

SOUTHERN GROVE 3

Master Planned Unit Development MPUD

APPLICATION FOR MPUD REZONING
OF SOUTHERN GROVE
AMENDMENT NUMBER 1
(Parcel SG-3)

City Project Number: ~~P19-034~~ P20-066
Ordinance -
PSLUSD Project No: 5211

Prepared for:

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

and

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

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

~~July 29, 2019~~

Amendment #1
August 16, 2021

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PROJECT TEAM

PROPERTY OWNER/APPLICANT

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

APPLICANT

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

AGENT/LAND PLANNER

Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34994

and

AJ Entitlements & Planning
6311 Riverwalk Lane #4
Jupiter, FL 33458

ENGINEER

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

TRAFFIC CONSULTANT

MacKenzie Engineering and Planning, Inc.
10795 SW Civic Ln
Port St. Lucie, FL 34987

SURVEYOR

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

INTRODUCTION

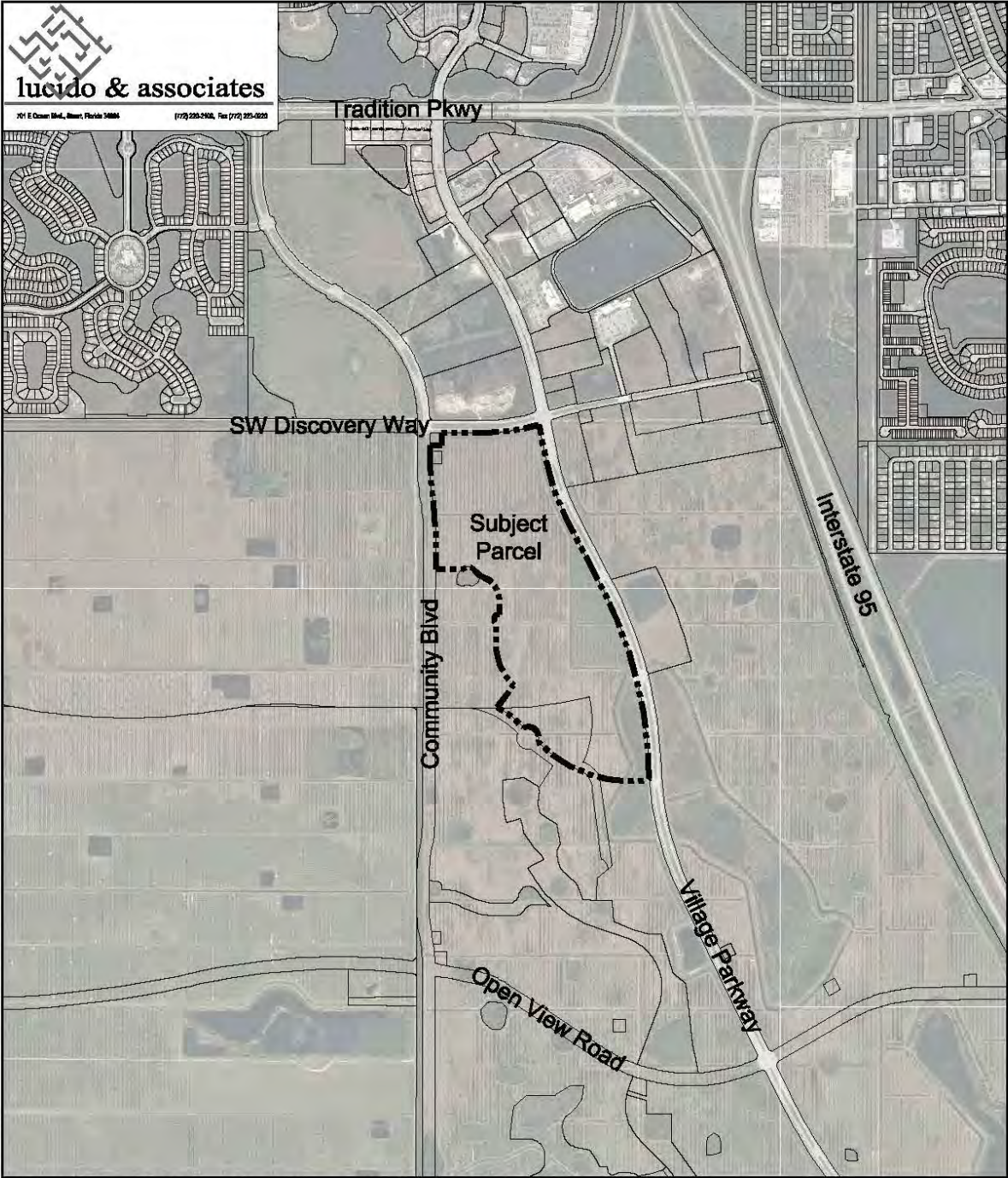
~~The Southern Grove 3 (SG-3) proposed development area of approximately 138 acres is comprised of four (4) parcels. One existing parcel is currently zoned MPUD and the remaining parcels are identified with a St. Lucie County designated use of AG-5. The proposed development area is located within the Southern Grove DRI of the City of Port St. Lucie, just west of Interstate 95 and south of Discovery Way. This application proposes to consolidate the four parcels to create a MPUD within the existing land use of New Community District – NCD.~~

~~The intent of this MPUD is to create a Mixed Use Development consisting of Residential Development, a Commercial District, and Open Space Area. The Residential use is intended to be in the form of single-family, multi-family, or townhome product covering most of the site. The vision of the Commercial District is to create a non-residential area consisting of support elements such as, but not limited to Retail, Restaurants, Office, and Services that may be found within a General Commercial Zoning District. A total lake area of approximately 22.5 acres shall satisfy water management needs.~~

The Southern Grove 3 (SG-3) proposed development area of approximately 165 acres. A portion of the site is currently zoned MPUD and the remaining parcels are identified with a St. Lucie County designated use of AG-5. The proposed development area is located within the Southern Grove DRI of the City of Port St. Lucie, just west of Interstate 95 and south of Discovery Way. This application proposes to consolidate the parcels to create a MPUD within the existing land use of New Community District-NCD.

The intent of this MPUD is to create a development consisting of a Neighborhood/Village Commercial, Residential, and Open Space areas. The vision of the Neighborhood/Village Commercial District is to create a zone of support elements such as, but not limited to Retail, Restaurants, Office, and Services. The Residential land use area is intended to be in the form of single-family, multi-family, or townhome product within the core of the development area. A Lifestyle Center and Club House within the Residential District shall serve as amenities for this development. Open Space areas shall complement the development with natural zones and include corridors to incorporate the Tradition Trail network.

LOCATION MAP (previous)



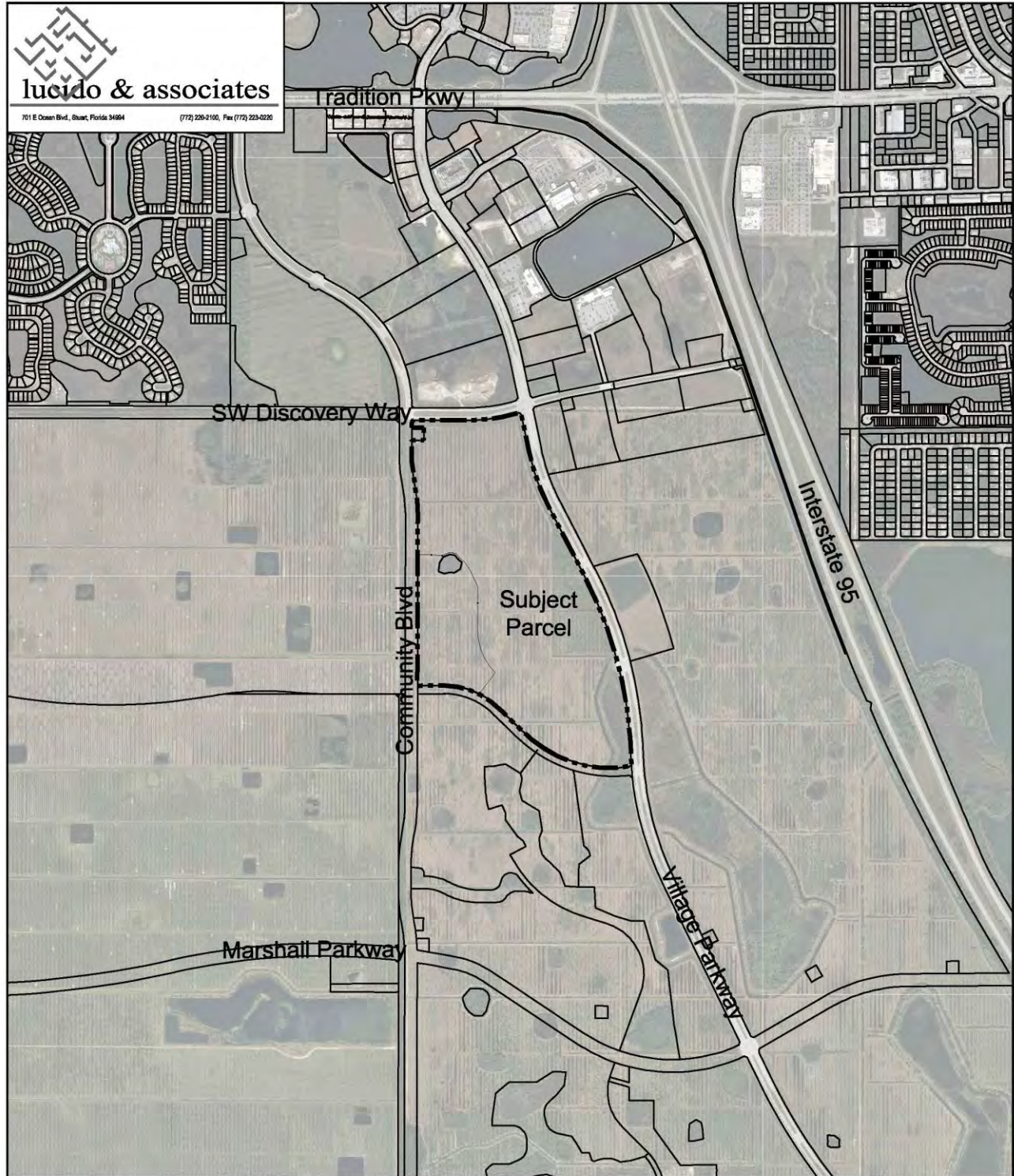
Computer File 19-070-Mattamy Southern Grove zoning and land use map.dwg
Project Number 19-200
Scale: 1" = NTS



SG3-Location Map

Port St. Lucie, Florida

LOCATION MAP (revised)



lucido & associates
701 E Ocean Blvd., Stuart, Florida 34984
(772) 220-2100, Fax (772) 223-0220

Computer File
Project Number 19-200
Scale: 1" = NTS



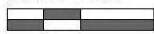
SG3-Location Map

Port St. Lucie, Florida

AERIAL MAP (previous)



Computer File 19-070-Mattamy Southern Grove zoning and land use map.dwg
Project Number 19-200
Scale: 1" = NTS



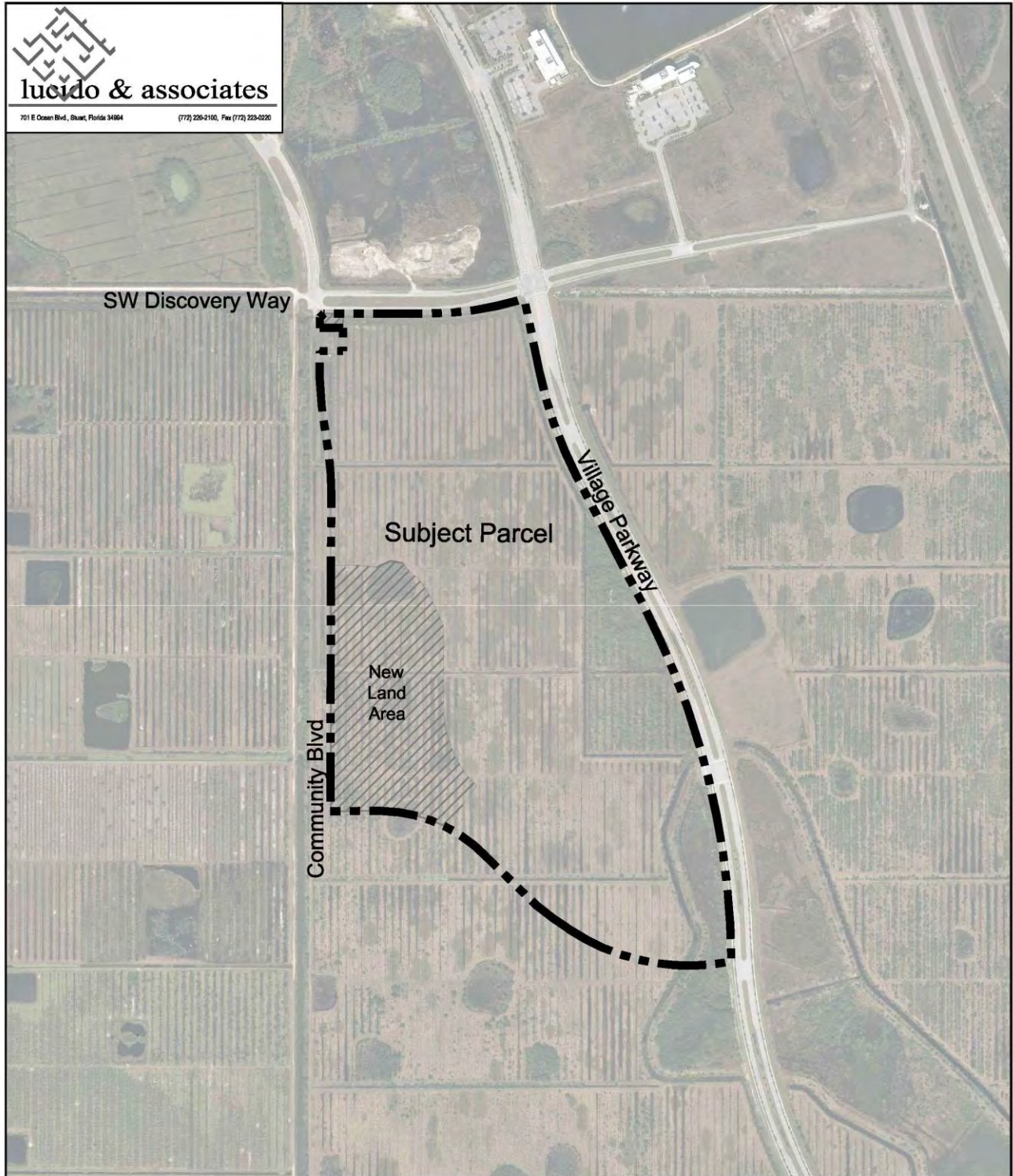
SG3-Aerial Map

Port St. Lucie, Florida

AERIAL MAP (revised)



lucido & associates
701 E Ocean Blvd., Stuart, Florida 34984 (772) 228-2100, Fax (772) 223-0220



Computer File
Project Number 19-200
Scale: 1" = NTS



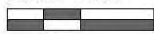
SG3-Aerial Map

Port St. Lucie, Florida

LAND USE and ZONING MAP (previous)



Computer File 19-070-Mattamy Southern Grove zoning and land use map.dwg
Project Number 19-200
Scale: 1" = NTS



SG3-Land Use & Zoning Map

Port St. Lucie, Florida

EXHIBIT 1 (previous)

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)871-5212 FAX:(772)871-5124

FOR OFFICE USE ONLY

Planning Dept.: _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: myates@lucidodesign.com

PROPERTY OWNER:

Name: Mattamy Palm Beach, LLC

Address: 1500 Gateway Blvd, Suite 212, Boynton Beach, FL 33426

Telephone No. 561-739-7902 FAX No. _____

AGENT OF OWNER (if any)

Name: Lucido & Associates - Matthew Yates

Address: 701 E Ocean Blvd, Stuart, FL 34904

Telephone No. 772-220-2100 Fax No. _____

PROPERTY INFORMATION

Legal Description: See attached property cards
(Include Plat Book and Page)

Parcel I.D. Number: See attached property cards

Current Zoning: MPUD and SLC AG-5

Proposed Zoning: MPUD

Future Land Use Designation: NCD Acreage of Property: 138 ac

Reason for rezoning request: _____
The intent of this MPUD is to create a Mixed-Use Development consisting of a Commercial / Entertainment District and Residential development.

M/Yates
Signature of Owner / AGENT
MATTHEW YATES
Hand Print Name
3/20/2019
Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

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

H:\PZ\SHARED\APPLCTN\PUD-REZONE (06/23/11)

EXHIBIT 1 (revised)

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)871-5212 FAX:(772)871-5124

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: Lucido and Associates - Matthew Yates myates@lucidodesign.com

PROPERTY OWNER:

Name: Mattamy Palm Beach, LLC
Address: 1500 Gateway Blvd, Suite 212, Boynton Beach FL 33426
Telephone No. 561-739-7902 FAX No. _____

AGENT OF OWNER (if any)


Name: Lucido & Associates - Matthew Yates
Address: 701 E Ocean Blvd, Stuart FL 34994
Telephone No. 772-220-2100 FAX No. _____

PROPERTY INFORMATION

Legal Description: See detailed description within MPUD document
(Include Plat Book and Page) 4315-700-0025-010-2
Parcel I.D. Number: 4315-700-0025-000-9, 4315-700-0001-000-5, 4322-600-0020-000-9, 4322-231-0002-000-5
Current Zoning: MPUD and SLC Ag-5 Proposed Zoning: MPUD
Future Land Use Designation: NCD Acreage of Property: approx 165 ac

Reason for amendment request:
To enlarge the proposed development area and change the overall district land use of Mixed Use to Neighborhood/Village Commercial, Residential, and Open Space.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a strikethrough.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.



Signature of Owner

Matthew Yates

Hand Print Name

4/15/2020

Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

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

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 3.
2. Southern Grove 3 MPUD is a proposed ~~mixed-use~~ community designed to encompass residential, commercial, and open space districts.
3. The Conceptual Plan for Southern Grove 3 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.
5. Includes the rezoning of approximately ~~138~~ 165 acres located west of I-95. The site is bordered by Discovery Way to the north, Community Blvd to the west, and Village Parkway to the east. Vacant land areas abut the property to the south.

EXHIBIT 3

May 15, 2020

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

Re: SOUTHERN GROVE 3 (PARCEL SG-3) - 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 on the property may continue.

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

Area Requirements: The Southern Grove 3 MPUD property is approximately ~~138~~ 165 acres. The proposed development is consistent with Objective 1.2.1 in creating a New Community Development District to facilitate the development of a mixed-use community.

Relation to Major Transportation Facilities: The Southern Grove 3 MPUD property is located on the west side of I-95, adjacent to Community Blvd and Village Parkway. Main access to the property will be along Village Parkway with additional access points along Discovery Way and Community Blvd. 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 3 MPUD property will be served by Port St. Lucie Utility Systems Department for water and wastewater, Home Town Communications for phone and cable service, Florida Power & Light for electricity, and Tradition Irrigation Company for irrigation quality water. All Utilities will be underground.

Physical Character of the Site: The Southern Grove 3 MPUD property is located within the Southern Grove Development of Regional Impact (DRI). ~~The site contains no wetlands.~~ The site contains a wetland area within an existing conservation tract. The site is generally improved pasture and former orange grove.

Consistency with the City’s Comprehensive Plan: The Southern Grove 3 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 1.2.2.7 in establishing a Mixed Use Development of approximately 138 acres and falls within the 30-acre minimum and the 500-acre maximum threshold while providing a minimum of three land uses; residential area, open space area, and a non-residential district including commercial, retail, office, and restaurants components. The Residential Area shall not exceed 96.6 ac (70%) nor shall it be less than 41.4 ac (30%) with a density of 5-20 units per acre. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 750 acres. The residential component is approximately 129 acres and is within 2 miles of existing and planned shops, services, and other activities. This MPUD is consistent with policy 1.2.2.4 in establishing a Neighborhood/Village Commercial Area of approximately 16 acres and falls within the 3-acre minimum to 35-acre maximum threshold. Additionally, the development will provide 20 acres of open space areas for active and passive recreational use.~~

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

EXHIBIT 5

SITE INFORMATION

(A) Total Acreage:

Land Uses included within this MPUD and approximate area:

Residential Area	96.6 acres (70%)
Commercial Area	18.9 acres (14%)
Lake / Open Space	22.5 acres (16%)
- <u>Neighborhood/Village Commercial</u>	<u>16 acres (10%)</u>
- <u>Residential</u>	<u>129 acres (78%)</u>
- <u>Lake / Open Space</u>	<u>20 acres (12%)</u>
TOTAL	138 <u>165</u> acres (100%)

See Exhibit 8 for MPUD Conceptual Master Plan

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with City of Port St. Lucie Code of Ordinances. ~~It is a goal of the master developer to incorporate Tradition Trail into the development plans and encourage multimodal connectivity to community services and districts. A portion of the development area will incorporate the Tradition Trail corridor and encourage multimodal connectivity to community services and districts.~~

(C) Density:

Residential Density: (approx. 96.6 ac)	*730 du's
Commercial Density: (approx. 18.9 ac)	151,200 sf (8,000 sf / ac)
Non-Residential Density: (approx. 16 ac)	128,000 sf (8,000 sf / ac)
Residential Density: (approx. 129 ac)	500 du's (3.8 du's / ac)

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

EXHIBIT 6

DEVELOPMENT USES AND STANDARDS

~~SECTION 1: COMMERCIAL AREA~~

~~(A) Purpose. The purpose of the commercial area shall be to locate and establish areas within the MPUD which are deemed to be uniquely suited for the development and maintenance of commercial facilities like those found within the City's General Commercial (CG) Zoning District. The following standards shall be met in designing commercial areas:~~

~~(B) Permitted Principal 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) Horticultural Nursery, garden supply sales, or produce stand~~
- ~~3) Office for administrative, business, professional or medical use;~~
- ~~4) Public facility or use.~~
- ~~5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110 of City development code.~~
- ~~6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.~~
- ~~7) Park or playground or other public recreation.~~
- ~~8) Motel, hotel, or motor lodge.~~
- ~~9) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.~~
- ~~10) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.~~
- ~~11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.~~
- ~~12) Kennel, enclosed.~~
- ~~13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.~~
- ~~14) Pharmacy.~~
- ~~15) Permitted Principal Uses and Structures that include drive through services.~~
- ~~16) Automobile fuel sales~~
- ~~17) Retail convenience stores with or without fuel service station~~

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

- ~~1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.~~
 - ~~2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.~~
 - ~~3) Semi-public facility or use.~~
 - ~~4) Car wash (full or self-service).~~
 - ~~5) Kennel, enclosed with outdoor runs.~~
 - ~~6) Bars, lounges, and night clubs.~~
 - ~~7) Schools (public, private or parochial) or technical or vocational schools.~~
 - ~~8) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.~~
 - ~~9) Repair and maintenance of vehicles. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.~~
 - ~~10) Hospitals, free standing emergency department, nursing, assisted living facilities, or convalescent homes.~~
 - ~~11) Pain management clinic as set forth in Section 158.231.~~
- ~~(D) Accessory Uses. As set forth within section 158.217.~~
- ~~(E) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally designed development.~~
- ~~(F) Maximum Building Lot Coverage. Eighty (80%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed ninety (90%) percent.~~
- ~~(G) Maximum Building Height. One hundred (100) feet.~~
- ~~(H) Minimum Building Size and Minimum Living Area. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. For automobile service stations and drive-through restaurants: nine hundred (900) square feet.~~
- ~~(I) 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. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.~~
- ~~(J) Setback Requirements and Landscaping.~~
- ~~1) Front Setback. Each lot shall have a front yard with a building setback line of twenty five (25) feet.~~
 - ~~2) Side Setback. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty five (25) feet shall be required when the yard 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 ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a public right of way.~~

~~4) Landscaping Requirements. Landscaping and buffering requirements are subject to Section 5 hereof. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan.~~

~~5) Off Street Parking and Service Requirements. As set forth in Section 4 hereof.~~

SECTION 2: 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 enclosed assembly area, day care centers, schools (public or private), kindergarten through 12th grade, congregate living facilities];~~

~~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 (30) 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 twenty (20) 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. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.~~

~~(F) Maximum Building Height:~~

- ~~1. Single family/ Single family Villa, Duplex, or Townhome: Thirty five (35) feet.~~
- ~~2. Multi family and Schools: Sixty five (65) feet.~~
- ~~3. Other permitted uses: Thirty five (35) feet.~~
- ~~4. Architectural elements (tower, focal point, features): One Hundred (100) 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 Southern Grove 3 MPUD.~~

~~1. Single family dwelling:~~

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

~~Side Yard: Each lot shall have two (2) side yards of five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fifteen (15) feet shall be provided adjacent to rights-of-way.~~

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

~~2. Single family Villa or Duplex:~~

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

~~Side Yard: Each lot 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 rights-of-way.~~

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

~~3. Townhouse dwelling:~~

~~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.~~

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

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

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

SECTION 1: RESIDENTIAL AREA

- (A) Purpose. The purpose of the residential area shall be to locate and establish neighborhoods within the NCD District which are deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment. Residential areas shall contain integrated neighborhoods within a 2-mile radius of shops, services and other activities. Neighborhoods within the residential area shall be a minimum of ten (10) acres and a maximum of seven hundred fifty (750) acres. Gated neighborhoods are permitted provided arterial roads are not gated and they are integrated into the overall community via pedestrian and bicycle connections. Higher density residential uses within the Residential area shall be encouraged to be located near Neighborhood/village areas, Town Centers, Mixed Use areas, central focal points, and the center or edge of neighborhood areas. The following standards shall be met in designing neighborhoods within the residential area.
- (B) Permitted Principal Uses and Structures. Neighborhoods within the Residential area may include the following principal uses and structures.
- 1) Single-family dwelling (attached and detached);
 - 2) Single unit accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;
 - 3) Townhouse dwelling;
 - 4) Multiple-family dwelling;
 - 5) Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; Open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);
 - 6) Civic, institutional or cultural facility (including but not limited to enclosed assembly area), schools (public or private), kindergarten through 12th grade, congregate living facilities;
 - 7) Temporary sales trailers and/or model homes located upon the parcel for which sales activities are to be conducted.
- (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 100 feet located within a public recreation areas or school sites, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (D) Accessory Uses. As set forth within Section 3 hereof.
- (E) Minimum Lot Requirements / Maximum Residential Density.

- 1) Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of fifteen (15) 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: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of ten (10) units per acre and maximum gross project density of twenty (20) dwelling units per acre.
- 4) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(F) Maximum Building Coverage.

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

All other uses: Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

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

(H) Maximum Building Height. Thirty-five (35) feet for single family and other permitted uses. Sixty-five (65) feet for multi-family.

(I) Minimum Living Area.

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

(J) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Southern Grove - 3 MPUD.

1) Single-family dwelling:

Front yard. Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet. Each lot having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

Side Yard: Each lot shall have two (2) side yards of five (5) feet in width and shall result in a

minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.

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

2) Single-family Villa or Duplex:

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

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

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.

3) Townhouse dwelling:

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.

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, 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. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.
- (K) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.
- (L) Site Plan Review. 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 Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required design standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space. An exhibit indicating building envelopes/setbacks shall be provided with each conceptual plan or subdivision plat submittal. Multi-Family and non-residential developments within the Residential area shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee.
- A conceptual plan shall include general street network, dwelling unit types and lot types, number of units, general lot sizes and setbacks, conceptual drainage, pedestrian & bike paths, preservation areas, and open space areas.
- (M) Access: Gated subdivisions shall provide a minimum distance of 100 feet 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 feet from the gate to the right-of-way.

SECTION 2: NEIGHBORHOOD/VILLAGE COMMERCIAL AREA

- (A) 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 residential and non-residential land uses. The following standards shall be met in designing neighborhood/village commercial areas:
- (B) Permitted Principal Uses and Structures. A minimum of two (2) of the following principal uses and structures shall be contained in the neighborhood/village commercial area, provided that a maximum of fifty (50) percent of the net developable area within a neighborhood/village commercial area may be residential:
- 1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and on premises consumption;
 - 2) Office for business, professional or medical use;

- 3) Personal service uses, such as, bank or savings and loan association, dry cleaning or laundry pick-up station for work to be sent elsewhere;
 - 4) Restaurant with or without an alcoholic beverage license for on premises consumption of alcoholic beverages;
 - 5) Automobile fuel sales (as separate use or in conjunction with a permitted use);
 - 6) Park or playground or other public or private recreation or cultural facility;
 - 7) Enclosed assembly with or without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110;
 - 8) Townhouse dwelling;
 - 9) Multiple-family dwellings;
 - 10) Temporary sales trailers located upon the parcel for which sales activities are to be conducted;
 - 12) Assisted living facilities;
 - 13) Permitted principal uses and structures that include drive-through service.
- (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 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.
 - 2) Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use in on the approved site plan and does not reduce the required number of parking spaces for the building.
 - 3) Car wash.
- (D) Accessory Uses. As set forth in Section 3 hereof.
- (E) Minimum and Maximum Lot Requirements and Residential Density.
- 1) Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.
 - 2) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (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 5% useable open space in the form of squares, greens, parks, recreation areas, and/or conservation areas.

(H) Maximum Building Height.

- 1) Residential: Thirty-five (35) feet, provided that steeples and similar architectural embellishments shall have a maximum height of sixty (60) feet.
- 2) Non-residential: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.

(I) Minimum Building Size and Minimum Living Area

- 1) Residential: As set forth in Section 1(I) hereof.
- 4) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(D) Setback Requirements and Buffering.

- 1) Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
- 2) Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.
- 3) 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 153, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood/village commercial area.
- 4) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.

(E) Site Plan Review. Residential uses within the neighborhood/village commercial area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director of the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

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

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 areas are adjacent to the rear property line and setback may be reduced to two (2) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way, ~~and five (5) feet shall be provided adjacent to an alley.~~
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.~~

Accessory uses normally associated with the uses permitted as part of the approval action shall be permitted at those locations in an intensity as normally provided for within other zoning districts. 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.

(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. Residential driveways shall be provided meeting the requirements of Section 158.222 and paved with concrete, asphalt, or comparable hard surface including concrete, brick, or stone pavers.

1. Retail and office, including medical: 4 spaces per 1,000 sf.
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. Residential (multifamily, duplexes, and townhomes): 1.75 spaces per dwelling unit
5. 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.
6. 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.
7. 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 Material:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than eighty (80) percent of the required trees shall be 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 utilities; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.

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

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

(K) 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).

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

SECTION 6: UTILITIES

(A) Proposed Sanitary Sewer System:

The proposed 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 an existing Force Main on Village 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 proposed Water Distribution System for Southern Grove project will consist of a large Water Main along the Village Parkway that runs along the eastern boundary of the subject property. There will be several connections to the Village Parkway main, and these water mains will be extended along all other roadways within the project.

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 Discovery Way, Village Parkway, and along the proposed Community Blvd roadway, located on the perimeter of the Southern Grove site. The proposed water main connections for the site will include multiple water connections on all sides of the project.

SECTION 7: TRADITION TRAIL

Provisions for Tradition Trail shall be provided within this development. The Trail may interface with the proposed Open Space / Lake Area and connect with an internal pedestrian circulation network of the Residential and Commercial areas within the development. A fence or wall may be utilized to separate the private development areas from the 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 7 (revised)

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

ALL OF PARCEL 24 ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THAT PART OF COMMUNITY BOULEVARD AND UTILITY SITE 1 AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995.

TOGETHER WITH:

ALL OF UTILITY SITE 1 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (0.50 AC) (O.R.B. 3935, PAGE 2984)

TOGETHER WITH:

ALL OF CONSERVATION TRACT 3 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PARCEL 25A ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E/W 2 R/W (A 100 FOOT RIGHT-OF-WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND BEING A PORTION OF THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF PARCEL 24 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3, THENCE N 90°00'00"E 385.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N90°00'00"E 338.49 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 4,950 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1210.08 FEET, THENCE N75°59'37"E 561.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AND A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4,925 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.00 FEET, THENCE S75°59'37"W 561.12 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5,050 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1150.14 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 950.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 438.23 FEET TO THE POINT OF BEGINNING, LESS THAT PART FOR RELOCATED E/W 2 R/W AS IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY.

CONTAINING 184.600 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

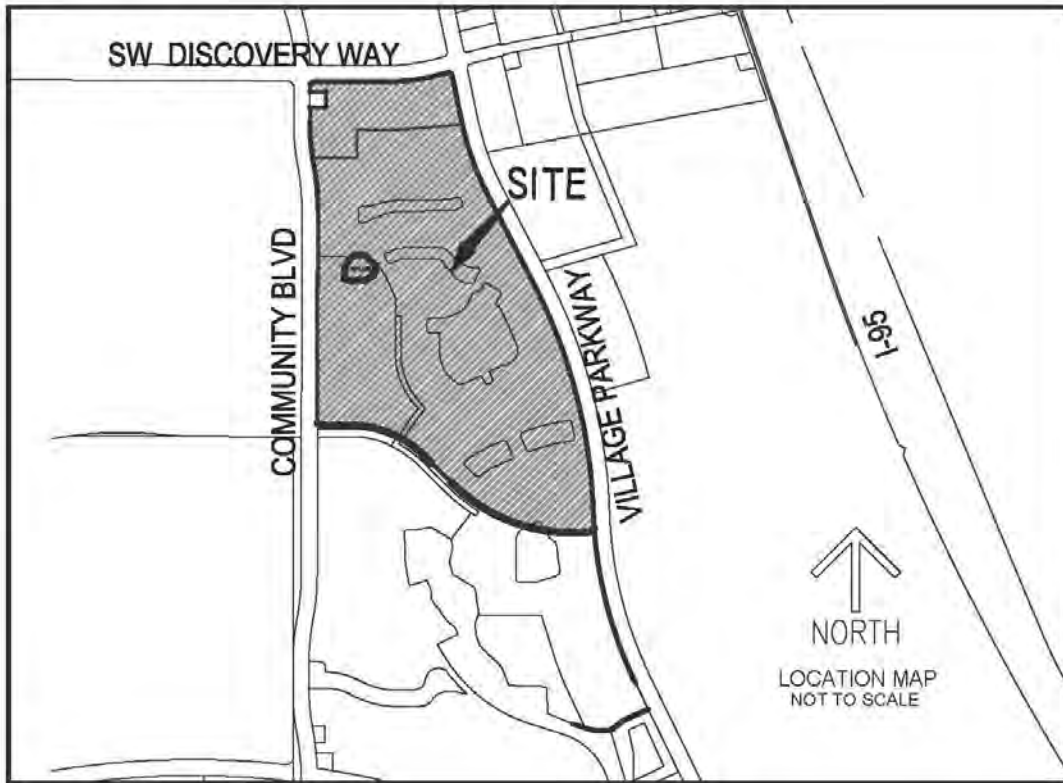
SHEET 1 OF 9

	<p>CAULFIELD & WHEELER, INC. CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452</p>
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<p>RONNIE L. FURNISS PROFESSIONAL SURVEYOR AND MAPPER LS6272 STATE OF FLORIDA L.B. 3591</p>

DATE	1/20/2021
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8490

**SG3 MPUD
 SKETCH OF DESCRIPTION**



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF S89°57'32"E ALONG THE NORTH LINE OF SOUTHER GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 26, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 20, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 2 OF 9

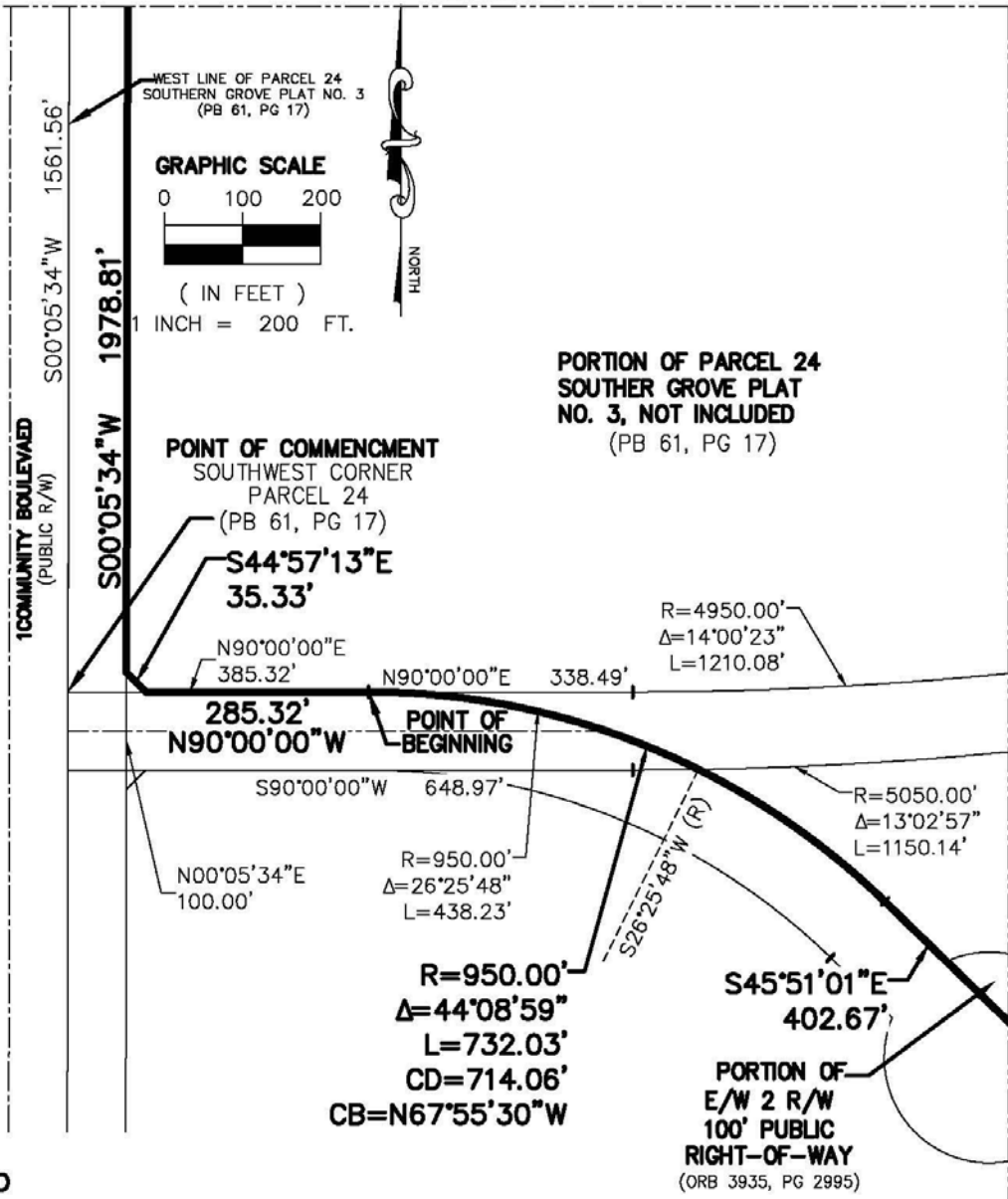
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

RONNIE L. FURNISS
 PROFESSIONAL SURVEYOR
 AND MAPPER LS6272
 STATE OF FLORIDA
 L.B. 3591

DATE	1/20/2021
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8490

**SG3 MPUD
 SKETCH OF DESCRIPTION**

SEE SHEET 4



PORTION OF PARCEL 24
SOUTHERN GROVE PLAT
NO. 3, NOT INCLUDED
(PB 61, PG 17)

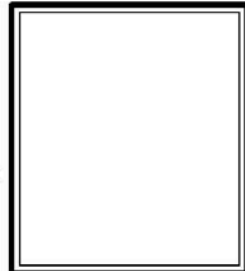
SEE SHEET 8

LEGEND

ORB - OFFICIAL RECORD BOOK
PB - PLAT BOOK
PG - PAGE

SHEET 3 OF 9

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



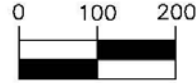
DATE	1/20/2021
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8490

**SG3 MPUD
SKETCH OF DESCRIPTION**

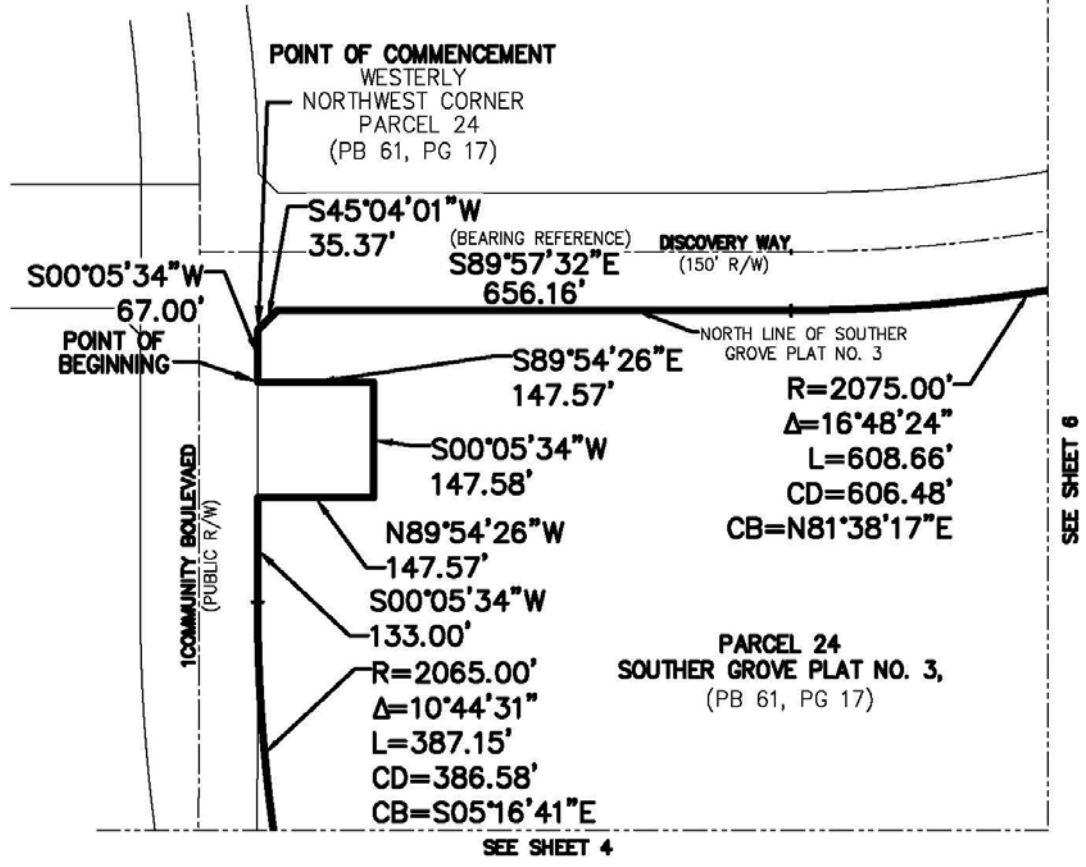
LEGEND

ORB - OFFICIAL RECORD BOOK
 PB - PLAT BOOK
 PG - PAGE

GRAPHIC SCALE



(IN FEET)
 1 INCH = 200 FT.



100 COMMUNITY BOULEVARD
 (PUBLIC R/W)

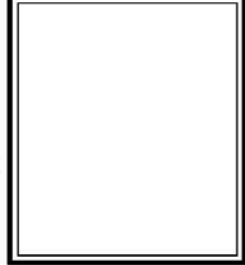
SEE SHEET 6

SEE SHEET 4

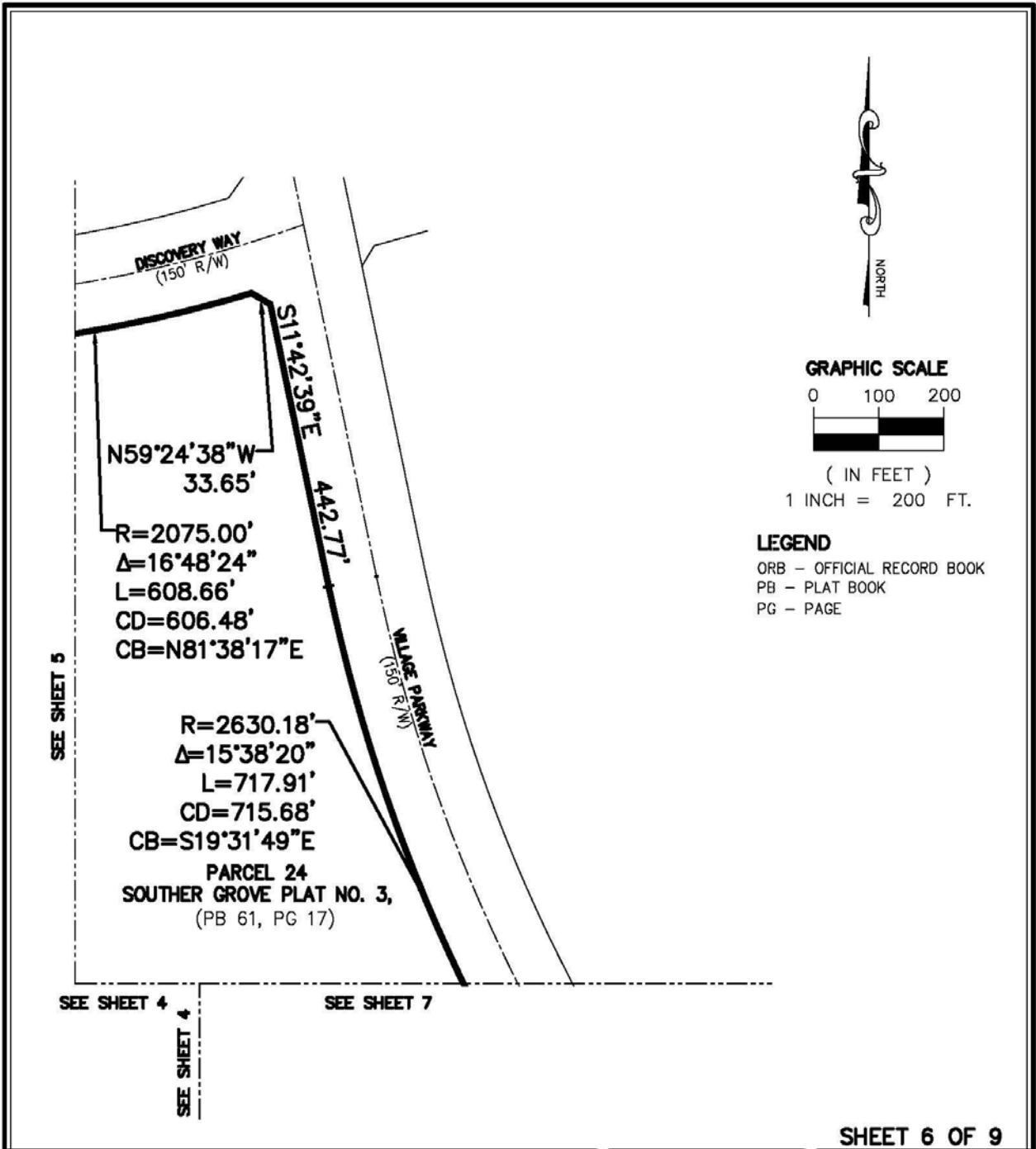
SHEET 5 OF 9

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**SG3 MPUD
 SKETCH OF DESCRIPTION**

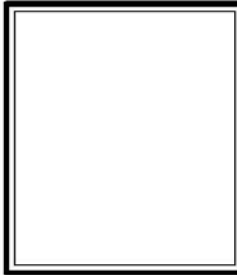


DATE	1/20/2021
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F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8490



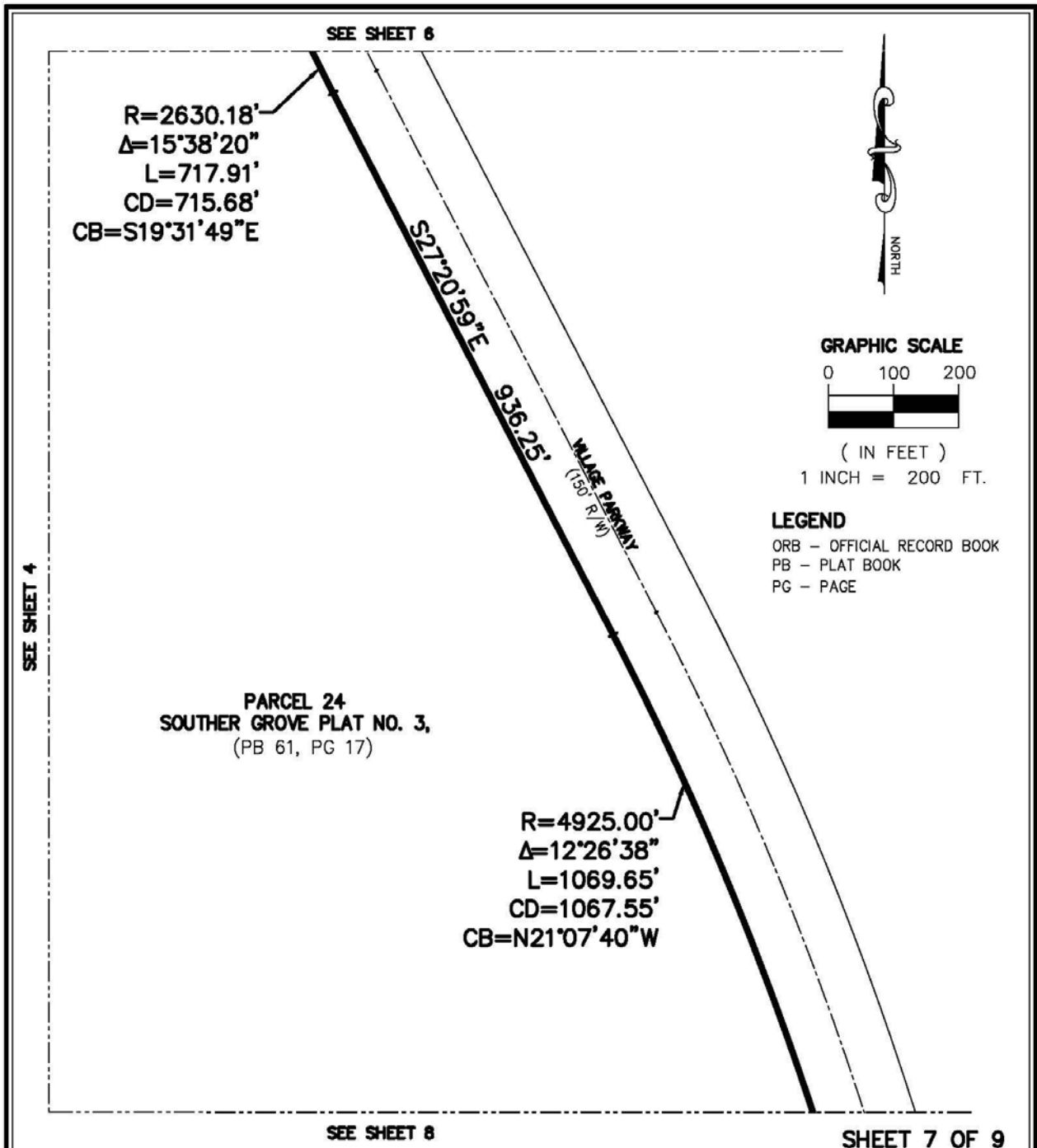
SHEET 6 OF 9

CAULFIELD & WHEELER, INC.
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SG3 MPUD
SKETCH OF DESCRIPTION

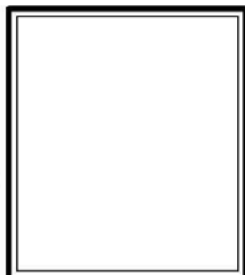


SEE SHEET 8

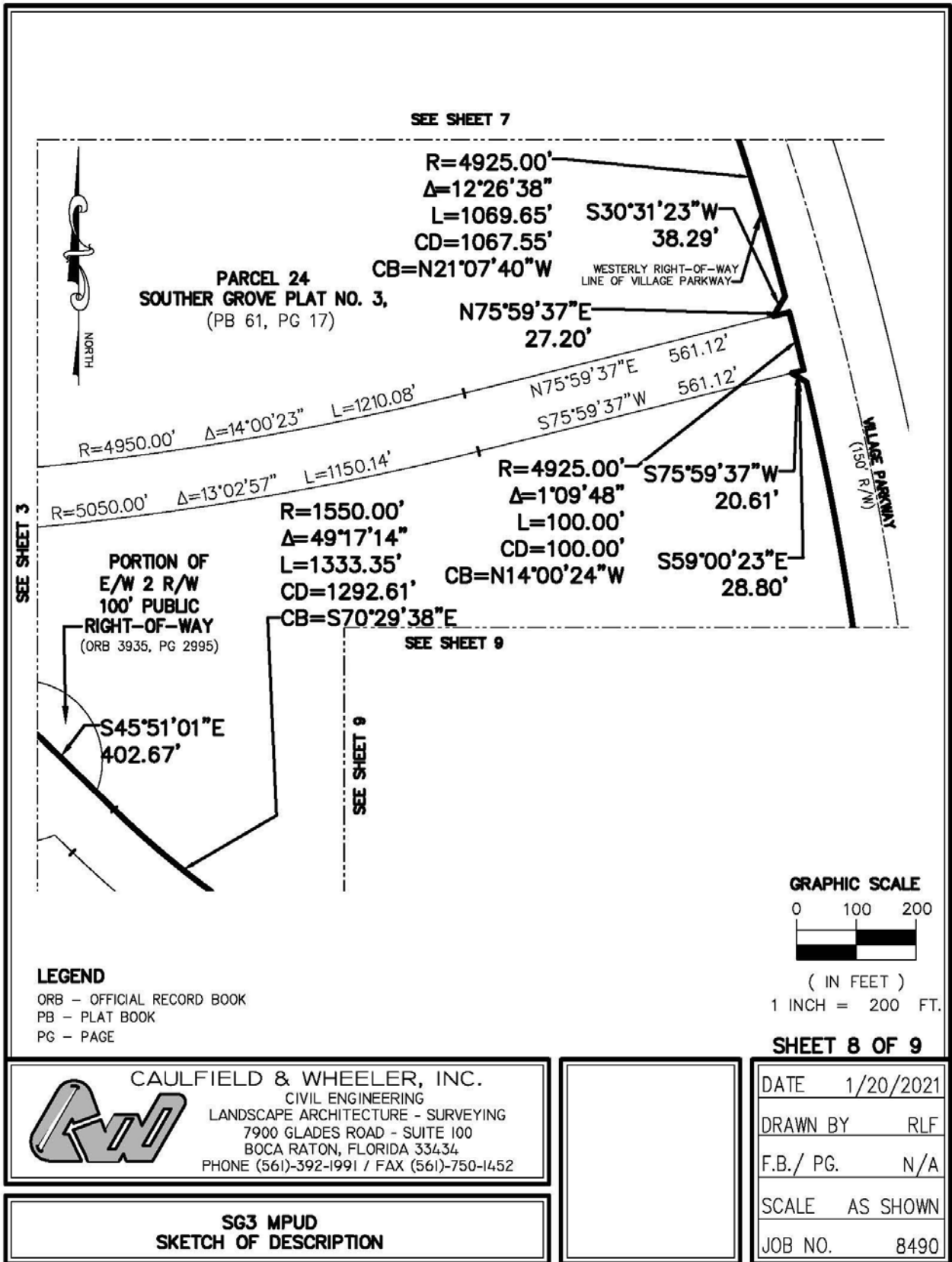
SHEET 7 OF 9

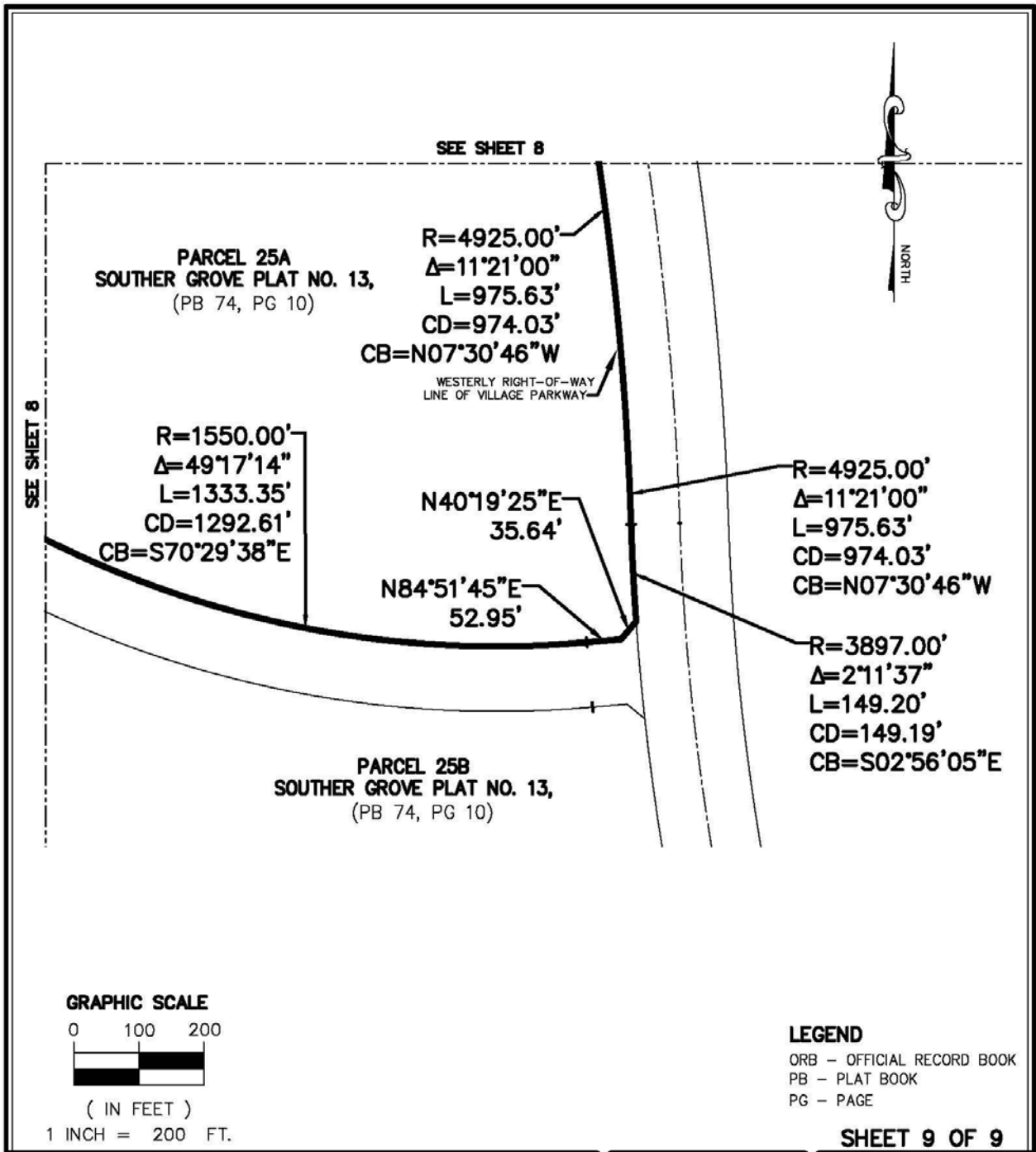
	CAULFIELD & WHEELER, INC. CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452
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**SG3 MPUD
 SKETCH OF DESCRIPTION**



DATE	1/20/2021
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CAULFIELD & WHEELER, INC.
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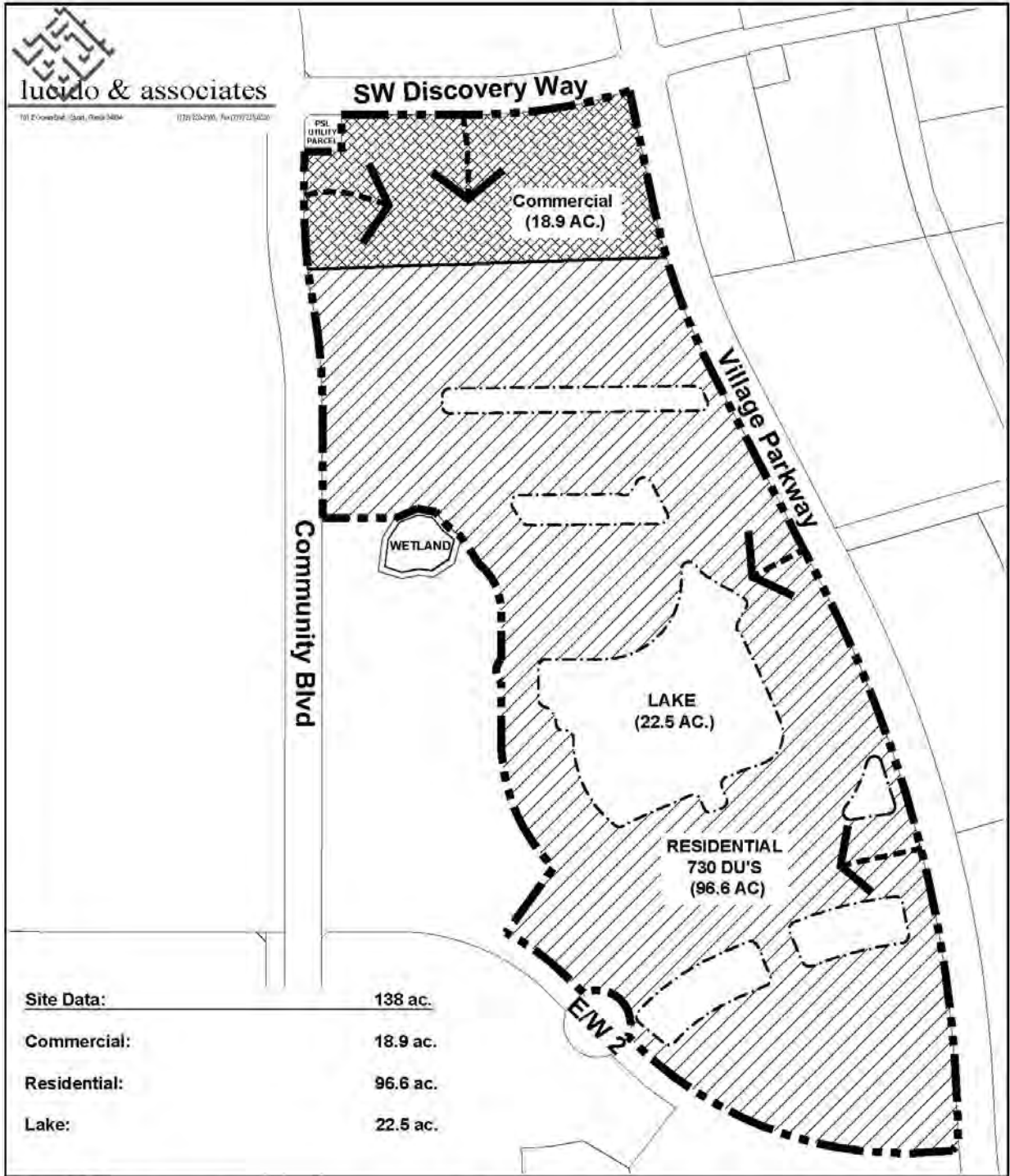


DATE	1/20/2021
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8490

**SG3 MPUD
SKETCH OF DESCRIPTION**

EXHIBIT 8 (previous)

CONCEPTUAL PLAN



lucido & associates

101 E. Central Blvd., Suite 300
Port St. Lucie, FL 34952

Site Data:	138 ac.
Commercial:	18.9 ac.
Residential:	96.6 ac.
Lake:	22.5 ac.

Computer File
Project Number 19-200
Scale: 1" = NTS

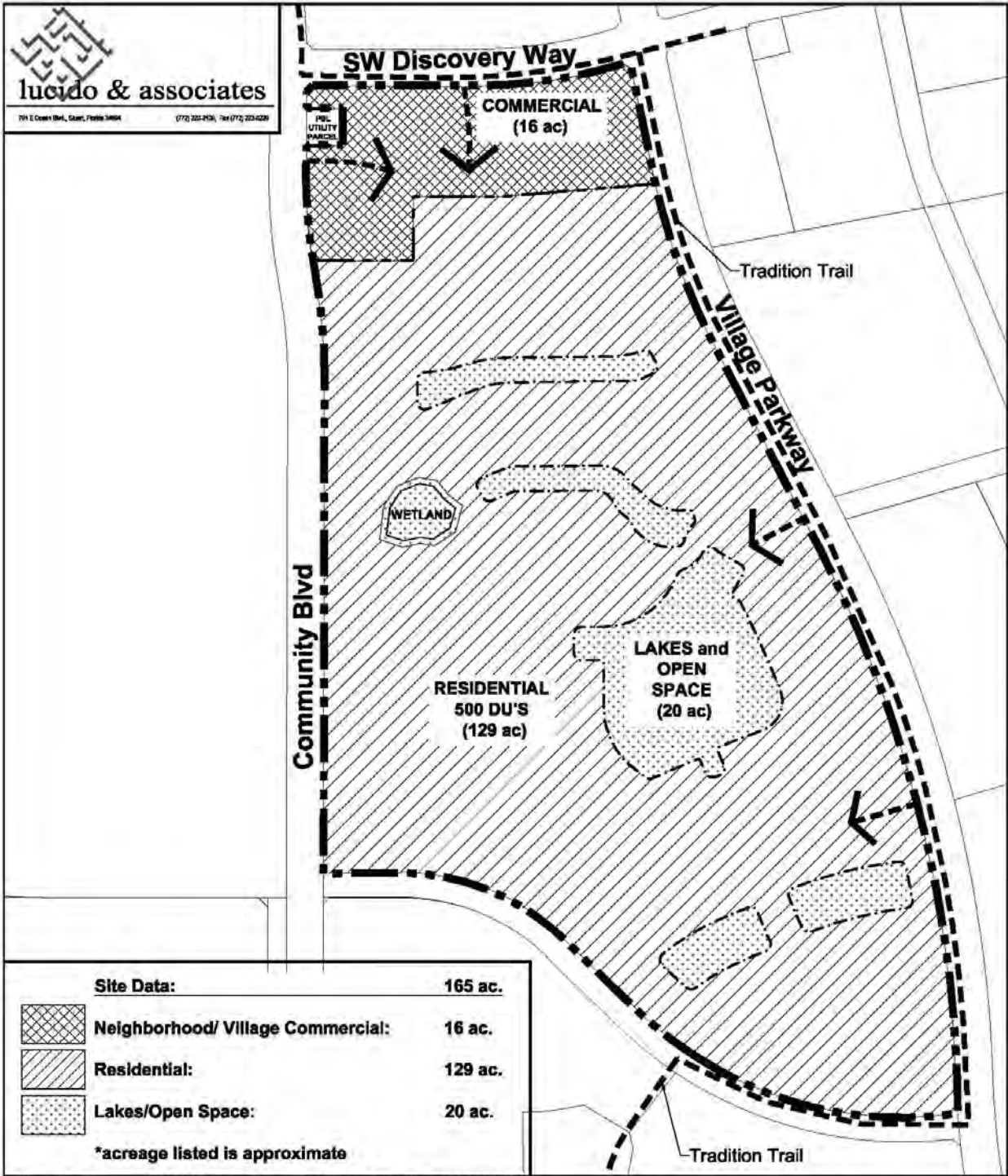


SG3-Conceptual Land Use Plan

Port St. Lucie, Florida

EXHIBIT 8 (revised)

CONCEPTUAL PLAN



Computer File P20-066-Mattamy Cncept Land Plan - Amendment REVISED.dwg

Project Number 19-200

Scale: 1" = NTS



SG3-Conceptual Land Use Plan

Port St. Lucie, Florida

EXHIBIT 9

DEVELOPMENT PROGRAM (previous)

Mixed Used Development Program		
Use	Acreage	Yield
Residential	96.6 ac	730 units
Commercial	18.9 ac	151,200 sf
Open Space / Lakes	22.5 ac	

DEVELOPMENT PROGRAM (revised)

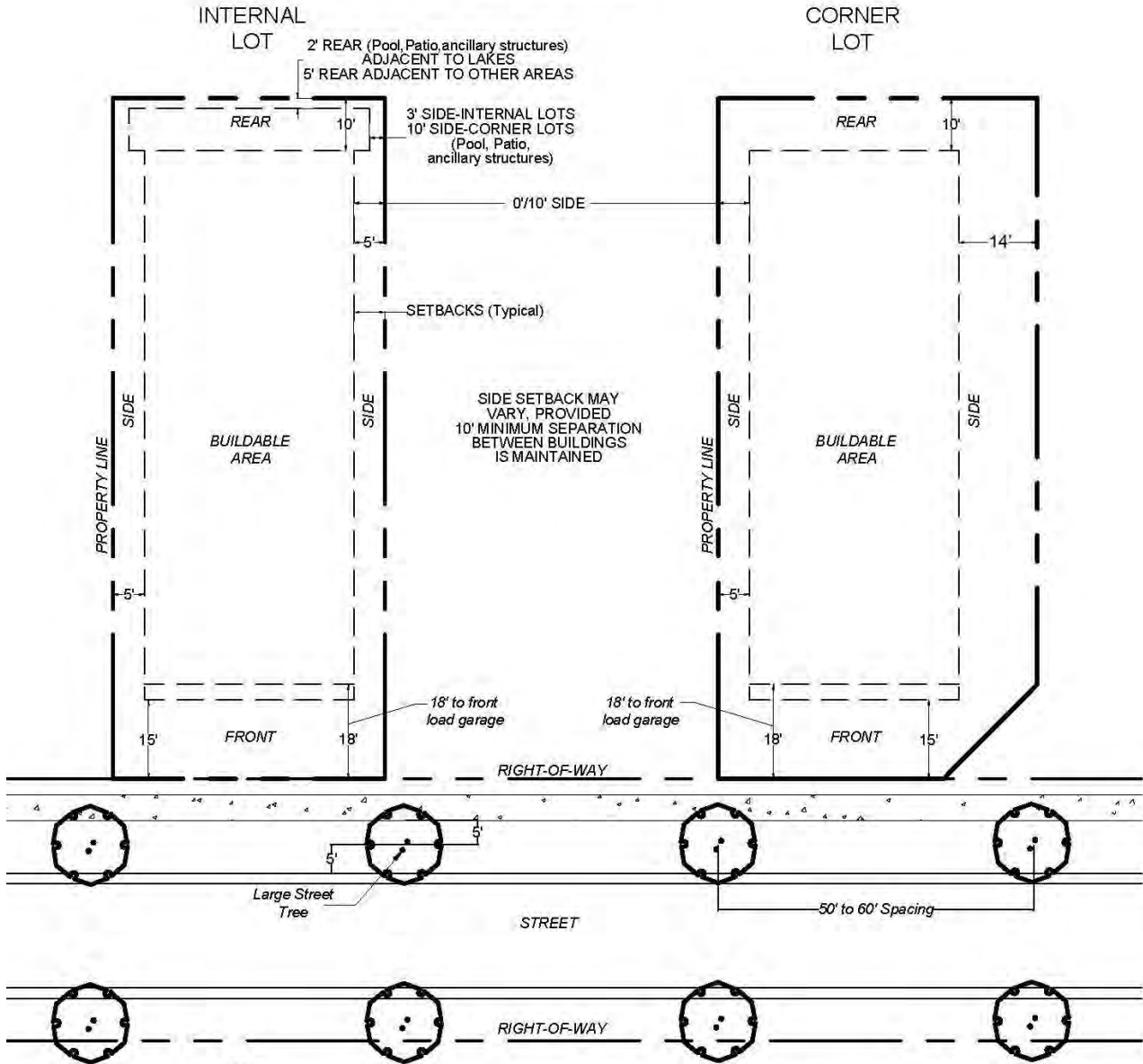
Mixed Used Development Program		
Use	Acreage	Yield
Residential	129 ac	500 units
Commercial	16 ac	128,000 sf
Open Space / Lakes	20 ac	
Total	165 ac	

* acreages listed are approximate

EXHIBIT 10

TYPICAL RESIDENTIAL LOT LAYOUT

SINGLE FAMILY
NOT TO SCALE

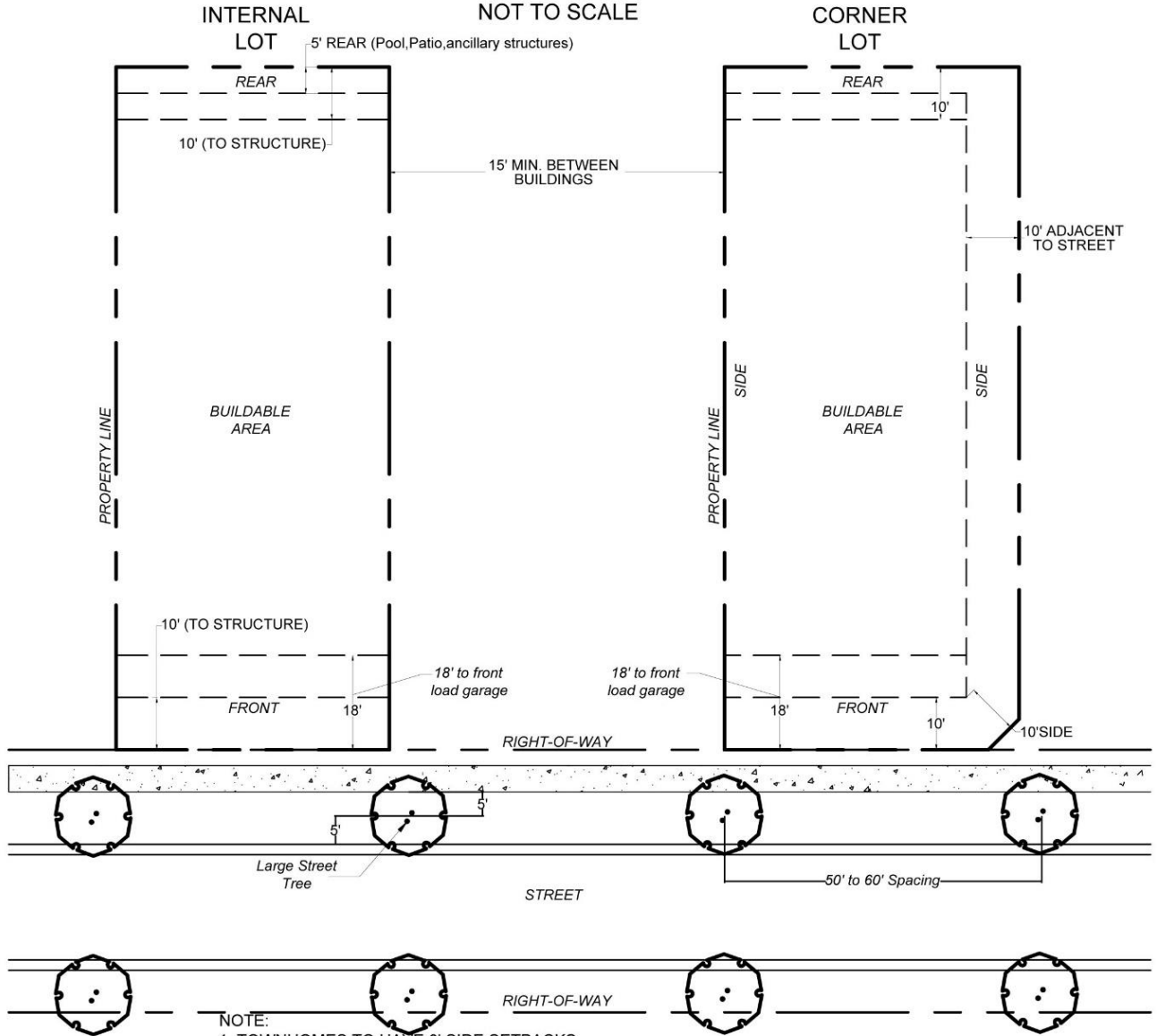


- NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
 2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
 3. THE MINIMUM FRONT LINE WIDTH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

TYPICAL LOT

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

TOWNHOME LOT - NON ALLEY
NOT TO SCALE



NOTE:

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

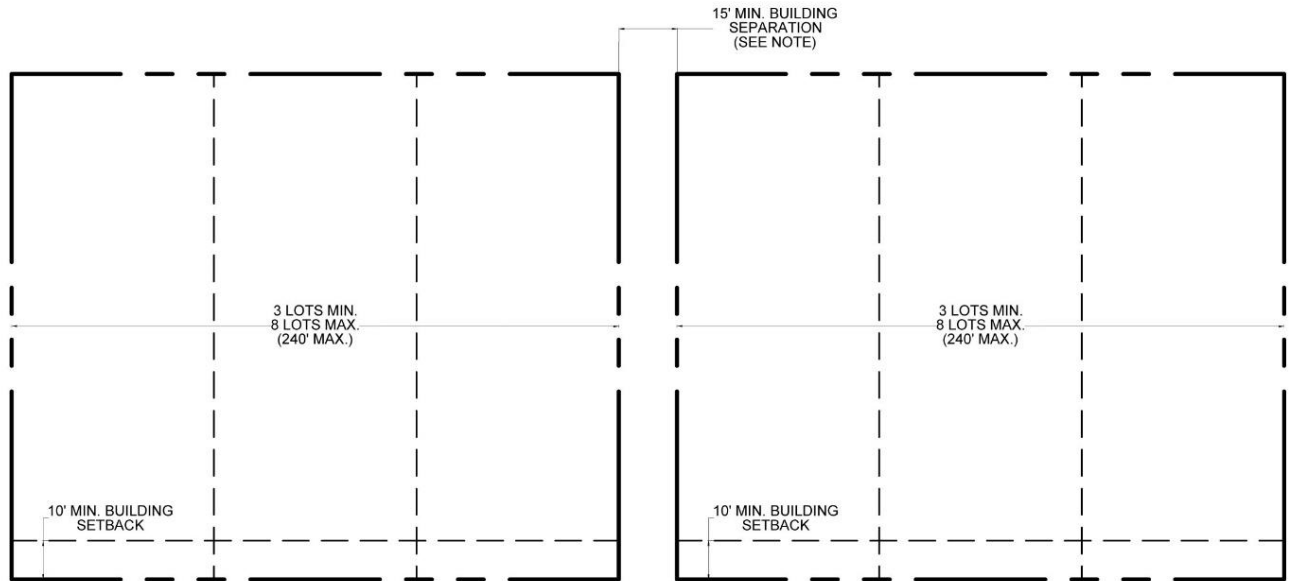
TYPICAL LOT

NON ALLEY LOT

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

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

TOWNHOME LOT
NOT TO SCALE



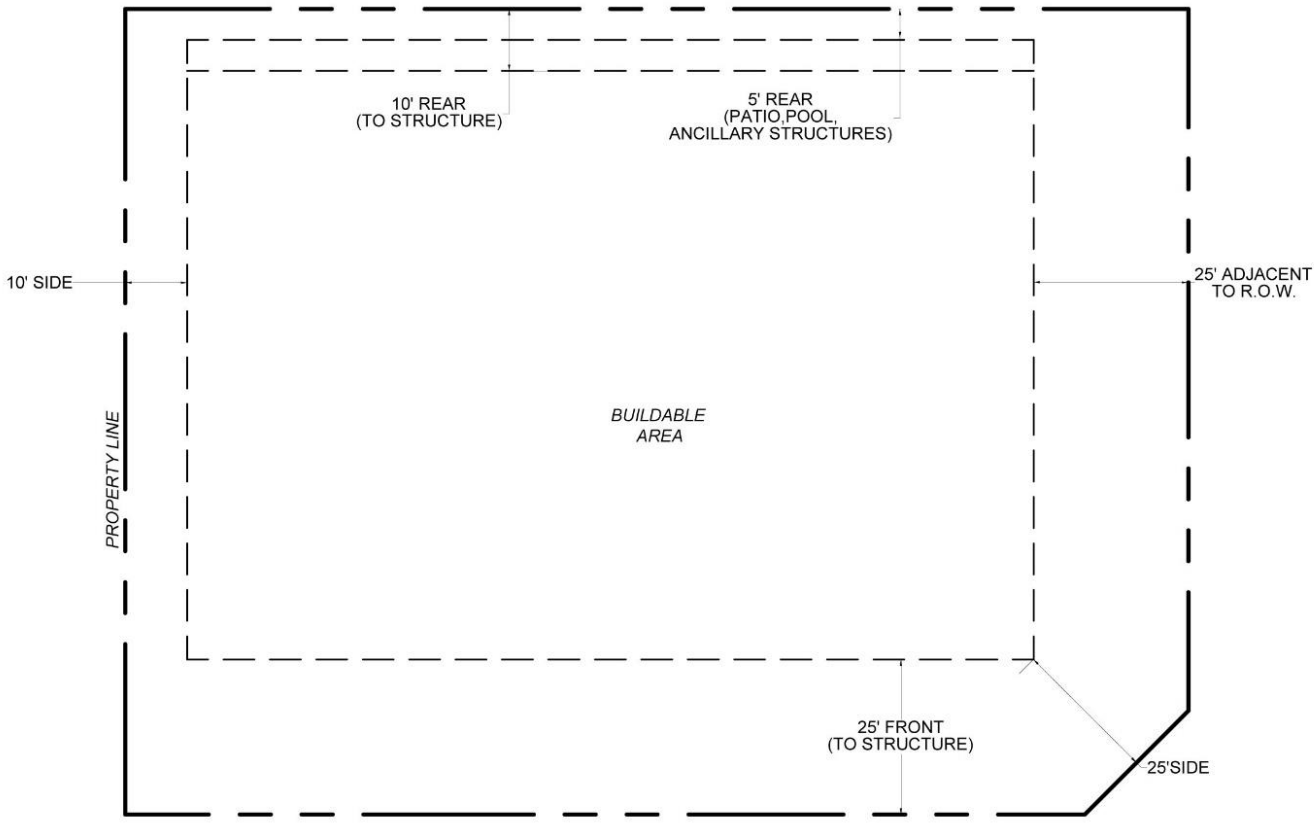
NOTE:

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

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

TYPICAL BUILDING TOWNHOME LAYOUT

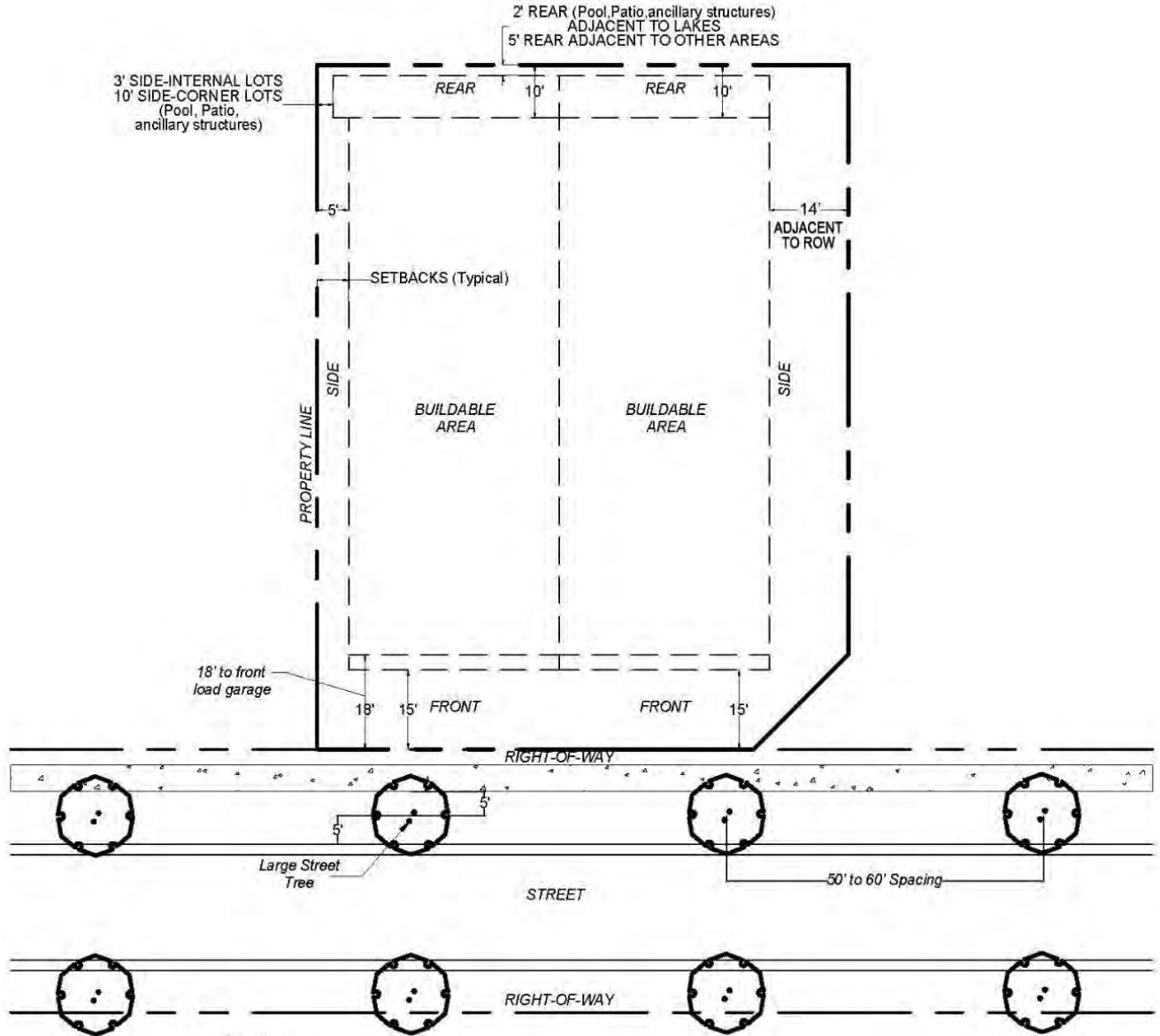
MULTIFAMILY RESIDENTIAL
NOT TO SCALE



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

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

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 RIGHT-OF-WAY CROSS SECTION

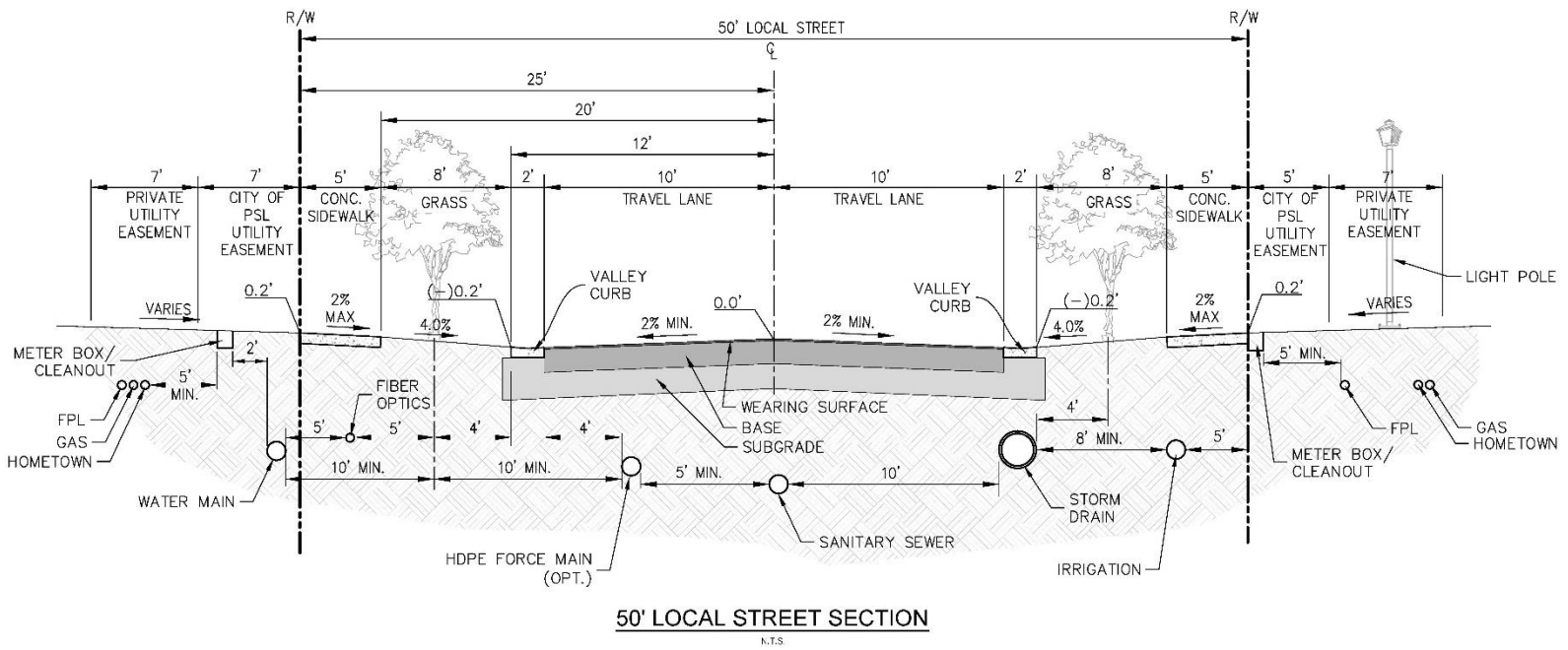


EXHIBIT 12

BINDING MPUD AGREEMENT

SOUTHERN GROVE – 3 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 Shaver

BY:

Tania Contreras

MATTAMY PALM BEACH, LLC

BY:

Tony Palumbo

(CORPORATE SEAL)