

**APPLICATION FOR THE 3RD AMENDMENT AND
~~CHANGE IN ZONING TO THE MPUD ZONING~~
~~DISTRICT, AND FOR THE SECOND AMENDMENT~~
~~(OVERALL)~~ TO THE LEGACY PARK (NORTH) @
SOUTHERN GROVES - MASTER PLANNED UNIT
DEVELOPMENT (MPUD) ZONING DISTRICT**



TRADITION

Adopted September 12, 2022
Amendment No. 1 August 26, 2024
Amendment No. 2 November 11, 2024
Amendment No. 3

Ordinance 22-077/P22-176
Administrative Approval (P23-155)
Ordinance 24-66 (P24-137)
Ordinance (P26-054)

Application for Amendment to Master Planned Unit Development
City of Port St. Lucie Project Number: P26-054
PSLUSD Project No: 11-900-21

EXHIBIT A



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING~~
~~DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @
SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

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UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION



AMENDMENT SUMMARY

AMENDMENT NO 1 (P23-155-A1):

1. Provide updated signature and consent applications.
2. Provide for Amended Master Plan Map for the Legacy Park North MPUD development area.

AMENDMENT NO 2 (P24-137):

General Description:

1. Provide for the addition of 10.0 acres (more or less) of land into the existing Legacy Park North MPUD.
2. Provide for reclassification of all sub area designations within the existing Legacy Park North MPUD to 'Regional Business Center', and removing the prior designation of 'Employment Center' and 'Mixed Use' (refer to Figure 1-4 of the City Comprehensive Plan).
3. Provide updated signature and consent applications.
4. Update project area maps.
5. Revise Chapters 4, 5 and 6 of the Legacy Park North MPUD Planning Document to reflect the addition of the 10.0 (more or less) acre tract on the north side of the existing Legacy Park North MPUD and to revise these same chapters to reflect the effects of redesignation of all of the Legacy Park North area as a 'Regional Business Park', and remove references to the prior designation of 'Employment Center' and 'Mixed Use Area'. Include references to sub area classifications 'Business Park' and 'Mixed Use Activity' area within the 'Regional Business Park' area.
6. Provide updated legal descriptions of the Legacy Park North MPUD.
7. Provide for Amended Master Plan Map for the Legacy Park North MPUD development area.

AMENDMENT NO 3 (P26-054)

- 1) Provide updated signature and consent applications.
- 2) Under Section 6, B. ii., Permitted Uses, adds *Member-based wholesale warehouse retail store 100,000 square feet or greater* as a permitted use within the Mixed Commercial area.
- 3) Under Section 6, A, Zoning (Lot) Regulations, adds a Minimum Building Size and Minimum Living Area of 1,200 square feet for commercial and office buildings.
- 4) Under Section 6, I, Lighting, increases the maximum allowable mounting height for all outdoor lighting fixtures from 25 feet to 40 feet above grade or pavement in the Mixed Use Commercial area and from 35 feet to 40 feet above grade or pavement in the Business Park area.
- 5) Deletes the text under Section 6, H, Buffering, that references alternative landscape buffering due to inconsistencies with other sections of the MPUD.
- 6) Under Section 5, Off Street Parking and Loading, is updated to allow for parking areas with twenty foot long parking stalls and 24 foot two-way drive aisles to be permitted as part of site plan review process.
- 7) Revises the driveway locations for certain parcels on the MPUD conceptual plan
- 8) Other minor changes, corrections, and/or reformatting of text.



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SECTION 1 – MPUD APPLICATION

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APPLICATION FOR ~~3rd AMENDMENT-AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

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: BWester@drivermcafee.com

PROPERTY OWNER: Costco Wholesale Corporation, Port St Lucie Governmental Finance Corp., Tradition Entertainment District II LLC

Name: Legacy Park North MPUD Amendment No. 3

Address: 121 SW Port St Lucie Boulevard Port St Lucie FL 34994

Telephone No. 772-871-5212 Email jdavis@cityofpsl.com

AGENT OF OWNER (if any)

Name: Brad Wester Vice President, Land Use, Driver McAfee Hawthorne & Diebenow, PLLC

Address: Wells Fargo Center, One E Independent Dr #1200, Jacksonville, FL 32202

Telephone No. 904.294.3768 Email BWester@drivermcafee.com

PROPERTY INFORMATION

Legal Description: See attached legal description
(Include Plat Book and Page)

Parcel I.D. Number: 4326-603-0005-000-9; 4326-603-0006-000-6; 4326-603-0004-000-2; 4323-700-0002-000-7

Current Zoning: MPUD Proposed Zoning: MPUD

Future Land Use Designation: NCD Acreage of Property: 355 (MOL)

Reason for amendment request: Add member-based wholesale warehouse retail store 100,000 sq ft or greater as a permitted use within the Mixed Commercial area and other changes.

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 ~~strike through~~.

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.

Brad Wester
Signature of Owner

Brad Wester
Hand Print Name

4/17/2026
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.

Revised 02/26/20

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APPLICATION FOR ~~3rd AMENDMENT-AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)



APPLICATION FOR AMENDED PUD CONCEPT PLAN

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

FOR OFFICE USE ONLY

P&Z File No.

Fee (Nonrefundable) \$

Receipt #

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

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

PROJECT NAME: **LEGACY PARK NORTH @ SOUTHERN GROVES (ADDITION NO. 1)**

OWNER(S) OF PROPERTY: Name **Port St. Lucie Governmental Finance Corp./City of Port St. Lucie**

Address **121 SW PSL Blvd.** **Port St. Lucie** **Fla** **34984**

STREET CITY STATE ZIP

Phone **772-871-5212** Fax Email: jdavis@cityofpsl.com

APPLICANT OR AGENT OF OWNER: Name **Culpepper & Terpening, Inc,**

Address **2980 South 25th Street** **Ft. Pierce** **Fla** **34981**

STREET CITY STATE ZIP

Phone **772-464-3537** Fax **772-464-9497** Email: dmurphy@ct-eng.com

LEGAL DESCRIPTION:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY TAX I.D. NUMBER: 4315-804-0005-000-2 (pt) Orb 2680 Pg 2933 (Pt of) 4326-602-0007-000-0

4315-505-0010-010-5 Orb 2418 Pg 2859 (Pt of) 4326-602-0009-000-4

4326-602-0001-000-8 4326-602-0004-000-9 4326-602-0010-000-4

4326-602-0002-000-5 4326-602-0005-000-6

4326-602-0003-000-2 4326-602-0006-000-3

Original Project (P) Number **P22-175** Date Approved **09/12/2022** **P22-176**

P23-155 **11/02/2023** **P23-155**

PARCEL SIZE (GROSS AREA): **355 (MOL)** Acres **15,463,800** Square Feet

LOCATION OF PROJECT SITE: **North side of the existing Legacy Park North MPUD -**

SUMMARY OF AMENDMENT: **MODIFICATION OF EXISTING LEGACY PARK NORTH MPUD TO ADDRESS THE ADDITION OF A 10.0 ACRES (+/-) AREA TO THE LEGACY PARK NORTH MPUD . THIS AMENDMENT ALSO PARTIALLY EFFECTS THE TRADITION COMMERCE PARK NORTH MPUD (SEPARATE AMENDMENT APPLICATION TO BE SUBMITTED).**

Dennis J. Murphy

Dennis J. Murphy

May 15, 2024

SIGNATURE OF APPLICANT

HAND PRINT NAME

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

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~~DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @
SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

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.

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APPLICATION FOR ~~3rd AMENDMENT-AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

SECTION 1B – AGENT AUTHORIZATION

Port St Lucie Governmental Finance Corporation

121 SW PORT ST. LUCIE BLVD.
PORT ST LUCIE, FLA., 34984

AGENT CONSENT FORM

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 3

PROJECT DESCRIPTION: 3rd Amendment Legacy Park North MPUD

PARCEL ID:

4326-603-0005-000-9				

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

Jesus Merejo
Print Name

Signature

CEO
Title

Date

5-7-2026

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of May, 2026, by Jesus Merejo, City Manager, who is personally known to me.



NOTARY SEAL/STAMP

Signature of Notary Public

Print Name of Notary Public

Notary Public, State of Florida

My Commission expires 06/09/2027

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APPLICATION FOR ~~3rd AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

Tradition Entertainment District II LLC

19370 Collins AVE
Sunny Isles Beach, FL 33160

AGENT CONSENT FORM

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 3

PROJECT DESCRIPTION: 3rd Amendment Legacy Park North MPUD

PARCEL ID:

4326-603-0006-000-6			

BEFORE ME THIS DAY PERSONALLY APPEARED Gustavo Lumer Manager
Print Name Title

WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

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

FURTHER AFFIANT SAYETH NOT:

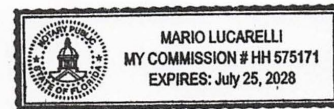
The foregoing instrument was acknowledged before me this 07 day of May 2024 by Gustavo Lumer - Manager who is personally X known to me or who has produced _____ as identification.

Signature of Notary

[Signature]

Type or Print Name of Notary

Commission Number (Seal)



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~~STRIKE THRU IS FOR DELETION~~

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APPLICATION FOR ~~3rd AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

Costco Wholesale Corporation

45940 Horseshoe DR Ste 150
Sterling, VA 20166-6581

AGENT CONSENT FORM

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) - AMENDMENT NO 3

PROJECT DESCRIPTION: MODIFICATION OF EXISTING LEGACY PARK NORTH MPUD TO ADDRESS THE ADDITION OF A 10.0 ACRE (+/-) PARCEL INTO THE LEGACY PARK NORTH MPUD

PARCEL ID:

4326-603-0004-000-2			
4323-700-0002-000-7			

BEFORE ME THIS DAY PERSONALLY APPEARED Rainey Astin, Assistant Secretary, Costco Wholesale Corp.
Print Name Title

WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Brad Wester, Driver McAfee Hawthorne & Diebenow, PLLC to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above. *Costco Wholesale Corp.'s*

FURTHER AFFIANT SAYETH NOT:

x Rainey Astin
By: Rainey Astin, Assistant Secretary

The foregoing instrument was acknowledged before me this 4 day of June 2026 ~~2024~~ by Rainey Astin who is personally known to me or who has produced government-issued ID as identification.

Signature of Notary Carolee Arie Type or Print Name of Notary Caroline Amireh

Commission Number (Seal)



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APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

CITY OF PORT ST. LUCIE
121 SW PORT ST. LUCIE BLVD.
PORT ST LUCIE, FLA., 34984

AGENT CONSENT FORM

Project Name(s): P24-137 LEGACY PARK NORTH @ SOUTHERN GROVE MPUD AMENDMENT AND REZONING APPLICATION

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

[Signature] City Manager 10/25/24
Signature Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of oct, 2024, by Jesus Merejo, City Manager, who is personally known to me.



JASMIN PADOVA
Commission # HH 189754
Expires January 25, 2026

[Signature]
Signature of Notary Public

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/2026



APPLICATION FOR ~~3rd~~ AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

PSL GOVERNMENTAL FINANCE CORPORATION

121 SW PORT ST. LUCIE BLVD
PORT ST LUCIE, FLA., 34984

AGENT CONSENT FORM

Project Name(s): P24-137 LEGACY PARK NORTH @ SOUTHERN GROVE MPUD AMENDMENT AND REZONING APPLICATION

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

[Signature]
Signature

CEO
Title

10/20/24
Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of Oct, 2024, by Jesus Merejo, CEO, who is personally known to me.



JASMIN PADOVA
Commission # HH 199764
Expires January 25, 2026

[Signature]

Signature of Notary Public

Jasmin Padova

Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/2026



APPLICATION FOR ~~3rd AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

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

STATEMENT OF UNIFIED CONTROL AND BINDING MPUD AGREEMENT

Project Name(s): P26-054 Southern Grove Legacy North MPUD Amendment No. 3

The property described on Exhibit "A" of the application package for the Southern Grove Legacy North MPUD (the "Property") Amendment No. 3 is under the unified control due to the extent the property will be used for private purposes. The private development portion of the Property is subject to a posting-closing agreement between Tradition Land Company, LLC, and the Port St. Lucie Governmental Finance Corporation that requires the property to be subjected to the Tradition Commercial Charter recorded in Book 4512, Page 1357 of the Public Records of St. Lucie County, Florida, upon development ("Commercial Charter"). Subjecting property to the Commercial Charter is one mechanism to provide the City with assurances of a unified development plan and control.

All property owners affected by the proposed changes of the Southern Grove Legacy North MPUD Amendment No. 3 agree to proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement, including but not limited to continuing to subject all portions of the Property to the Commercial Charter, other than those excepted so long as they maintain their stated use.

All property owners remain subject to the original Statement of Unified Control and Binding P.U.D Agreement, Section 1C and 1D of the Rezoning of Southern Grove Legacy North MPUD, Ordinance 22-77, executed August 4, 2022.

[SIGNATURES TO FOLLOW]

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

Port St. Lucie Governmental Finance Corporation

[Signature] CEO 7/2/26
Signature Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of July, 2026, by Jesus Merejo, CEO, who is personally known to me.

[Signature]
Signature of Notary Public

Mary Ann Verillo
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 06/09/2027

NOTARY SEAL/STAMP





APPLICATION FOR ~~3rd~~ AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

Tradition Entertainment District II, LLC

Gustavo Lumer
Signature

Manager

Title

02 July 2026

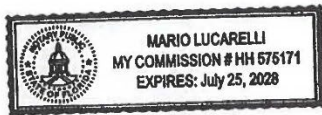
Date

Gustavo Lumer

Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 02 day of July, 2026, by GUSTAVO LUMER who is personally known to me.



NOTARY SEAL/STAMP

Mario Lucarelli
Signature of Notary Public

MARIO LUCARELLI

Print Name of Notary Public

Notary Public, State of Florida

My Commission expires July 25, 2028



APPLICATION FOR ~~3rd AMENDMENT-AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

Costco Wholesale Corporation

Raney Astin Assistant Secretary 7/6/26 ae
Signature Title Date

Raney Astin
Print Name

STATE OF ~~FLORIDA~~ Virginia
COUNTY OF ~~ST. LUCIE~~ Loudoun

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of July, 2026, by Raney Astin, who is personally known to me.



NOTARY SEAL/STAMP

Caroline Amirch
Signature of Notary Public

Caroline Amirch
Print Name of Notary Public
Notary Public, State of ~~Florida~~ Virginia
My Commission expires 10/31/2028

~~STRIKE-THRU~~ IS FOR DELETION



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

CITY OF PORT ST. LUCIE
121 SW PORT ST LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984

STATEMENT OF UNIFIED CONTROL AND BINDING MPUD AGREEMENT

PROJECT NAME: LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 2

The property described on Exhibit "A" of the application package for the LEGACY PARK North MPUD @ SOUTHERN GROVE (the "Property") is under the unified control due to the extent the property will be used for private purposes. The private development portion of the Property is subject to a posting-closing agreement between Tradition Land Company, LLC, and the Port St. Lucie Governmental Finance Corporation that requires the property to be subjected to the Tradition Commercial Charter recorded in Book 4512, Page 1357 of the Public Records of St. Lucie County, Florida, upon development ("Commercial Charter"), with the exception of those conservation parcels dedicated to the Tradition Community Association, Inc., which has its own governing documents, the street road rights-of-ways owned and controlled by the City of Port St. Lucie, and those water management parcels dedicated to the Southern Grove Community Development District. Subjecting property to the Commercial Charter is one mechanism to provide the City with assurances of a unified development plan and control.

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

[SIGNATURES TO FOLLOW]

UNDERLINE IS FOR ADDITION
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APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

City of Port St. Lucie, Owner of Parcel IDs: 4315-505-0010-010-5 (Street Right of Ways Only)

[Signature] City Manager 10/23/24
Signature Title Date

Jesus Mereio
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of October, 2024, by Jesus Mereio, City Manager, who is personally known to me.



JASMIN PADOVA
Commission # HH 198754
Expires January 26, 2026

NOTARY SEAL/STAMP

[Signature]
Signature of Notary Public

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/2026



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

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

4326-603-0005-000-9; 4326-603-0006-000-6; 4314-804-0005-000-2

[Signature] CEO 10/22/24
Signature Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of oct, 2024, by Jesus Merejo, CEO, who is personally known to me.



JASMIN PADOVA
Commission # MH 188754
Expires January 25, 2026

NOTARY SEAL/STAMP

[Signature]
Signature of Notary Public

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/2026



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

Southern Grove Community Development District 7, Owner of Parcel ID:

4326-603-0002-000-8; 4326-603-0001-000-1; 4326-603-0003-000-5

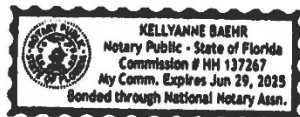
[Signature] Chair 10/28/2024
Signature Title Date

Jennifer Davis

Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of Oct, 2024, by Jennifer Davis, who is personally known to me.



NOTARY SEAL/STAMP

Kellyanne Baehr
Signature of Notary Public

Kellyanne Baehr
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires _____



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

Costco Wholesale Corporation, Owner of Parcel ID: 4326-603-0004-000-2

Margaret C. McCulla Asst. Sec. 10/24/24
Signature Title Date

Margaret C. McCulla
Assistant Secretary

Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of October, 2024, by Margaret McCulla, who is personally known to me.



Jeremy J. Hillsman
Signature of Notary Public

NOTARY SEAL/STAMP

Jeremy J. Hillsman
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 8/31/2024



APPLICATION FOR ~~3rd AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

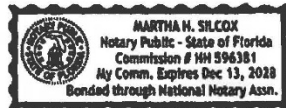
Tradition Community Association, Inc. Owner of Parcel ID: 4315-700-0010-000-1

[Signature]
Signature President
Title 10/24/24
Date

Karl Albertson
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of Oct, 2024, by KARL ALBERTSON, who is personally known to me.



NOTARY SEAL/STAMP

[Signature]
Signature of Notary Public

MARTHA SILCOX
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 12/13/2028



APPLICATION FOR ~~3rd AMENDMENT AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

EXHIBIT A

DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SECTION 26, NORTH 89°54'04" EAST, A DISTANCE OF 1,066.29 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHLI EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE ALONG SAID NORTHERLY EXTENSION, NORTH 00°00'00" EAST, A DISTANCE OF 197.73 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS RECORDED IN PLAT BOOK 100, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE ALONG THE WEST LINE OF SAID TRACT B, NORTH 00°00'00" EAST, A DISTANCE OF 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3,696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 2,512.00 FEET; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6,751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 1,529.99 FEET; THENCE NORTH 25°57'22" WEST, A DISTANCE OF 331.92 FEET; THENCE NORTH 08°18'11" EAST, A DISTANCE OF 44.31 FEET TO THE NORTHERLY LINE OF SAID TRACT B; THENCE ALONG SAID NORTHERLY LINE, NORTH 59°48'29" EAST, A DISTANCE OF 963.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF AN ORDER OF TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 311, PAGE 2946-2952 AND A NON-RADIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 24,729.33 FEET AND A CHORD WHICH BEARS SOUTH 33°15'08" EAST FOR 797.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 797.34 FEET THROUGH A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1,712.64 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6,987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1,844.42 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY OF PAAR [HEGENER] DRIVE; THENCE ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY, SOUTH 70°00'00" WEST, A DISTANCE OF 2,689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 44°03'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE SOUTH 25°56'35" WEST, A DISTANCE OF 15.95 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 332.50 FEET AND A CENTRAL ANGLE OF 64°03'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.76 FEET; THENCE NORTH 89°59'43" WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.43 FEET, TO THE POINT OF BEGINNING.

LESS CONSERVATION TRACT NO. 6, AS DEPICTED ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.07 ACRES, MORE OR LESS.

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

TOGETHER WITH,

A PARCEL OF LAND CONTAINING ALL OF UTILITY SITE 4, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGES 2995 AND LYING WITHIN A PORTION OF E/W 3 R/W, A 150.00 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND PARCEL 3, SOUTHERN GROVE PLAT NO. 40 AS RECORDED IN PLAT BOOK 102, PAGE 39, ALL IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3 R/W WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3R/W, A DISTANCE OF 1,003.29 FEET TO A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET; THE CHORD OF WHICH BEARS SOUTH 84°16'45" WEST, A CHORD DISTANCE OF 354.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID LOT LINE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°34'10", A DISTANCE OF 355.10 FEET TO A CUSP WITH A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE BEING THE PROLONGATION OF THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 1,275.00 FEET, THE CHORD OF WHICH BEARS NORTH 49°52'04" EAST, A CHORD DISTANCE OF 48.98 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID PROLONGATION, THROUGH A CENTRAL ANGLE OF 02°12'04", A DISTANCE OF 48.98 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,250.00 FEET; THE CHORD OF WHICH BEARS NORTH 63°15'25" EAST, WITH A CHORD DISTANCE OF 625.52 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°58'46", A DISTANCE OF 632.24 FEET; THENCE NORTH 77°44'49" EAST, A DISTANCE OF 801.92 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2953, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 WITH A VARIABLE WIDTH RIGHT-OF-WAY AS LAID OUT AND IN USE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 31°31'41" EAST, WITH A CHORD DISTANCE OF 338.73 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°47'05" A DISTANCE OF 338.73 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 32°07'28" EAST, WITH A CHORD DISTANCE OF 176.28 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°24'30" A DISTANCE OF 176.28 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°33'50" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W/ 3 R/W, A DISTANCE OF 294.49 FEET TO THE POINT OF BEGINNING.;

CONTAINING 10.00 ACRES, MORE OR LESS.

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING~~
~~DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @
SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

TOTAL SITE CONTAINING 355.0, ACRES, MORE OR LESS.

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION

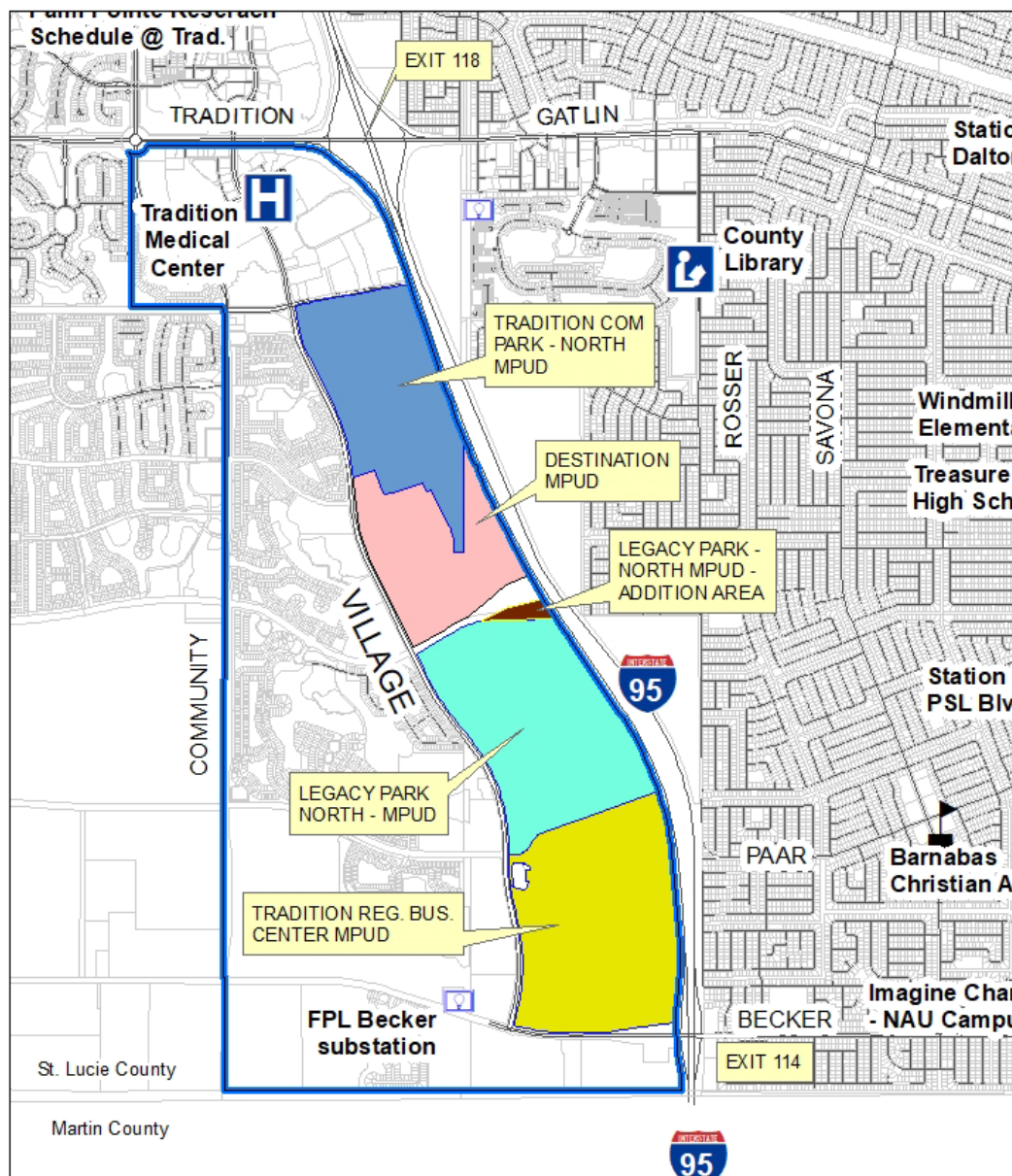


APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING~~
~~DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @
SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

EXHIBIT 1A - LOCATION MAP

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION

Document Path: F:\02.000 - legacy park - MPUD north\03.075.001 - legacy park addition area\gis files\map a1 - 24.06.28.mxd



Legend  - Trad. Com. Park - North - Destination - Legacy Park - Trad. Reg. Bus Park	SOUTHERN GROVES DRI 'JOBS CORRIDOR' MPUD'S Critical Facilities - Hospital - Library - City Office - Police Station - Fire Station - Religious - Day Care - Senior Center	 1 in = 3,000 ft	EXHIBIT 1A VICINITY MAP  CULPEPPER & TERPENING INC.
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APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

EXHIBIT 2 – SITE AERIAL

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION



Document Path: P:\Proj\2021\1.248\gis files\21-284 - gis - shape - MPUD North\Map B-2 - Vicinity Map (1000).mxd

LEGACY PARK - NORTH AT SOUTHERN GROVES

Legend

 MPUD South - base  MPUD North - base



1 in = 2,000 ft

EXHIBIT 2 SITE AERIAL

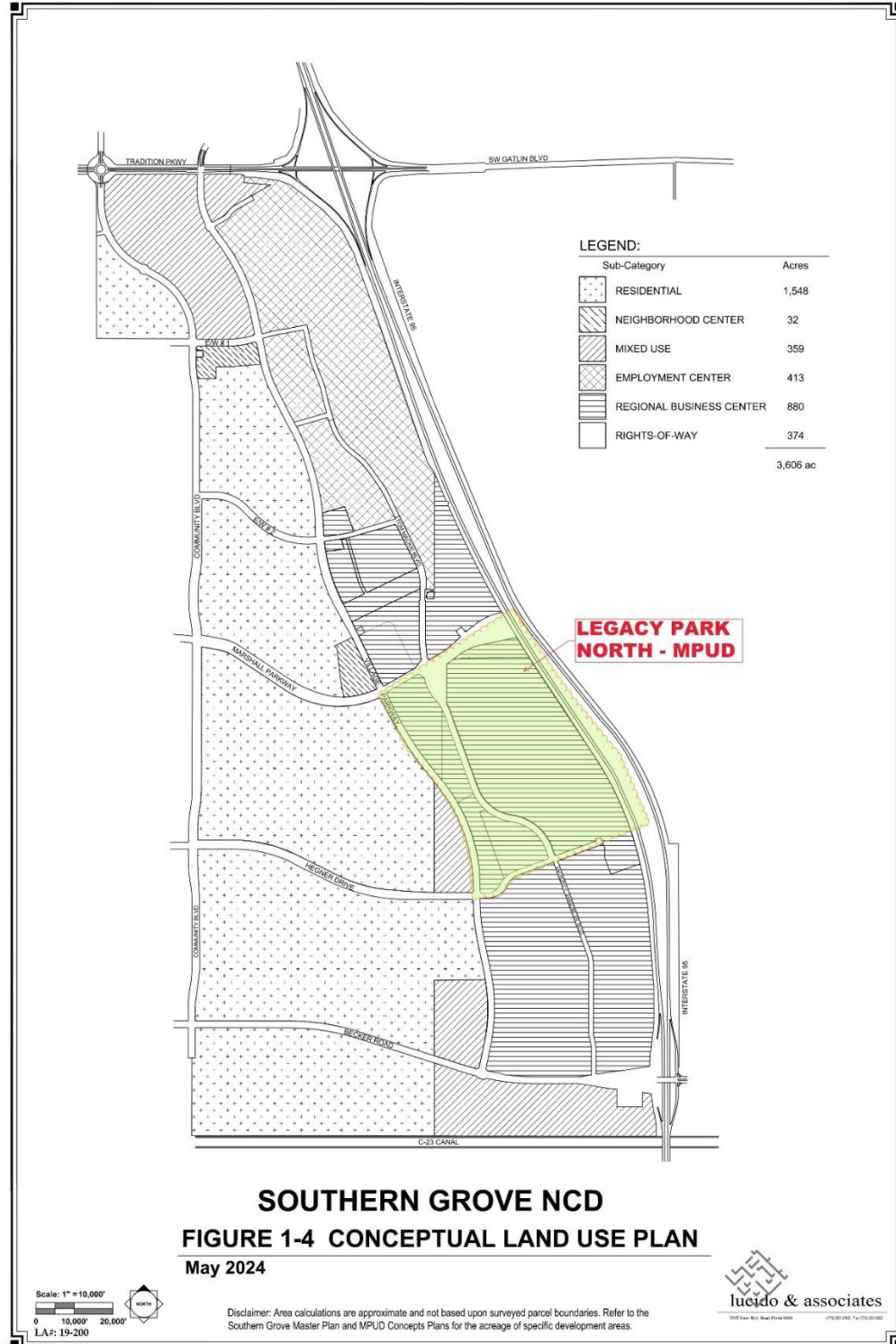




APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

EXHIBIT 3 – LAND USE ACTIVITY MAP

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION

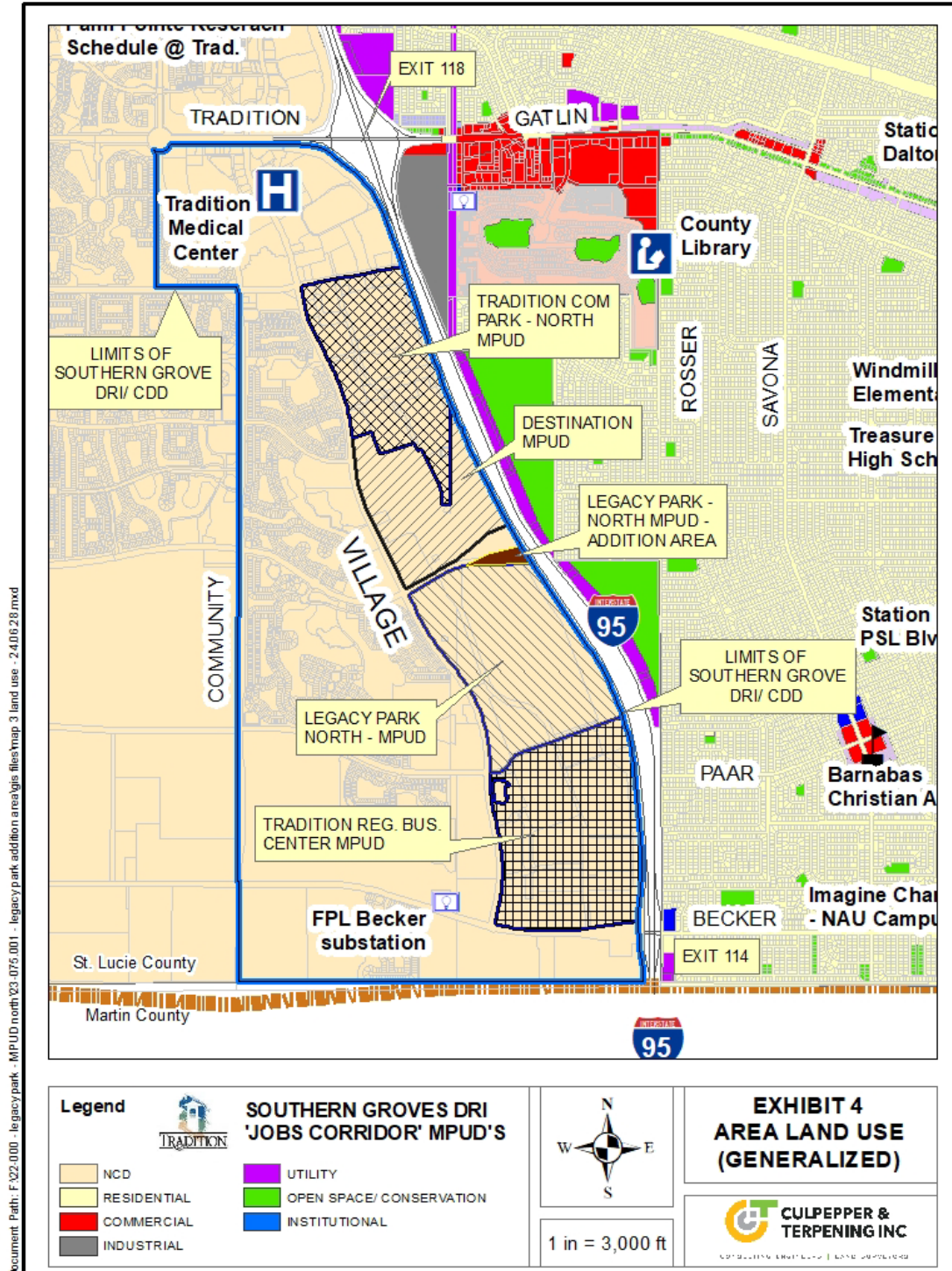




APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING~~
~~DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @
SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

EXHIBIT 4 – FUTURE LAND USE MAP

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION



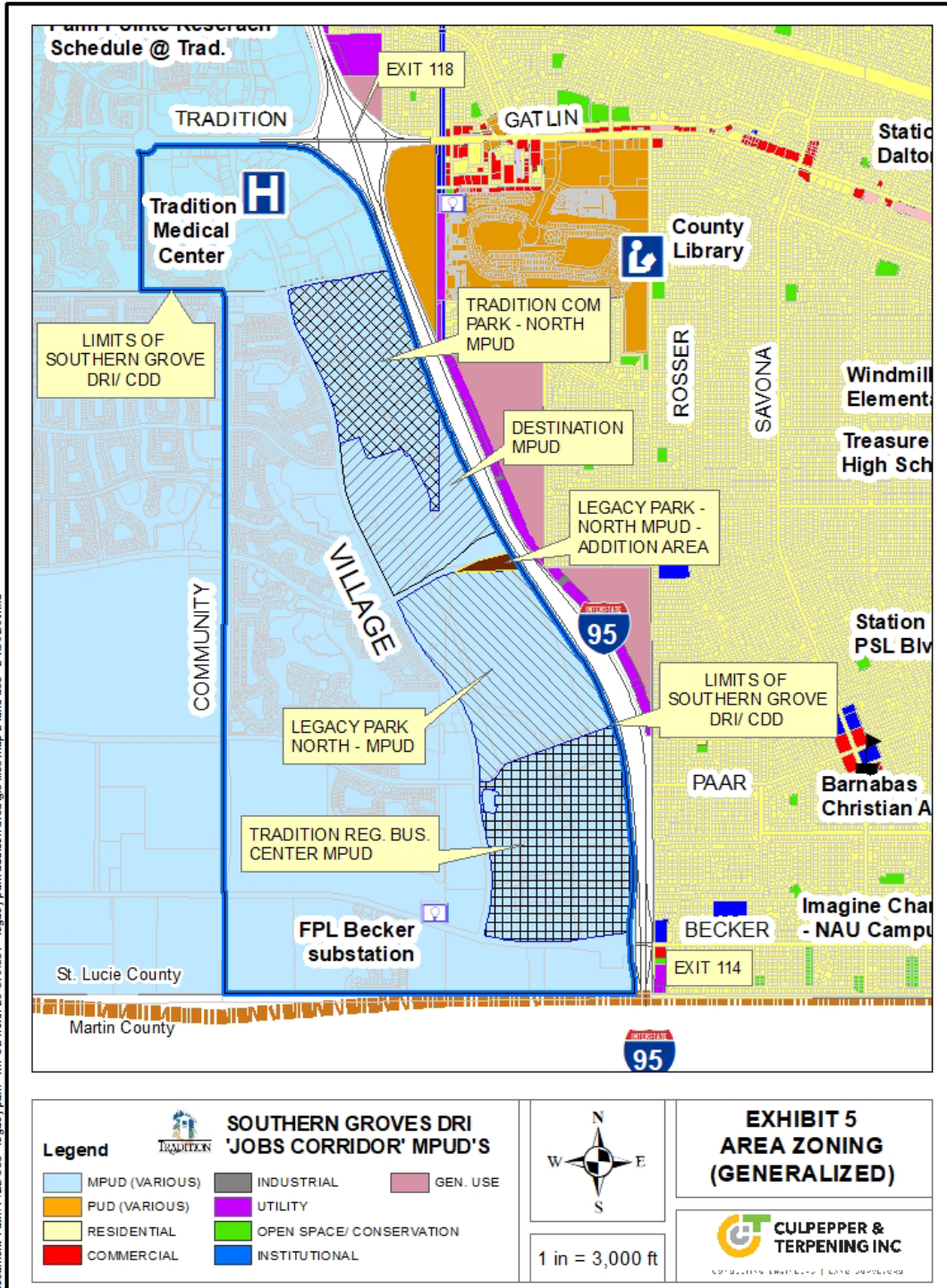


APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING~~
~~DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @
SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

EXHIBIT 5 – AREA ZONING MAP

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION

Document Path: F:\22-000 - legacy park - MPUD north\22-075-001 - legacy park addition analysis files\map 2 land use - 24.06.20.mxd





SECTION 3 – MPUD APPLICATION - NARRATIVE

The second amendment to the ~~proposed LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD) – AMENDMENT NO 2~~ represents the added an additional of approximately 10.0 acres (mol) of land ~~to the MPUD~~ into the broader described area known as the ~~LEGACY PARK (NORTH) @ SOUTHERN GROVES – MASTER PLANNED UNIT DEVELOPMENT~~.

The *Legacy Park (North) @ Southern Grove MPUD* represents approximately 355 acres (mol) of the broader described area known as the *Southern Grove Jobs Corridor*, located in the Southern Groves area of the City of Port St. Lucie.

The Legacy Park (North) @ Southern Grove MPUD is bounded on the west by SW Village Parkway; on the south by SW-Hegener Drive; on the north by the future SW Marshall Parkway, and I-95 to east (refer to Exhibits 1A and 2). The Legacy Park (North) @ Southern Grove MPUD is intended to be one of the anchoring development activity areas for this critical community employment corridor.

This application for designation of the Mixed Use Planned Development (MPUD) zoning district to the properties described herein, is being filed consistent with the existing and approved Development of Regional Impact Order for the Southern Grove DRI and the current development policies and objectives of the City of Port St. Lucie Comprehensive Plan. This Master MPUD regulation book, will serve as the base planning and development use guidance document for the development of all land use activities within the project area.

In general, the land known as the *Legacy Park (North) @ Southern Grove MPUD* lies within the area designated as the Regional Business Park sub-area, as depicted on Map H, the master development plan for the Southern Grove DRI, and Figure 4-1 of the City's adopted Comprehensive Plan.

The proposed entitlements for the *Legacy Park (North) @ Southern Grove MPUD* include 3,675,000 square feet of industrial use; approximately 400,000 square feet of retail use, 80,000 square feet of office use, and up to 120 hotel units. Specific permitted uses within the 'Regional Business Center' sub-district are identified in Section 6 this Master MPUD regulation book. Section 8 of this MPUD regulation book depicts the Conceptual Land Use Plan for the overall Legacy Park (North) @ Southern Grove MPUD. Only those uses identified in Section 6 are to be permitted within the Legacy Park (North) @ Southern Grove MPUD.

[END OF SECTION]



SECTION 4

GENERAL STANDARDS FOR ESTABLISHMENT OF MPUD DISTRICT

Pursuant to Article X.5 of Chapter 158 of Title XV Section 158.187 of the City Code of Port St. Lucie, Florida, the following general standards shall be considered by the City when reviewing any application for change in zoning to the *MASTER PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT*.

(A) Area Requirement:

The minimum size of a MPUD district to be considered for establishment shall be fifty (50) acres. Boundaries of the area shall be identified and established.

The ~~proposed LEGACY PARK (NORTH) @ SOUTHERN GROVES MPUD~~ area totals ~~10.0 acres, and when added into the existing LEGACY PARK (NORTH) @ SOUTHERN GROVES MPUD, results in an overall MPUD development area of approximately 355 acres.~~ Refer to Exhibit 7.

(B) Relation to Major Transportation Facilities:

MPUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts.

The *Legacy Park (North) @ Southern Grove MPUD* is located along the east side of SW Village Parkway, northwest of the intersection of Hegener Drive and Village Parkway. More specifically, the *Legacy Park (North) @ Southern Grove MPUD* is bounded on the west by SW Village Parkway (an existing City Arterial Roadway); on the south by SW Hegener Drive (an existing city arterial roadway); on the north by the future SW Marshall Parkway (a planned City Arterial Roadway); and, on the east by I-95 (a FDOT Statewide Regional Arterial). Refer to Exhibits A-1 and A-2 for a general project location map.

(C) Relation to Utilities, Public Facilities, and Services:

MPUD districts shall be required to obtain developers agreements regarding provision of utilities, public facilities and services as applicable.

Specific utility service agreements for use and activities within the *Legacy Park (North) @ Southern Grove MPUD* will be addressed on a project by project basis within the broader MPUD.

(D) Development of Regional Impact (DRI):

The proposed MPUD district shall be located within an approved DRI and be consistent with all applicable conditions of the approved DRI development order.

This application for change in zoning to the Mixed Use Planned Development (MPUD) zoning district for the *Legacy Park (North) @ Southern Grove MPUD*, including any subsequent amendments hereto, is being filed consistent with the existing Final Development Order for the Development of Regional Impact known as the Southern Grove DRI and with the development policies and objectives of the City of Port St. Lucie Comprehensive Plan, in effect at the time of submission of this application for MPUD. This MPUD document will serve as the base planning document for the development of all land use activities within this area.

(E) Consistency with the City Comprehensive Plan.

To be eligible for consideration, a MPUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.



APPLICATION FOR 3rd AMENDMENT ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

The *Legacy Park (North) @ Southern Grove MPUD*, is consistent with the City's Comprehensive Plan. The total Regional Business Center sub-area is over 300 acres. Policy 1.2.2. 8 requires a minimum size of 30 acres. While this application requesting MPUD approval for the Legacy Park (North) @ Southern Grove MPUD addresses the long-term development plans for this part (area) of the Southern Groves DRI, it is important to note that, in accord with Policy 1.2.2.12 of the City's Comprehensive Plan, agriculture and agriculture related activities shall continue to be permitted in those areas intended for future development until such time as those specific areas are developed for non-agricultural uses.

[END OF SECTION]



SECTION 5 – SITE INFORMATION

PROJECT ACREAGE:

Development areas included in the *Legacy Park (North) @ Southern Grove MPUD* area are as follows: (all sub-area acreages are approximate):

Gross Project Acreage:	355
• Regional Business Center Sub-Area	355 acres
Developable Acreage is approximately	250 acres
• Streets / Roads (Primary) approximately	17.8 acres
• Stormwater Lakes approximately	65.7 acres
• General Open Space approximately	18.7 acres

PHYSICAL CHARACTER OF THE SITE:

The *Legacy Park (North) @ Southern Grove MPUD* is located in the southern end of the Southern Grove Development of Regional Impact (DRI), on lands legally described in Section 7 of this application. The project site is a former citrus grove. Citrus cultivation was discontinued in the late 2000's and the property converted to improved pasture. ~~There is presently (at the time of this application, May 2022) active cattle grazing taking place on the property.~~

~~The proposed 10.0 acre addition to this MPUD is for lands that are of consistent use with the original development area, now referred to as *Legacy Park (North) @ Southern Grove MPUD*.~~

In the northwest corner of the *Legacy Park (North) @ Southern Grove MPUD*, there is a .419-acre tract, encompassing an existing conservation site, that has been previously identified under the Southern Grove Development of Regional Impact for long term preservation/protection. The area shown on the Master MPUD development plan as being a 'Conservation Tract,' has by prior action of the City of Port St. Lucie, ((Southern Grove Plat No 3) (PB 61, Page 17)), been dedicated to the Tradition Community Association for ownership and maintenance. This parcel will remain in its current 'protected use' status and ***is not included in, or considered to be a part of,*** the overall development plan for the *Legacy Park (North) @ Southern Grove MPUD*. There are no other known or observed environmentally unique habitats on, or immediately adjacent to, the petition site. The project site is not located within any designated flood hazard zone.

RELATION TO MAJOR TRANSPORTATION FACILITIES:

Refer to the attached Map Exhibits 1A thru 4 for an identification of the relationship of this project site to the areas existing transportation network. The *Legacy Park (North) @ Southern Grove MPUD* is bounded on the west by SW Village Parkway; on the south by SW Hegener Drive; on the north by the future SW Marshall Parkway, and I-95 to east. The *Legacy Park (North) @ Southern Grove MPUD* is intended to be one of the critical anchoring development activity areas for this critical community employment corridor. The location of the proposed *Legacy Park (North) @ Southern Grove MPUD* is such that access to the property can be achieved without creating any direct traffic impacts along any minor streets in any existing or proposed residential areas or districts outside the MPUD.



APPLICATION FOR ~~3rd AMENDMENT~~ ~~AND CHANGE IN ZONING TO THE MPUD ZONING DISTRICT, AND FOR THE SECOND AMENDMENT~~ TO THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD)

Consistent with the approved master plan for the Southern Grove DRI, the *Legacy Park (North) @ Southern Grove MPUD* includes an identification for the reservation of lands associated with a future interchange with I-95. There presently are no scheduled plans for the construction of this interchange.

RELATION TO UTILITIES, PUBLIC FACILITIES AND SERVICES:

The *Legacy Park North @ Southern Groves* ~~(Addition No. 1)~~ MPUD, property will be served by the City of Port St. Lucie Utilities Department for water & wastewater services; AT&T for backbone communications; Blue Stream Cable for backbone internet and cable service; and Florida Power & Light Company for electric service. All utilities within this PUD will be located underground. All public utility services are adjacent to the overall development area.

RELATION OF PEDESTRIAN/ BIKE PATHS

The MPUD Master Plan for the *Legacy Park (North) @ Southern Grove MPUD* provides for a coordinated pedestrian network consisting of sidewalks adjacent to all streets and designated bike paths along many of the primary streets in this area. Connection of both sidewalks and bike paths to individual parcels within this MPUD will be addressed as part of the site plan review process for each lot within the development site, consistent with City of Port St. Lucie Code of Ordinances.

The 'Typical Street Sections' (as identified in Section 10) provide for a general depiction of the relationship of the sidewalks and bike paths to be found in this MPUD

[END OF SECTION]



SECTION 6

CONCEPTUAL MASTER PLAN AND REGULATION BOOK

~~With the inclusion of the proposed 10.0 acre addition to Tthe existing Legacy Park North @ Southern Groves MPUD area, this MPUD area~~ now represents approximately 355 acres of the broader described area referred to as the 'Southern Grove Jobs Corridor'. Approximately 880 acres lie within the broadly designated 'Regional Business Center' sub-district as depicted on Map H, the Master Development Plan for the Southern Grove DRI, as found in the approved DRI (development of regional impact) documentation for the Southern Grove project. .

Land uses within the Regional Business Center sub-district may be characterized and divided into two (2) broad sub-categories; the 'Business Park' and the 'Mixed Commercial' area. Individual uses within the Legacy Park (North) @ Southern Grove MPUD will include; warehouse/ distribution, light industrial and manufacturing uses, commercial, office, regional retail, medical, restaurant, theaters, hotel, institutional, public use facilities and limited residential uses.

The Legacy Park (North) @ Southern Grove MPUD is intended to be one of the anchoring development areas for this critical community business corridor. When completed, the Legacy Park (North) @ Southern Grove MPUD will provide for approximately 3.7 million square feet of industrial use/space; approximately 480,000 square feet of mixed retail/ office opportunity use and up to 120 hotel units (limited to the Mixed Commercial Land Use sub-area). Refer to the Conceptual Development Plan for the Legacy Park (North) @ Southern Grove MPUD, as found in Section 8, for a graphic depiction of the overall proposed MPUD Development Plan.

The following subsections represents the base development standards and conditions that serve to define the development standards for the Legacy Park (North) @ Southern Grove MPUD, inclusive of the *Legacy Park North @ Southern Groves (Addition No. 1) MPUD* area.

1. Density/Intensity.

The Legacy Park (North) @ Southern Grove MPUD is proposed to include (maximum):

- A. approximately 3,675,000 square feet of industrial use/space
- B. approximately 400,000 square feet of retail use
- C. 80,000 square feet of office use
- D. up to 120 hotel rooms
- E. institutional, civic, and recreation uses, including customary accessory uses.

2. Access.

Internal circulation to the project area will be via an extension of the existing Anthony F Sansone Sr., Boulevard, north from its terminus at SW Hegener Drive in the existing *Legacy Park (South) @ Southern Grove* development area, to a point of intersection with the future SW Marshall Parkway. Side street access from SW Village Parkway into this area will be via the existing SW Hegener Drive, the future SW Marshall Parkway.

Access to those parcels along the western edge of the MPUD project site will be via SW Village

Parkway and shall be consistent City access management plans for this corridor. Uncontrolled or direct driveway access onto SW Village Parkway from these areas is to be discouraged, however, limited shared access driveways may be considered as part of individual site plan reviews.

3. SUB AREA LAND USE DESCRIPTIONS

Regional Business Center

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

A. Zoning (Lot) Regulations.

Minimum lot size standards for those properties within the *Legacy Park (North) @ Southern Grove MPUD* area are as follows:

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

	AREA	LOT WIDTH	FRONTAGE
Mixed Commercial:	20,000 sq. ft.	100 feet	100 feet
Business Park:	10 acres	150 feet	150 feet

ii. Minimum Setbacks:

1. For uses located in the 'Business Park' area of the **Regional Business Center** sub-district as depicted on the Concept Plan found in Section 8, the following minimum yard setbacks are to be met:

- Front Yard 25 feet from street right-of-way
- Rear Yard 15 feet from property line
- Side Yard 15 feet from property line
- Side Yard – Corner 25 feet from street right-of-way

- 2 For uses in the 'Mixed Use Commercial Area' sub-category as depicted on the Concept Plan found in Section 8, the following, the minimum setbacks for non-residential uses are as follows:

- a. All 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.
- b. For uses in the 'Mixed Use Commercial Area' as depicted on the Concept Plan found in Section 7, and in order to provide for a pedestrian oriented design in the 'mixed-use commercial' area, an applicant may request alternative minimum building setbacks be established for each specific use as part of the required site plan review process.
- c. To allow for connectivity and flexibility of design, the City may consider a zero (0) foot setback for buildings located adjacent to a shared property line between individual development sites as part of the required site plan review process, provided that each property owner acknowledges in writing the shared building condition and that all applicable fire and public safety construction standards are complied with.

- iii. Building Coverage (development parcel):
The maximum permitted building coverage on each non-residential development site within the *Legacy Park (South) @ Southern Grove MPUD* is eighty (80) percent; provided that, the maximum impervious surface area of the individual development site does not exceed ninety (90) percent of the gross lot area.
- iv. Building Height:
Except as may otherwise be addressed in this regulation book, the maximum permitted building heights within the Legacy Park (North) @ Southern Grove MPUD are:
‘Business Park’ Area
 - Non-residential.....One hundred (100) feet.
 ‘Mixed Use Commercial Area’
 - Non-Residential use only: Sixty-five (65) feet*.
*: provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet
- v. Minimum Building Size and Minimum Living Area:
 - Non-Residential: Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet.
- vi. Minimum Open Space Standard.
Ten (10) percent open space. 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.
- vii. Off-Street Parking and Loading Requirements.
As set forth in Design Manual.

B. Permitted Uses and Accessory Uses.

i. Business Park:

For development activities that are located, in the *Business Park* area, within the *Legacy Park (South) @ Southern Grove MPUD*, as depicted on the Concept Plan found in Section 8, the following principal uses and structures are considered as permitted uses provided that all businesses, services, manufacturing activities and operations, including those engaged in shipping packing and receiving materials or product processing activities, are conducted within a fully-enclosed building, unless otherwise specified below:

- 1) **Warehouse & Distribution Uses;** means a facility which has the primary purpose of storage and transfer of goods and products, but that does not include retail or wholesale operations\activities that are open for general public use.
- 2) **Warehouse Office Showroom Uses;** means a facility which has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products. Uses seeking approval for this activity must provide a floor plan of the proposed building activity depicting:



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- 3) **Office/Showroom use area:** means the portion of this use which provides area for the regular transaction of business and for the display of uncontainerized merchandise in a finished building setting.
- 4) **Warehouse/Distribution use area:** means the portion of this use which provides area for the transient storage of merchandise and materials in a warehousing setting.
- 5) **E-commerce warehousing and distribution;** including the receiving, storing, assembling, shipping, distributing, preparing, selling, and serving as pick-up/drop-off location for products, materials, food, grocery, and liquor items; parking, storage, and use (including driving into and through the building for loading, unloading and parking inside of the building) of automobiles, trucks, machinery, and trailers, including outdoor loading and unloading; outdoor storage of property, provided that any property storage shall be identified on the project site plan, screened from all adjacent properties, and shall not be located in any required parking area or circulation element for the project site on which the use is located; printing; making products on demand; warehouse and office use; ancillary and related uses for any of the foregoing.

Uses in this category may include up to 10% of the gross floor area to be used for administrative uses. If more than 10% of the floor area of any warehouse or distribution use (including E-commerce uses) is used for general office or other administrative support or sales activities, additional parking is to be provided at the City's *General Office* rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review.

- 6) **Data Centers;** A data center is a building, a dedicated space within a building, or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems.
- 7) **Manufacturing, including the assembly, processing, packaging, warehousing and storing, of goods and materials manufactured or assembled on site;** including where up to 10% of the gross floor area may be used for administrative uses. If more than 10% of the floor area of any use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review.
- 8) **Cold storage warehouse and pre-cooling plant;** including where up to 10% of the gross floor area may be used for administrative uses. If more than 10% of the floor area of any use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning

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compliance review.

- 9) **Food processing facility;** means a commercial operation that manufactures, packages, labels, or stores food for human consumption and does not provide food directly to the consumer and is operating under a federal or state inspection program. For the purpose of this definition, a food processing facility does not include those uses identified under NACIS Codes 3111; 3112; and 3116.
- 10) **Bottling and Beverage Production Facilities;**
- 11) **Packaging and Delivery Service or Uses.**
- 12) **Wholesale Trade, including the wholesale trade of alcoholic beverages;** - including where up to 10% of the gross floor area may be used for administrative uses. If more than 10% of the floor area of any use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review. This use category does not include wholesale membership clubs.
- 13) **Public or semi-public facility or use;**
- 14) **Medical Marijuana Dispensing Organizations;**
- 15) **Buildings Supply (wholesale);**
- 16) **Food Products, wholesale storage and sales**

ii. **Mixed Commercial Area:**

For development activities that are located within the *Mixed Commercial Area*, as depicted on the Concept Plan found in Section 8, the following principal uses, and structures are permitted:

- 1) **Any retail business, or personal service use** (including repair of personal articles, furniture, and household appliances) that is conducted wholly within an enclosed building, where any repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales activities;
- 2) **Hotel or Motel;**
- 3) **Office for administrative, business, professional or medical use;**
- 4) **Bank, Credit Union, or Savings and Loan Association**, including drive-thru (provided that any drive-thru or remote ATM or equivalent drive-thru dispensing equipment is not located in any required front yard and all vehicle queuing requirements of the City



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of Port St. Lucie are complied with);

- 5) **Pharmacy**, including drive-through (provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with);
- 6) **Restaurant** (including those uses that provide drive-through service and/or outdoor seating, provided that any drive-thru is not located in any required front yard and all vehicle queuing requirements of the City of Port St. Lucie are complied with));
- 7) **Gas Fueling** (excluding truck stopes) as separate use or in conjunction with a permitted use;
- 8) **Automotive electrical charging facilities;**
- 9) **Car wash, self-service or full service**, provided any such use is not located within 100 feet of a residential development area;
- 10) **Recreation amusement facility;**
- 11) **Retail sales of alcoholic beverages for on and off premises consumption;**
- 12) **Enclosed assembly area,**
- 13) **Daycare center;**
- 14) **Public facility or use.**
- 15) **Park or playground or other public or private recreation or cultural facility;**
- 16) **Civic or cultural facility;**
- 17) **Temporary sales trailers located upon the parcel for which sales activities are to be conducted;**
- 18) **Member-based wholesale warehouse retail store 100,000 square feet or greater for sale of goods and services including, but not limited to bulk groceries, prepared food/bakery/deli provisions and items, electronics, furniture, apparel, pharmacy, optical, restaurant, e-commerce, travel agency and concierge services, outdoor sales and storage for temporary and seasonal retail goods (as depicted on approved site plan and not impacting or displacing vehicle parking or circulation areas), automotive service facility for tire change/repair, beer, wine and liquor sales for off-premise consumption, and fuel facility.**

C. **Special Exception Uses.**

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- i. The following uses may be permitted in the *Business Park* area upon review and specific approval by the Port St. Lucie City Council through the Special Exception, or equivalent, process as set out in the City of Port St. Lucie Code of Ordinances and the Comprehensive Plan
 - Wireless communication antennas and towers with a maximum height of 150 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Code of Ordinances, as may be amended from time to time, are complied with.

D. Accessory Uses.

- i. General Provisions:
 - 1) Accessory structures and uses are permitted in connection with any principal permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other applicable requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.
 - 2) Accessory Uses in Non-Residential Areas ~~sub-district~~ as depicted on the Concept Plan found in Section 8, the following,
 - a. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided for in this manual.
 - b. Accessory uses or structures shall be located a minimum of ten (10) feet from the side and rear property line, unless alternative setback requirements have been approved for the project.
 - c. Retail sales that are accessory to a permitted manufacturing or wholesale use where no more than 10% of the gross floor area may be used for said purpose. If more than 10% of the floor area of any otherwise permitted manufacturing or wholesale use identified in this paragraph is used for office or other administrative support or sales activities, additional parking is to be provided at the General Office rate for all areas in excess of the 10% base space allocation. This parking adjustment shall apply at both the initial construction stage and with any requested change in use or zoning compliance review.

E. Fences and Walls:

- i. General:

All fences or walls to be located on property designated as being “Mixed Commercial’ or “Business Park’ in The *Legacy Park (North) @ Southern Grove MPUD land use areas* may consist of the following materials only:

• Chain link,	• vinyl coated steel or polyester powder
• masonry,	steel,
• stone,	• ornamental and,
• aluminum,	• imitation wood.
• natural wood,	



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

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

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

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

F. Minimum Open Space Standard.

Within the ‘Business Park’ area of the **Regional Business Center** sub-district, a minimum of ten (10) percent of the gross project area of the *Legacy Park (North) @ Southern Grove MPUD* area shall be used for common open space and shall be depicted on the Conceptual Land Use Plan found in Section 8. Within the designated open space areas a minimum of 5% of the required open space shall be in the useable form of squares, greens, parks, recreation areas and/or conservation areas.

Individual development sites within the “Mixed Use Commercial” area of the **Regional Business Center** sub-district, shall provide a minimum of 10% of the gross area of the project site as open space/ landscape area (see Paragraph 10 for landscape standards for the Legacy Park (North) @ Southern Grove MPUD.) Within open space areas, include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

G. Provisions for Vehicular and Pedestrian Circulation.

In the ‘Business Park’ area of the **Regional Business Center** sub-district, an on-site pedestrian circulation system which links the street and the primary entrance(s) of the structure or



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structures on the site shall be provided with each conceptual plan or final site plan. Sidewalks or other on-site pedestrian ways must connect to any sidewalk or pedestrian system in an adjacent street or road right-of-way (existing or proposed) along the perimeter of any development parcel.

In the “Mixed Use Commercial” area of the **Regional Business Center** sub-district, sidewalks or pedestrian ways must connect to, or provide for the potential to be connected to, any existing, or proposed sidewalk. This connectivity requirement applies to any onsite pedestrian system on adjacent development sites, if adequate safety and security can be maintained, for the proposed development site under site plan review.

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

H. Buffering.

In the “Business Park” area of the **Regional Business Center** sub-district, all mechanical equipment shall be screened from public view in accord with City and Tradition architectural review board standards. This screening shall be designed as both a visual barrier and a noise barrier. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances.

In the “Mixed Use Commercial” area of the **Regional Business Center** sub-district, all mechanical equipment shall be screened from public view. This screening shall be designed as both a visual barrier and a noise barrier. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Code of Ordinances.

~~Alternative Landscape Buffering's may be considered in accord with the provisions of Section 6(8)(F) of this regulation book, except that in no case no case shall mechanical support or service delivery areas shall be directly visible from the adjacent public rights of way.~~

I. Site Plan Review.

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

4. Transit Oriented Design Features.

Reserved.

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5. **Off-Street Parking and Off-Street Loading Requirements.**

A. Parking Requirements – General.

Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth in Chapter 158, Code of Ordinances of the City of Port St. Lucie. Parking areas with twenty foot long parking stalls and 24 foot two-way drive aisles may be permitted as part of site plan review process. On-street parking spaces shall be directly and fully adjacent to a site and available to the development concurrent with any request for use authorization.

B. Required Minimum Parking:

As applied to the Legacy Park (North) @ Southern Grove MPUD, the following specific parking standards shall apply in lieu of the general City standards. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158, Code of Ordinances of the City of Port St. Lucie:

- i. **Warehouse & Distribution Uses** – One space for each five hundred (500) square feet of gross floor area up to ten thousand (10,000) square feet, and one additional space for each additional two thousand (2,000) square feet. This applies individually to each business in a warehousing complex and includes up to 10% of the gross floor area for administrative support uses and activities.
- ii. **Warehouse with Office/ Showroom Uses (includes wholesale use and activities)–**
 - Office/Showroom area: means the portion of this use which provides area for the regular transaction of business and for the display of uncontainerized merchandise in a finished building setting. Parking shall be provided at a ratio of one space for each six hundred (600) square feet of office and product showroom space
 - Warehouse distribution area: means the portion of this use which provides area for the transient storage of merchandise and materials in a warehousing setting. One space for each two thousand (2,000) square feet of floor area.
- iii. **E-Commerce Warehousing and Distribution** – One space for each five hundred (500) square feet of gross floor area up to ten thousand (10,000) square feet, and one additional space for each additional two thousand (2,000) square feet. This applies individually to each business warehousing complex and includes up to 10% of the gross floor area for administrative support uses and activities.
- iv. **Data Centers;** – 1 space per 5,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.
- v. **Manufacturing, includes the assembly, processing, packaging, warehousing and storing, of goods and materials manufactured or assembled on site;** – 2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.



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- vi. **Cold storage warehouse and pre-cooling plant;** – One space for each five hundred (500) square feet of gross floor area up to ten thousand (10,000) square feet, and one additional space for each additional two thousand (2,000) square feet. This applies individually to each business in a warehousing complex and includes up to 10% of the gross floor area for administrative support uses and activities.
 - vii. **Food processing facilities;** – 2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.; plus 1 space per 250 sq. ft. of office space exceeding 10% of gross floor area.
 - viii. **Retail and office uses, including medical:** 4 spaces per 1,000 sq. ft.
 - ix. **Restaurant (stand-alone):** 1 space per 100 sq. ft. of gross floor area. 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 structure.
 - x. **Multi-Tenant Retail (Restaurant, Retail, Office including medical):** 4 spaces per one thousand (1,000) sq ft
 - xi. **Hotels:** 1 space for each guest room, plus 1 space for each ten guest rooms
- C. All required parking shall be located on the same lot as the principal use(s) it serves, except as otherwise provided below.
- D.
- E. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum parking requirement.

In lieu of actual construction of required on-site parking spaces, all or any portion of the off-street parking required for a use on a lot may be located on another lot, either by itself or combined as joint use or shared parking for other uses, subject to certification by the Planning and Zoning Director that the following requirements have been met:

- i. The use being served by the off-site parking shall be a permitted principal use as established in Section 4.
- ii. The off-site parking spaces shall be located within 750 feet walking distance of an entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served;
- iii. The continued availability of off-site parking spaces, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the City Attorney and recorded with the Clerk of the Circuit Court of St. Lucie County, Florida; and
- iv. For purposes of determining applicable minimum and maximum land use intensities, the land area devoted to off-site parking shall be added to the land area of the lot containing the use being served by such parking and shall be subtracted from the area



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of the lot containing the off-site parking.

- v. Off-site required off-street parking shall not be separated from the use it serves by arterial or collector streets, as shown on the MPUD Concept Plan, or other similar physical barriers to convenient access between the parking and the use.

F. Determination for Unlisted Uses or Alternative Parking Ratios.

The genesis of this Section is the City's recognition that the minimum parking requirements of this Section, in certain circumstances, may result in excess provision of parking. Excess parking supply results in the inefficient use of land at the expense of additional landscaped area, civic space, or building area and subsequent tax revenue and employment. Requests under this section shall be based strictly upon the criteria of this section, and shall not be based upon hardship, which is the purview of the variance process, nor inconvenience or cost.

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

- G. Parking areas in the Mixed Commercial Use Area of the *Legacy Park (North) @ Southern Grove MPUD* shall be encouraged to be located to the rear or side of the property.

H. Off Street Loading (Service Delivery Areas).

Off Street Loading and Service Delivery Areas shall be provided in accordance with Section 158.221(G) of the City of Port St. Lucie Code of Ordinances.

Off Street loading docks and service delivery areas in the 'mixed commercial' use area of the *Legacy Park (North) @ Southern Grove MPUD* shall be encouraged to be located at the rear of the property. All truck loading docks and service delivery areas shall be screened so not to be considered as any type of visual nuisance.

For qualified targeted industries as identified per Policy 8.3.1.3 of the Comprehensive Plan (as may be amended), parking standards in situations where an applicant can sufficiently demonstrate that a particular situation, where upon submission of adequate technical



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justification such as independent parking analyses, application of ULI or ITE parking standards, or similar justification, alternative off street loading requirements may be considered as part of the site plan review process.

6. Landscaping and Buffering.

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

A. General - Plant Materials

- i. 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.
- ii. 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.
- iii. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
- iv. No more than 25% of the required trees may be palm trees.
- v. A minimum of 50% of all required trees shall be native species

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

C. Easement and Utility Area Landscaping.

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

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

E. Landscape Buffer Requirements.

Landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Code of Ordinances, except for those items specified herein.

- i. 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.
- ii. No fence or wall shall be required in a landscape buffer strip unless it is determined as part of site plan review process that a fence or wall is required to address incompatible uses or to provide visual screening.
- iii. Any perimeter fence or wall shall be located so as to permit reasonable access to both



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

F. Alternative Landscape Option.

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

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

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

G. Dumpsters and Ground Located Mechanical Equipment Screening.

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

H. Meter Banks for Multi-Tenant Buildings.

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

I. Lighting.

Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind. The maximum allowable mounting height of all outdoor lighting fixtures in the 'Mixed Use Commercial' area shall not exceed ~~25~~ 40 feet above grade or pavement.

The maximum allowable mounting height of all outdoor lighting fixtures in the 'Business Park' area shall not exceed ~~35~~ 40 feet above grade or pavement.

7. Utilities.

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

A. Proposed Sanitary Sewer System:

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

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

B. Proposed Water Distribution System:

The proposed *Legacy Park (North) @ Southern Grove MPUD* is located within the City of Port St. Lucie Water and Sewer Service Area. Water service to this area will be looped via the existing 24-inch water main located in the SW Village Parkway right-of-way the new 24-inch water main being placed in the Hegener Drive right-of-way (summer/fall 2022).



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The proposed internal Water Distribution System for the *Legacy Park (North) @ Southern Grove MPUD* will consist of a combination of 8 and 12-inch waterlines that will be constructed along SW Anthony F. Sansone, Sr. Blvd, SW Hegener Drive; SW Marshall Parkway; and St. Louis Drive, as generally depicted in conceptual utility plan found in Section 8.

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

8. Wetlands and Uplands:

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

There are no known, or observed, environmentally unique habitats on the petitioned project site.

9. Stormwater:

Refer to Section 8 for a general identification of the areas proposed to address the sites stormwater management requirements. In general, all site stormwater retention areas shall be consistent with South Florida Water Management District (SFWMD) requirements and permit standards. Unique to the design of the *Legacy Park (North) @ Southern Grove MPUD* is the concept of providing for in the areas required stormwater treatment and attenuation in one combined wet system design. Retention area shapes and dimensions as depicted on the Conceptual Master Plans for the *Legacy Park (North) @ Southern Grove MPUD* are conceptual and may be modified to accommodate final site plans and agency permitting requirements.

Where stormwater retention areas are designed to provide a buffer between the 'Business Park' and the 'Mixed Commercial' areas, a perimeter landscape buffer around the retention area, outside of any lake maintenance area, will be required. The width and design of any required buffer will be determined as part of site plan/subdivision plat review.

10. Hours of Operation Limitation:

Notwithstanding any use or activity subject to specific limitations on business hours of operation, as may be set forth in the City of Port St. Lucie Code of Ordinances, the hours of operation for businesses located within the *Legacy Park (North) @ Southern Grove MPUD*, shall be seven (7) days per week, 24 hours per day.

13. Variances:

Variances to any of the dimensional standards set forth in this MPUD Regulation Manual may be considered by the City of Port St. Lucie in accord with the provisions and procedures set forth in Sections 158.295 thru 158.314 of the City of Port St. Lucie Code of Ordinances, as may be amended.

14. Access Management:

Access management considerations within the *Legacy Park (North) @ Southern Grove MPUD* shall take into account traffic type, vehicle type and driveway demand in accordance with the City's



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Engineering Standards Manual and any access management plans approved for the Legacy Park MPUD.

15. Waste Management:

For uses that provide specialized waste management programs (such as compactors, sharps collection) in a defined and visually screened area, the typical dumpster and recycling detail will not be required.

16. Temporary Uses:

Temporary Uses within the Legacy Park (North) @ Southern Grove MPUD, shall be permitted consistent with the provisions of Section 158.226, of the Port St Lucie Code or Ordinances, as may be amended. In addition, the following specific Temporary Uses may be authorized by the City Council, through the site plan review process, and shall be subject to specific time limitations as set forth in any site plan approval order or action:

1. Concrete batch plants: means a ready-mixed concrete production plant engaged primarily in the manufacture of concrete, using Portland cement, which is delivered to users in a plastic and unhardened state, and includes concrete batch plants engaged in the production of prestressed or precast concrete products.

[END OF SECTION]



SECTION 7 – LEGAL DESCRIPTION

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SECTION 26, NORTH 89°54'04" EAST, A DISTANCE OF 1,066.29 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE ALONG SAID NORTHERLY EXTENSION, NORTH 00°00'00" EAST, A DISTANCE OF 197.73 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS RECORDED IN PLAT BOOK 100, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE ALONG THE WEST LINE OF SAID TRACT B, NORTH 00°00'00" EAST, A DISTANCE OF 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3,696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 2,512.00 FEET; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6,751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 1,529.99 FEET; THENCE NORTH 25°57'22" WEST, A DISTANCE OF 331.92 FEET; THENCE NORTH 08°18'11" EAST, A DISTANCE OF 44.31 FEET TO THE NORTHERLY LINE OF SAID TRACT B; THENCE ALONG SAID NORTHERLY LINE, NORTH 59°48'29" EAST, A DISTANCE OF 963.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF AN ORDER OF TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 311, PAGE 2946-2952 AND A NON-RADIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 24,729.33 FEET AND A CHORD WHICH BEARS SOUTH 33°15'08" EAST FOR 797.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 797.34 FEET THROUGH A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1,712.64 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6,987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1,844.42 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY OF PAAR [HEGENER] DRIVE; THENCE ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY, SOUTH 70°00'00" WEST, A DISTANCE OF 2,689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 44°03'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE SOUTH 25°56'35" WEST, A DISTANCE OF 15.95 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 332.50 FEET AND A CENTRAL ANGLE OF 64°03'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.76 FEET; THENCE NORTH 89°59'43" WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.43 FEET, TO THE POINT OF BEGINNING.

LESS CONSERVATION TRACT NO. 6, AS DEPICTED ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.07 ACRES, MORE OR LESS.



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TOGETHER WITH:

A PARCEL OF LAND CONTAINING ALL OF UTILITY SITE 4, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGES 2995 AND LYING WITHIN A PORTION OF E/W 3 R/W, A 150.00 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND PARCEL 3, SOUTHERN GROVE PLAT NO. 40 AS RECORDED IN PLAT BOOK 102, PAGE 39, ALL IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3 R/W WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3R/W, A DISTANCE OF 1,003.29 FEET TO A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET; THE CHORD OF WHICH BEARS SOUTH 84°16'45" WEST, A CHORD DISTANCE OF 354.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID LOT LINE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°34'10", A DISTANCE OF 355.10 FEET TO A CUSP WITH A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE BEING THE PROLONGATION OF THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 1,275.00 FEET, THE CHORD OF WHICH BEARS NORTH 49°52'04" EAST, A CHORD DISTANCE OF 48.98 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID PROLONGATION, THROUGH A CENTRAL ANGLE OF 02°12'04", A DISTANCE OF 48.98 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,250.00 FEET; THE CHORD OF WHICH BEARS NORTH 63°15'25" EAST, WITH A CHORD DISTANCE OF 625.52 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°58'46", A DISTANCE OF 632.24 FEET; THENCE NORTH 77°44'49" EAST, A DISTANCE OF 801.92 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2953, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 WITH A VARIABLE WIDTH RIGHT-OF-WAY AS LAID OUT AND IN USE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 31°31'41" EAST, WITH A CHORD DISTANCE OF 338.73 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°47'05" A DISTANCE OF 338.73 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE CHORD OF WHICH BEARS SOUTH 32°07'28" EAST, WITH A CHORD DISTANCE OF 176.28 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°24'30" A DISTANCE OF 176.28 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°33'50" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W/ 3 R/W, A DISTANCE OF 294.49 FEET TO THE POINT OF BEGINNING.;

CONTAINING 10.00 ACRES, MORE OR LESS.

TOTAL SITE CONTAINING 355.0 ACRES, MORE OR LESS.

UNDERLINE IS FOR ADDITION
~~STRIKE THRU~~ IS FOR DELETION



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NOTE: THIS DESCRIPTION IS NOT A PRODUCT OF PHYSICAL SURVEY, BUT IS ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

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RESERVED FOR SURVEY GRAPHIC

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SECTION 8 – MPUD CONCEPT PLAN

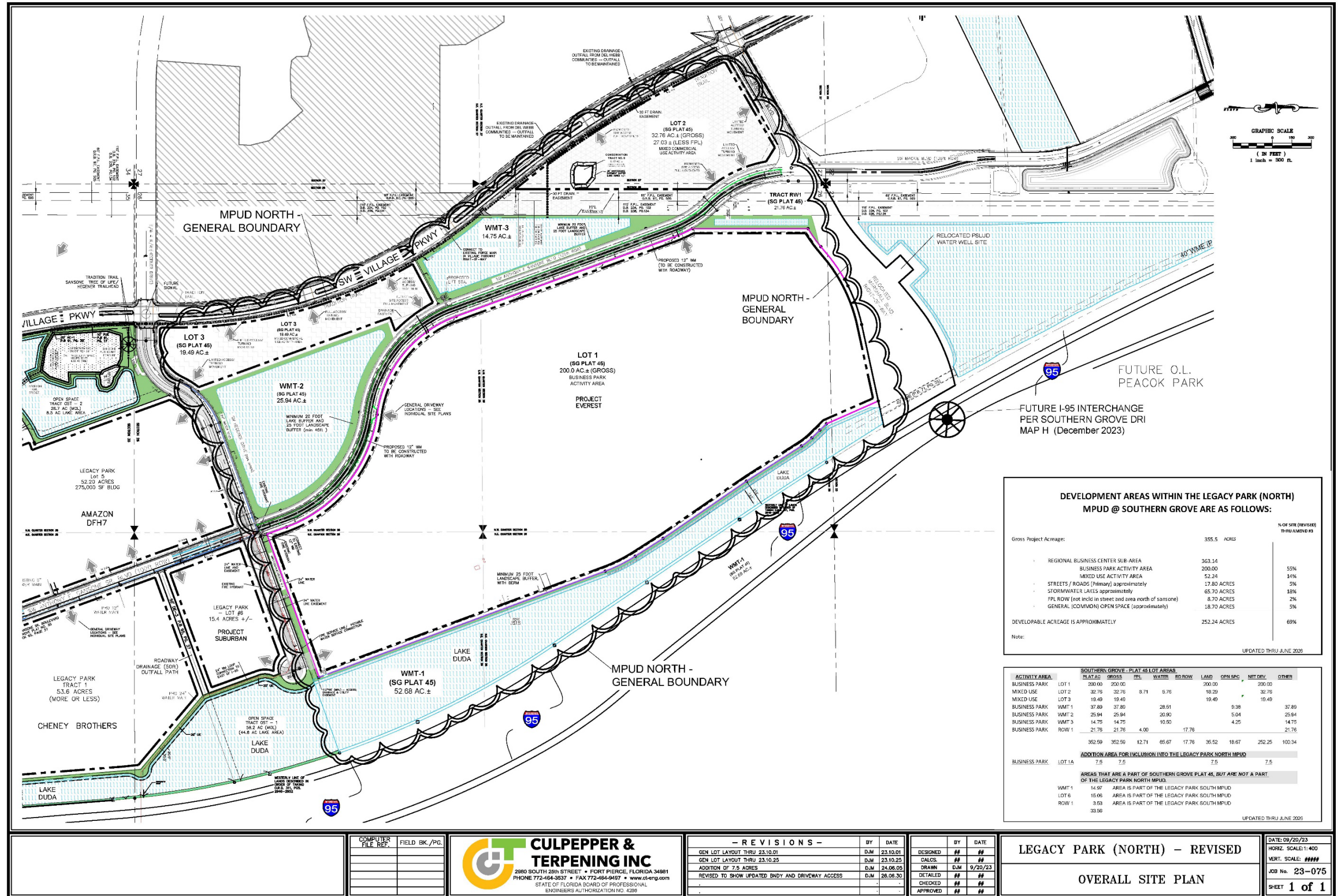
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SECTION 9 – ENTITLEMENTS TABLE

Land Use Activity	Density/Intensity	
	Square feet	Number of units
1`		0
Residential - mf		
Commercial	400,000	
Research		
Office	80,000	
Industrial/Distribution		3,675,000
Hotel		120

UNDERLINE IS FOR ADDITION

~~STRIKE THRU~~ IS FOR DELETION



SECTION 10 – ROADWAY TYPICAL(S)

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