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet for dwellings without alleys.

Side Yard: Each lot shall have two (2) side yards, each of which shall result in a separation of ~~twelve~~ ten (10) feet between adjacent buildings. A side yard of fifteen (15) feet shall be

provided adjacent to rights-of-way, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided adjacent to alleys.

Zero (0) foot side setbacks are permitted provided that a 5' side yard is provided on the non-zero foot lot line and a minimum of 10' separation between buildings is maintained on both sides.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet, eighteen (18) feet for garages on alleys.

3. Townhouse dwelling:

Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet for townhouse dwellings with alleys or a front yard with a minimum depth of ten (10) feet and a front load garage setback line of eighteen (18) feet for townhouse dwellings without alleys 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.

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

No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse or accessory structure related to another group. A side yard 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.

4. Multiple-family dwelling:

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

5. All other permitted or special exception uses:

Setback requirements shall be twenty-five (25) feet for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.

6. Buffering:

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

(I) Off-Street Parking and Service Requirements: As set forth in section 4 hereof.

(J) Site Plan Review: ~~Multi-family and non-residential developments within the Residential area shall submit a site plan, meeting the criteria set forth above including the City of Port St. Lucie Code of Ordinances, for review and approval by the City's Site Plan Review Committee and City Council. Each neighborhood within the residential area shall submit a conceptual plan meeting the criteria set forth~~

above and those criteria contained in the NCD District's Policies of the City of PSL's Comprehensive Plan. Conceptual Plans shall be submitted for review by the Planning and Zoning Director or the City's SPRC prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required design standards set forth above, including but not limited to proximity of shops and services, lot sizes and setbacks, and minimum open space. An exhibit indicating building envelopes/setbacks shall be provided with each conceptual plan or subdivision plat submittal. Multi-family and non-residential development within the residential area shall submit a site plan meeting the criteria set forth above for review in accordance with the City's site plan review process.

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

SECTION 2 – NEIGHBORHOOD/VILLAGE COMMERCIAL

(A) Purpose: Shall 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 land uses.

(B) Permitted Principal Uses and Structures: A minimum of two (2) of the following principal uses and structures shall be contained within the Neighborhood/Village Commercial Area, with one (1) required use being commercial/retail.

1. Residential; (Single accessory apartments which are complimentary and secondary to commercial use.)
2. General Commercial and office uses (including real estate offices);
3. Personal and household service establishments;
4. Institutional uses;
5. Public facilities;
6. Parks;
7. Playgrounds, and;
8. Other similar services designed to meet the needs of adjoining neighborhoods.
10. Temporary sales/construction trailers and model homes located upon the parcel for which activities are to be conducted.
11. Maintenance facilities consisting of buildings, parking, storage facilities (interior & exterior) for golf and community maintenance.

(C) 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 monopole towers with a maximum height of one hundred (100) feet located within public recreation areas, provided all other criteria as set forth in the City of Port St. Lucie Zoning Ordinances.

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

(E) Lot Requirements Density:

1. Non-residential: Minimum lot size 20,000 SF.

(F) Maximum Building Coverage: Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

(G) Minimum Open Space: Ten (10) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, recreation areas and / or conservation areas.

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

(I) Minimum Living Area:

1. Residential: 600 SF.

(J) Setback Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Western Grove MPUD.

1. Setback for 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.

2. Buffering:

All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances except that buffer walls shall not be required between residential and non-residential uses within the Neighborhood/Village Commercial Area.

(K) Off-Street Parking and Service Requirements: As set forth in section 4 hereof.

(L) Site Plan Review: Non-residential developments shall submit a site plan, meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee and City Council.

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 five (5) feet from the rear property line, except where lakes or open space are adjacent to the rear property line and setback may be reduced to two (2) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.
2. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

(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 three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.
2. The following accessory uses are allowed in the non-residential areas, all other accessory uses are prohibited.
 - a. Caretaker's residence, six hundred (600) square feet.
 - b. Dish antennas provided they shall be screened from public view.
2. Helicopter Landing Pads are permitted within the Residential Sub-district.

(D) Home Occupation: A home occupation as defined herein 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.

1. Retail and office, including medical: 4 spaces per 1,000 sq. ft.
2. Mixed-use including restaurants: to be reviewed based on individual use of proposed mix of use at the time of site plan review.
3. Residential: 1.5 spaces per dwelling unit.
4. Parks and Recreation:
 - a) Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.

b) Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.

5. Restaurant (stand-alone): 1 space per 100.75 sq. ft. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) of the gross floor area of an approved restaurant.

6. Hotels: 1 space for each guest room, plus 1 space for each ten (10) guest rooms.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,
2. There is adequate linkage between the parking and each of the uses sharing the parking.

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

(D) Parking lot landscaping shall be in accordance with Chapter 153, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(E) Parking decks where proposed shall be designed with internal ramping not visible from the street and access should not be off major streets. Parking deck interiors shall be screened from view adjacent to roadways and residential areas by use of landscape screening grates, parapet walls or architectural façade treatment.

(F) Pedestrian Access:

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

SECTION 5 – LANDSCAPING

(A) Plant Materials:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and 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. A minimum of twenty-five (25) percent of all required trees shall be native.

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

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

- A. Lots less than 6,000 sq. ft. shall provide two (2) trees.
- B. Lots from 6,000 to 7,000 sq. ft. shall provide three (3) trees.
- C. Lots over 7,500 sq. ft. shall provide four (4) trees.

(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.

SECTION 6 – UTILITIES

(A) Proposed Sanitary Sewer System:

The proposed Western grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Sanitary Sewer System for Western 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 lift stations pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The proposed wastewater pump stations will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The existing City of Port St. Lucie wastewater transmission system consists of an existing Force Main on the proposed N/S Road “A”, located on the east side of the western Grove project. The proposed sewer transmission system will include up to three force main connections to the existing City force main on N/S Road “A”. Accommodations for required fiber optic communication/telemetry shall be provided for pump stations.

(B) Proposed Water Distribution System:

The proposed Western Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Water Distribution System for Western Grove project will consist of a large Water Main along the proposed Spine Road that runs through the middle of the project. There will be several connections to the Spine Road main, and these water mains will be extended along all other roadways within the project. Water mains will be looped wherever possible, and a upsized lines sizes will be specified to provide additional pressure for longer dead end lines. All dead end lines will have blow-off valves, or hydrants, to provide adequate flushing of the system.

The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on the proposed SW Discovery way, the proposed N/S Road “A”, and Crosstown Parkway, located on the perimeter of the Western Grove site. The proposed water main connections for the site will include two connections to the existing main on SW Discovery Way; six connections to the N/S road “A” main; and one arterial water main connection over the relocated Peacock Canal to the existing crosstown Parkway main. Additional connections/extensions may be required according to the PSLUSD Master Plan 2012 for the water main along Range Line Road.

EXHIBIT 7

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTIONS 6, 7, 17, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609/RANGELINE ROAD, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°08'55" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2906.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CROSSTOWN PARKWAY AS DEEDED FROM RESERVE HOMES LTD, L.P. TO CITY OF PORT ST. LUCIE, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE, SOUTH 89°58'45" EAST, A DISTANCE OF 4483.87 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF POWERLINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

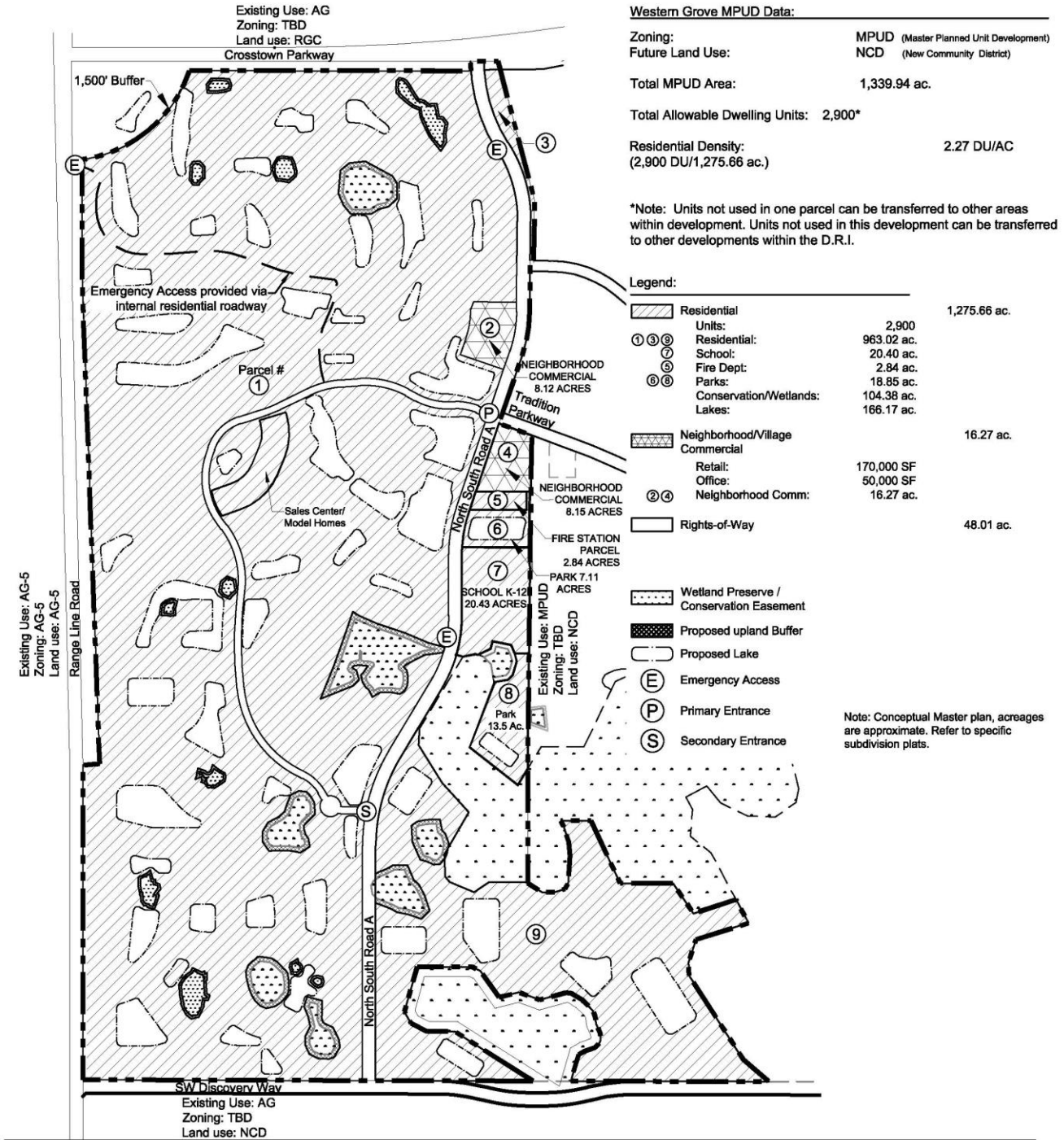
THENCE, CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°58'45" EAST, A DISTANCE OF 306.43 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE 200 FOOT FLORIDA POWER & LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767 AT PAGE 2676 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, DEPARTING SAID SOUTH LINE OF CROSSTOWN PARKWAY ALONG SAID WEST LINE OF THE 200 FOOT FLORIDA POWER & LIGHT EASEMENT, SOUTH 14°45'25" EAST, A DISTANCE OF 1616.84 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 00°41'50" WEST, A DISTANCE OF 700.13 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WESTCLIFFE LANE AS RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2651 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ; THENCE, DEPARTING SAID WEST EASEMENT LINE, ALONG SAID NORTH LINE NORTH 89°18'10" WEST, A DISTANCE OF 190.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF POWERLINE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2651 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, THE FOLLOWING THREE (3) COURSES, SOUTH 00°41'50" WEST, A DISTANCE OF 557.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°08'36", A DISTANCE OF 455.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 18°50'26" WEST, A DISTANCE OF 800.66 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TRADITION PARKWAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2651 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ; THENCE, ALONG SAID SOUTH LINE, SOUTH 70°06'36" EAST, A DISTANCE OF 540.99 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF THE 200 FOOT FLORIDA POWER & LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767 AT PAGE 2676 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, SOUTH 00°41'50" WEST, A DISTANCE OF 3427.77 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 00°08'18" WEST, A DISTANCE OF 1606.59 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CONSERVATION TRACT 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE THE FOLLOWING THIRTEEN COURSES (13), SOUTH 57°55'48" EAST, A DISTANCE OF 194.18 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 137.70 FEET; THENCE NORTH 71°38'40" EAST, A DISTANCE OF 123.06 FEET; THENCE NORTH 30°59'12" EAST, A DISTANCE OF 75.62 FEET; THENCE NORTH 03°37'48" EAST, A DISTANCE OF 307.47 FEET; THENCE NORTH 06°05'38" WEST, A DISTANCE OF 162.99 FEET; THENCE NORTH 18°14'26" WEST, A DISTANCE OF 186.57 FEET; THENCE NORTH 27°29'45" WEST, A DISTANCE OF 60.90 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 340.62 FEET; THENCE SOUTH 24°58'24" EAST, A DISTANCE OF 775.24 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 593.22 FEET; THENCE SOUTH 34°34'34" EAST, A DISTANCE OF 410.12 FEET; THENCE NORTH 71°50'46" EAST, A DISTANCE OF 501.54 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF VETERANS NURSING AT TRADITION PLAT NO. 73 AS RECORDED IN PLAT BOOK 71 AT PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, SOUTH 28°06'28" EAST, A DISTANCE OF 300.52 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF CONSERVATION TRACT 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE, SOUTH 72°37'52" WEST, A DISTANCE OF 619.63 FEET TO THE NORTHWEST CORNER OF SAID CONSERVATION TRACT 1; THENCE, ALONG THE WEST LINE OF SAID CONSERVATION TRACT 1, THE FOLLOWING FOUR (4) COURSES SOUTH 18°11'57" WEST, A DISTANCE OF 269.91 FEET; THENCE SOUTH 01°51'59" EAST, A DISTANCE OF 146.75 FEET; THENCE SOUTH 32°55'06" EAST, A DISTANCE OF 1128.20 FEET; THENCE SOUTH 49°21'19" EAST, A DISTANCE OF 380.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ROADWAY E/W #1 AS RECORDED IN OFFICIAL RECORDS BOOK 2972 AT PAGES 829 THROUGH 846 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°50'39" WEST, A DISTANCE OF 2230.58 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF CONSERVATION TRACT 2, AS RECORDED IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE EAST, NORTH AND WEST LINES OF SAID CONSERVATION TRACT 2, THE FOLLOWING TWENTY-FOUR (24) COURSES; NORTH 16°14'32" EAST, A DISTANCE OF 312.22 FEET; THENCE NORTH 60°39'52" EAST, A DISTANCE OF 69.34 FEET; THENCE NORTH 70°31'49" EAST, A DISTANCE OF 130.24 FEET; THENCE NORTH 46°25'24" EAST, A DISTANCE OF 54.76 FEET; THENCE NORTH 32°01'44" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 08°45'15" EAST, A DISTANCE OF 49.65 FEET; THENCE NORTH 10°37'45" WEST, A DISTANCE OF 61.45 FEET; THENCE NORTH 24°33'27" WEST, A DISTANCE OF 95.46 FEET; THENCE NORTH 09°05'54" WEST, A DISTANCE OF 95.57 FEET; THENCE NORTH 20°34'23" WEST, A DISTANCE OF

64.51 FEET; THENCE NORTH 45°12'39" WEST, A DISTANCE OF 167.70 FEET; THENCE NORTH 59°18'14" WEST, A DISTANCE OF 151.59 FEET; THENCE NORTH 88°01'37" WEST, A DISTANCE OF 54.82 FEET; THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 305.26 FEET; THENCE NORTH 70°03'54" WEST, A DISTANCE OF 245.26 FEET; THENCE SOUTH 76°25'53" WEST, A DISTANCE OF 232.03 FEET; THENCE NORTH 35°37'28" WEST, A DISTANCE OF 365.49 FEET; THENCE NORTH 64°00'05" WEST, A DISTANCE OF 104.96 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 614.79 FEET; THENCE SOUTH 15°45'52" WEST, A DISTANCE OF 524.60 FEET; THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1042.53 FEET; NORTH 89°50'39" WEST, A DISTANCE OF 997.27 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF ROADWAY E/W #1; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°50'39" WEST, A DISTANCE OF 4066.06 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609/RANGELINE ROAD, AS RECORDED IN PLAT BOOK 21, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°00'22" EAST, A DISTANCE OF 1040.46 FEET; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°01'22" WEST, A DISTANCE OF 2498.61 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 85°42'58" EAST, A DISTANCE OF 188.95 FEET; THENCE, ALONG A LINE 110.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE NORTH 02°05'08" WEST, A DISTANCE OF 5363.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5544.58 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, BEING 110.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 2°06'23", A DISTANCE OF 203.84 FEET TO THE POINT OF TANGENCY; THENCE, ALONG SAID PARALLEL LINE, NORTH 00°01'15" EAST, A DISTANCE OF 1228.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 63°06'06" (A RADIAL LINE FROM SAID POINT BEARS NORTH 07°57'49" WEST; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 1652.00 FEET; THENCE, ALONG A LINE 110.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID CROSSTOWN PARKWAY, SOUTH 89°58'45" EAST, A DISTANCE OF 3166.41 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID POWERLINE ROAD, AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1840.00 FEET AND A CENTRAL ANGLE OF 03°25'38" (A RADIAL LINE FROM SAID POINT BEARS NORTH 86°38'27" EAST; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 110.06 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 1,339.946 ACRES MORE OR LESS.
SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST LUCIE COUNTY, FLORIDA.

EXHIBIT 8

CONCEPT MASTER PLAN (PREVIOUSLY APPROVED)



Project Team:

Kimley-Horn
Customs & Warehousing
EDC
Civil Engineers
McKenzie
Engineering & Planning, Inc.
GreenSourceMader

SCALE: 1" = 1,500'

REG. # 1018
Thomas P. Lucido

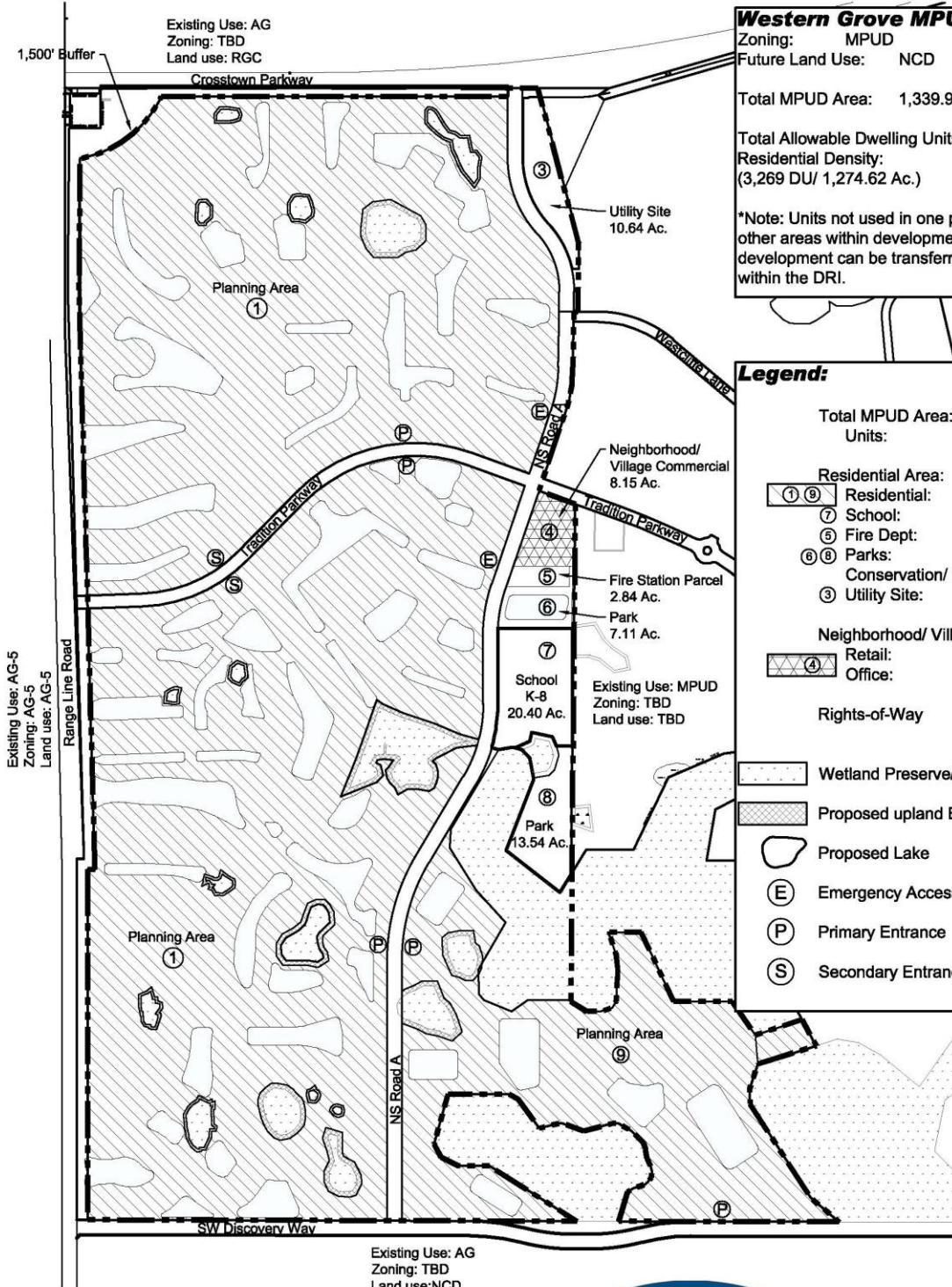
Designer: _____
Manager: _____
Project Number: _____
Municipal Number: _____
Computer File: _____

Sheet
1 of 1

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CONCEPT MASTER PLAN (REVISED)



Western Grove MPUD Data:

Zoning: MPUD
 Future Land Use: NCD

Total MPUD Area: 1,339.94 ac.

Total Allowable Dwelling Units: 3,269
 Residential Density: 2.56 DU/ Ac.
 (3,269 DU/ 1,274.62 Ac.)

*Note: Units not used in one parcel can be transferred to other areas within development. Units not used in this development can be transferred to other developments within the DRI.

Legend:

Total MPUD Area:	1,339.94 Ac.
Units:	3,269
Residential Area:	1,274.62 Ac.
① ⑨ Residential:	937.44 Ac.
⑦ School:	20.40 Ac.
⑤ Fire Dept:	2.84 Ac.
⑥ ⑧ Parks:	20.65 Ac.
Conservation/ Wetlands:	104.38 Ac.
③ Utility Site:	10.64 Ac.
Neighborhood/ Village Commercial:	8.15 Ac.
Retail:	170,000 SF
Office:	50,000 SF
Rights-of-Way:	57.17 Ac.

Wetland Preserve/ Conservation Easement
 Proposed upland Buffer
 Proposed Lake
 (E) Emergency Access
 (P) Primary Entrance
 (S) Secondary Entrance

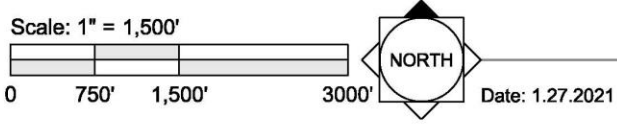


EXHIBIT 9

PREVIOUSLY APPROVED

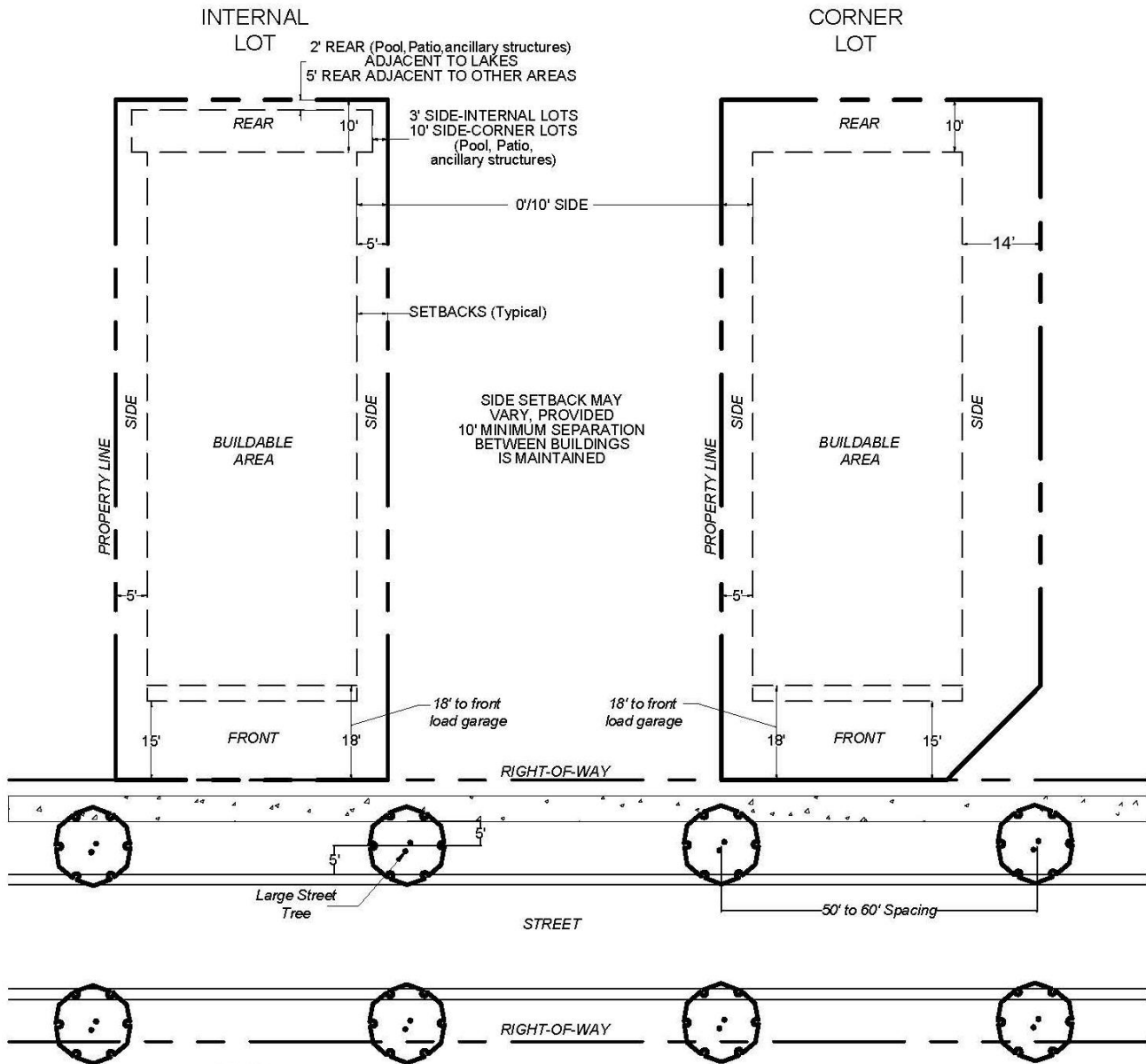
Development Program			
Parcel #	Land Use/Use	Acreage	Units
1	Residential	943.64	2,300
2	Neighborhood/Village Commercial	8.12	
3	Residential	5.31	50
4	Neighborhood/Village Commercial	8.15	
5	Fire Station	2.82	
6	Park	7.11	
7	School	20.43	
8	Park	13.5	
9	Residential	178.47	550
C/W	Conservation/Wetlands	104.38	
R.O.W.	Rights-of-Way	48.01	
Total		1339.94	2,900

REVISED

Development Program			
Parcel #	Land Use/Use	Acreage	Units
1	Residential	937.44	2,800
2	(removed)		
3	Utility Site	10.64	
4	Neighborhood/Village Commercial	8.15	
5	Fire Station	2.84	
6	Park	7.11	
7	School	20.4	
8	Park	13.54	
9	Residential	178.47	469
C/W	Conservation/Wetlands	104.38	
R.O.W.	Rights-of-Way	57.17	
Total:		1,339.94	3,269

EXHIBIT 10A

SINGLE FAMILY
NOT TO SCALE



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

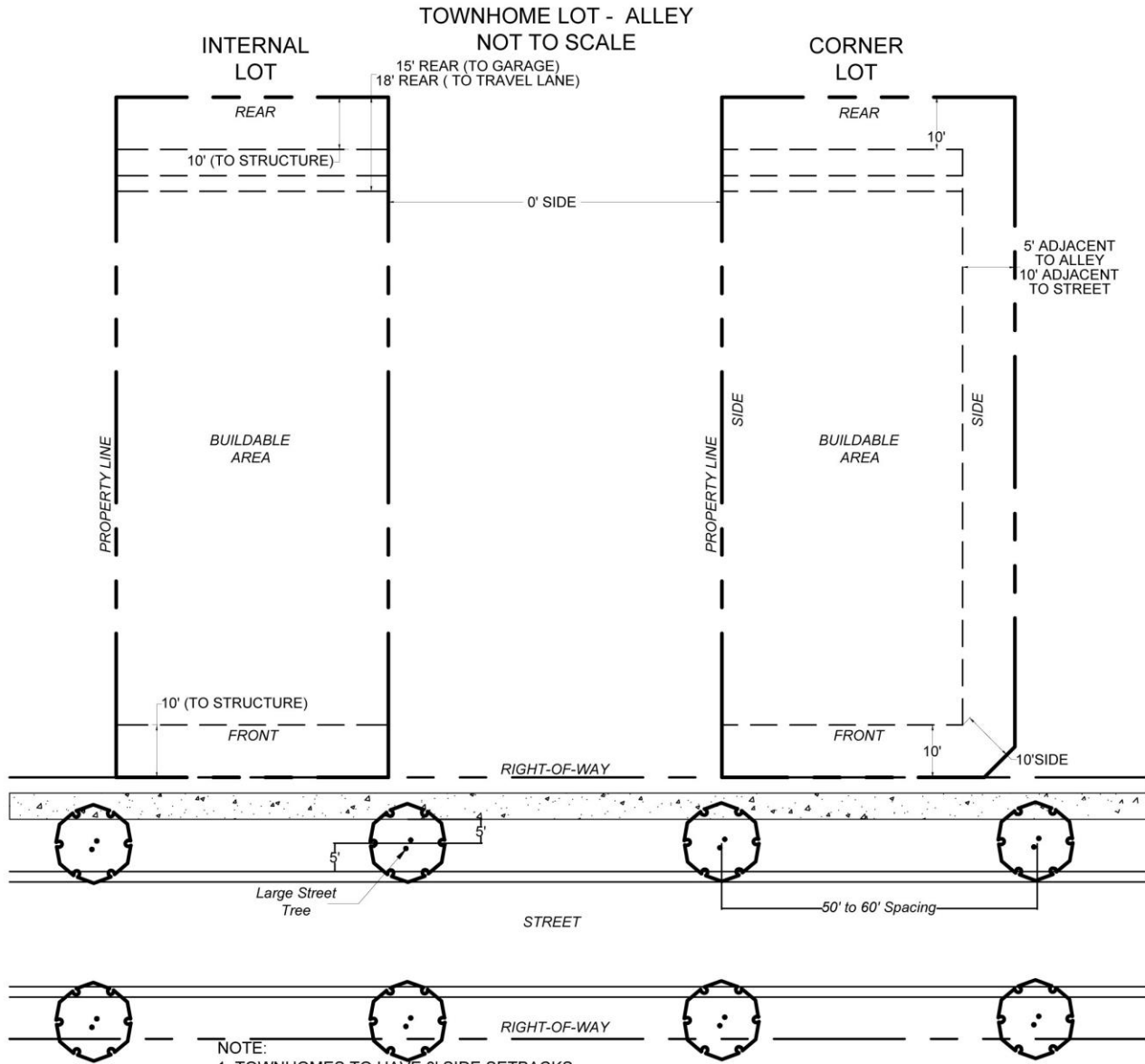
TYPICAL LOT

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

EXHIBIT 10B

REMOVED

EXHIBIT 10C



NOTE:

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

TYPICAL LOT

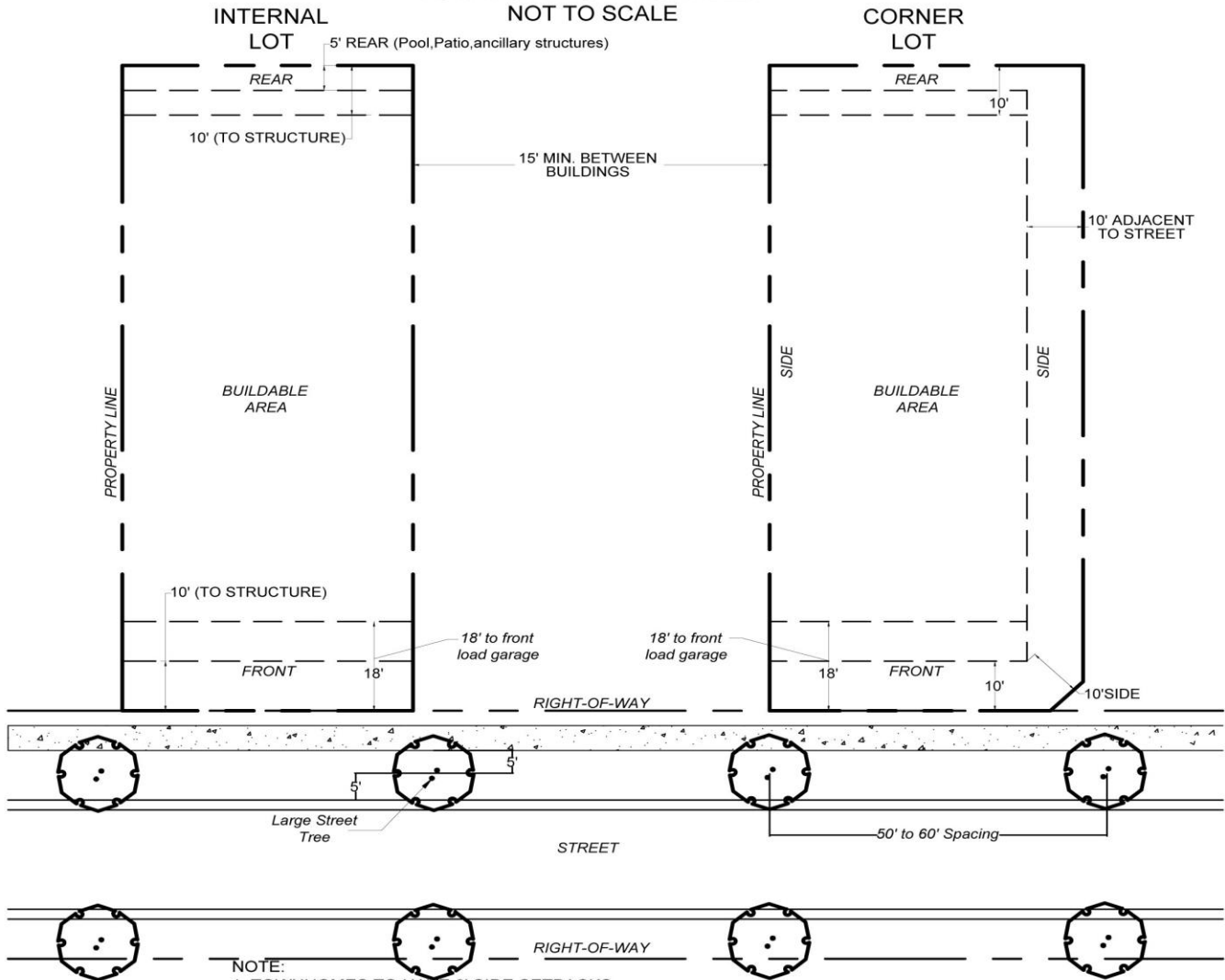
NON ALLEY LOT

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

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

EXHIBIT 10D

TOWNHOME LOT - NON ALLEY NOT TO SCALE



NOTE:

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

TYPICAL LOT

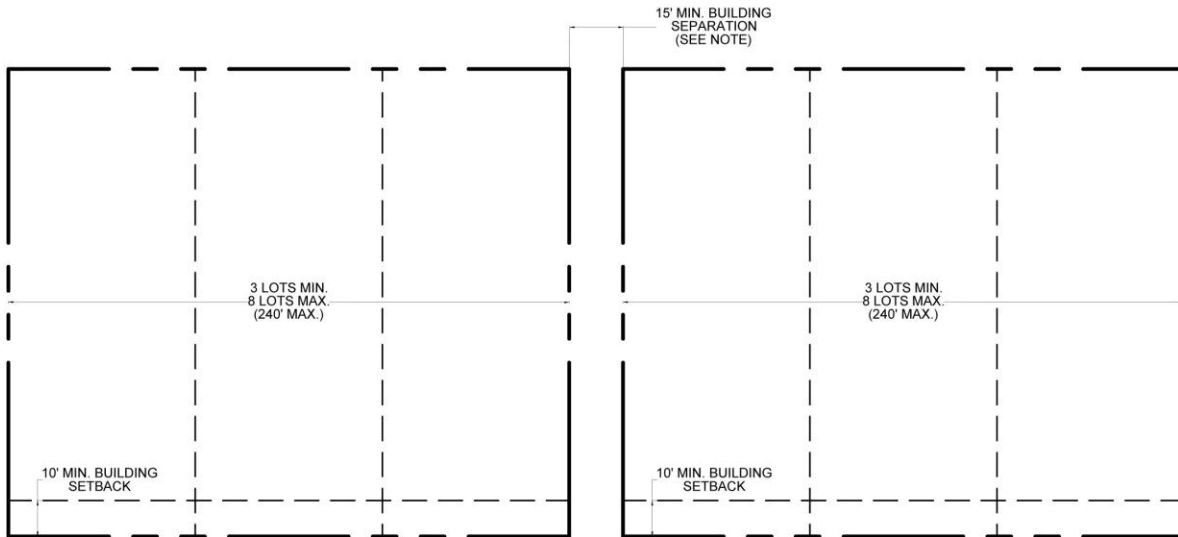
NON ALLEY LOT

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

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

EXHIBIT 10E

TOWNHOME LOT
NOT TO SCALE

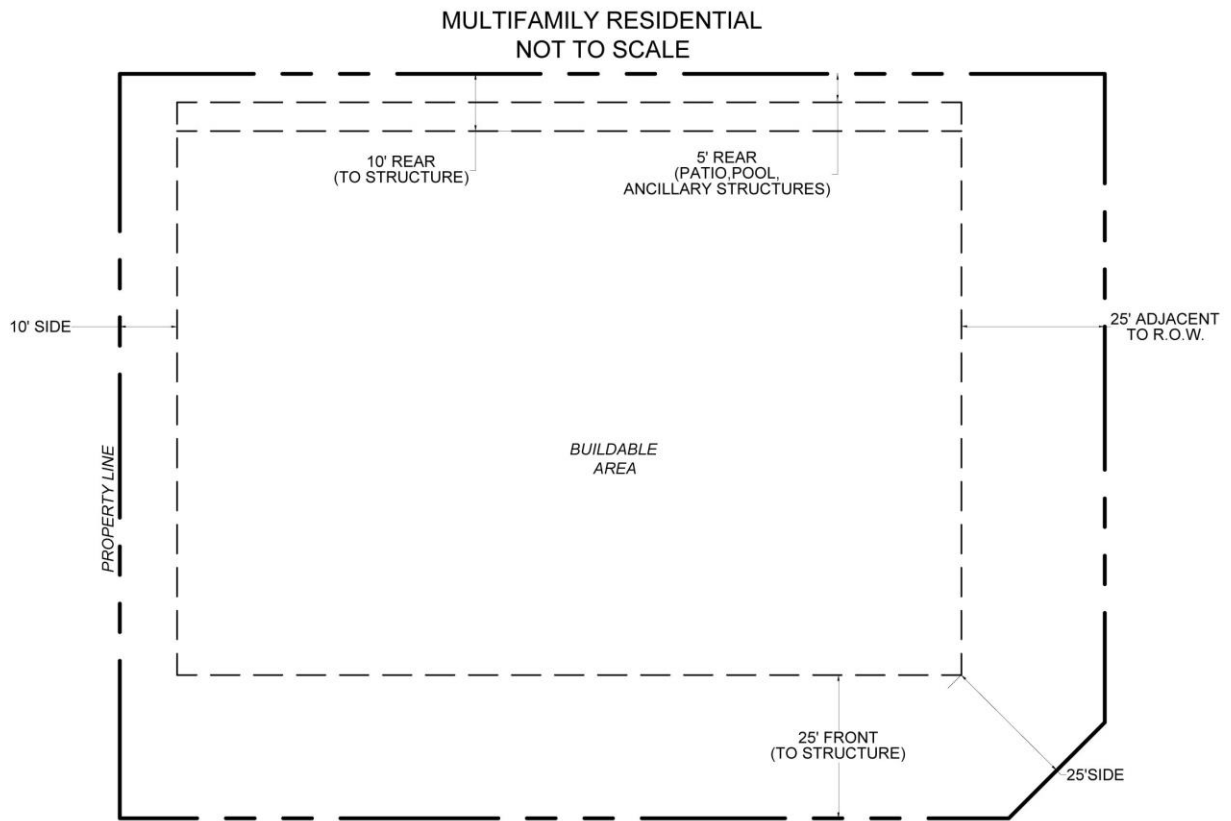


NOTE:

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

EXHIBIT 10F



NOTE:

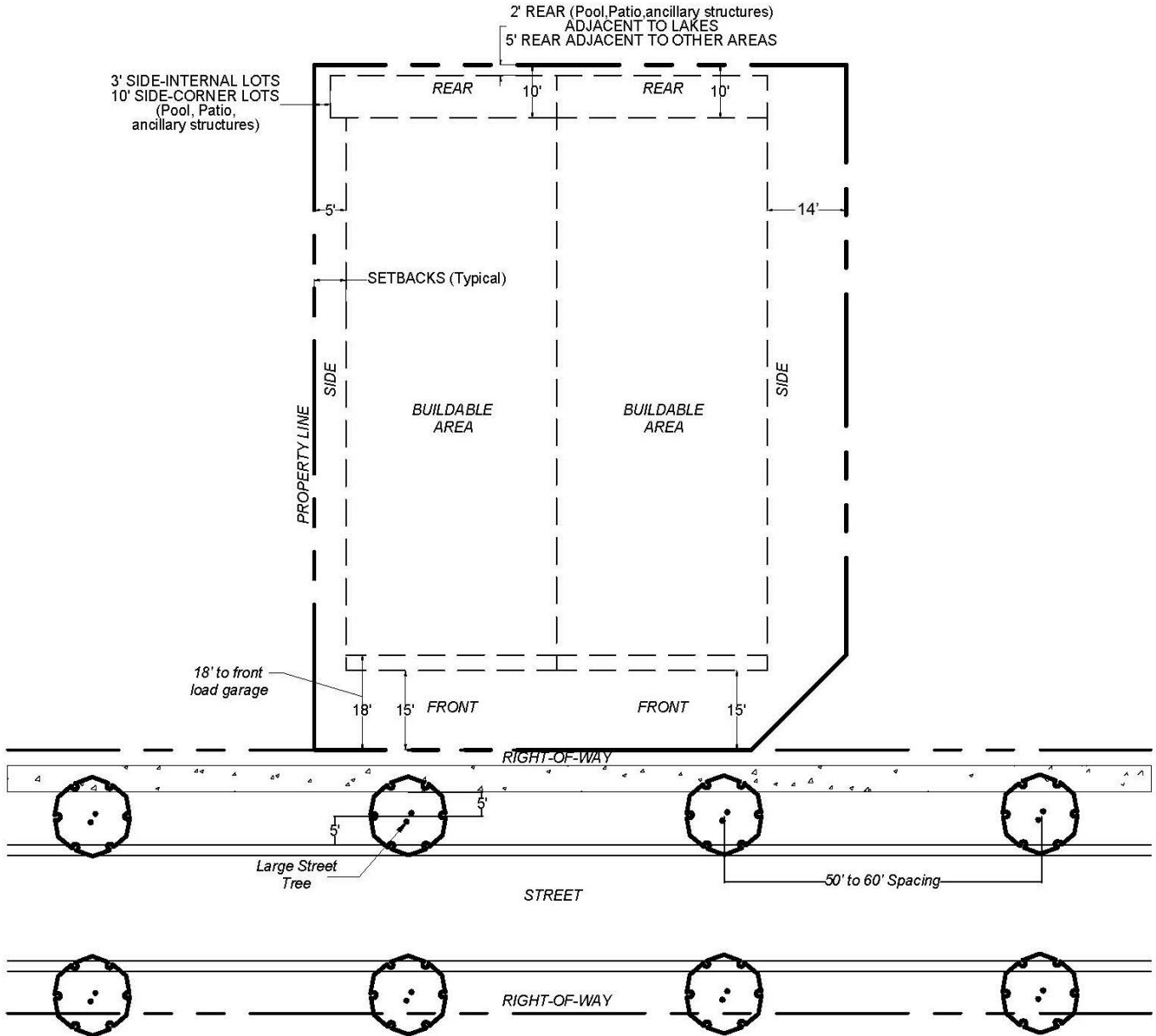
1. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
2. 20' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
3. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL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

TYPICAL LOT

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

EXHIBIT 10G

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 10H

REMOVED

EXHIBIT 10I

Residential Road Section

TYPICAL LAKE SECTION
N.T.S.

CONCRETE COLLAR DETAIL
N.T.S.

TYPICAL BERM DETAIL
N.T.S.

TYPICAL LOT SWALE DETAIL
N.T.S.

6" SWALE DETAIL
N.T.S.

10' TREATMENT SWALE
N.T.S.

TYPICAL 50 STREET SECTION
N.T.S.

TYPICAL ENTRANCE ROAD
N.T.S.

TYPICAL 100 RW
N.T.S.

TYPICAL A LOT GRADING DETAIL
N.T.S.

TYPICAL B LOT GRADING DETAIL
N.T.S.

YARD DRAIN DETAIL
N.T.S.

TYPICAL LOT SWALE SECTION
N.T.S.

6" SWALE DETAIL
N.T.S.

10' TREATMENT SWALE
N.T.S.

PAVING, GRADING AND DRAINAGE DETAILS

WESTERN GROVE 6A
PREPARED FOR **mattamyhomes**

811
CALL OR HOURS BEFORE YOU DIG (IT'S THE LAW!)
DIAL 811

P00-000
CITY OF PORTER LOCAL PRODUCT #

0000
PROJECT PRODUCT #

C-251
SHEET NUMBER

Kimley-Horn
443 S.H. FINLEY, SUITE 200, NEW RICHMOND, TX 77451
PH: 281-291-8800 FAX: 281-291-8801
WWW.KIMLEY-HORN.COM CA 00000888

KIMLEY-HORN AND ASSOCIATES
ENGINEERS ARCHITECTS
SCALE: AS SHOWN
DATE: 08/10/2020
PROJECT: 18161005

PORTER LOCAL

EXHIBIT 11

BINDING MPUD AGREEMENT

WESTERN GROVE - MPUD

The property as 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 MPUD 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 2nd day of June, 2020.

WITNESS:

BY:

Jared Shover

BY:

Tania Contreras

MATTAMY PALM BEACH, LLC

BY:

Tony Palumbo